City of Ramsey
Agenda
Regular City Council
Tuesday, April 9, 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. QCTV Update

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Note the following Boards, Commissions and Meeting Minutes:
   - Planning Commission Meeting Minutes Dated February 22, 2024
   - Environmental Policy Board Meeting Minutes Dated February 12, 2024
   - Economic Development Authority Meeting Minutes Dated February 8, 2024
   - Public Works Committee Meeting Minutes Dated February 20, 2024
   - Parks and Recreation Commission Meeting Minutes February 8, 2024

2. Approve the Following Meeting Minutes:

   1. City Council Work Session dated February 26, 2024
   2. City Council Work Session dated March 26, 2024
   3. City Council Regular Session dated March 26, 2024

3. Approve Business Licenses

4. Declare Unclaimed Bicycles as Surplus Property and Authorize Donation of the Same to a Non-Profit Organization According to the City's Donation Policy

5. Adopt Resolution #24-105 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 21, 2024 through April 3, 2024.

6. Adopt Resolution #24-074 Approving the final plat and development agreement for Trott Brook Crossing 2nd Addition.

7. Adopt Resolution #24-087 Approving Plans and Authorizing Bids for Improvement Project #24-55, 2024 Pavement Patching Contracted Services

8. Adopt Resolution #24-093, Approving a Site Plan, Final Plat, and Development Agreement for St. Katharine Drexel at 7633 161st Avenue NW

9. Adopt Resolutions #24-097 and #24-102 Approving Change Order #1 for Improvement Project #24-02 and Petition and Waiver Agreement for Municipal Water Connection at 6014 157th Lane NW.

10. Adopt Resolution #24-098 Approving Proposal for Lift Station No. 1 Permanent Generator Design and Construction Services

11. Adopt Resolution #24-099 Approving Proposal for Ramsey Gateway Highway 10 Improvements As-Built Record Plans

12. Adopt Resolution #24-101, Approving the Development Agreement for Lightbridge Academy

13. Adopt Resolution #24-103 Approving Construction Contingency Expense No. 4 for Improvement Project #21-09, Centralized Water Treatment Plant

14. Adopt Resolution #24-104, Accepting Proposal for Office Build out for Community Development

6. Public Hearing

7. Council Business

1. Adopt Resolution #24-081 Approving Purchase Agreement and Right of Re-Entry Agreement for 6591 141st Avenue NW; Blanery LLC (portions of the meeting may be closed to the public)

2. Adopt Resolution #24-089 Approving a Site Plan and Conditional Use Permit for an Automotive Repair Shop at 5195 142nd Avenue (Project No. 24-102); case of Complete Auto Service

3. Adopt Ordinance #24-05, An Ordinance Amending Ordinance #23-09, An Interim Ordinance Prohibiting the Establishment of New Uses or the Operation of an Adult-Use Cannabis Business Related to the Sales, Testing, Manufacturing and Distribution of Real THC Products

8. Mayor/Council/Staff Input

1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 04/09/2024

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

Information

Title:
QCTV Update

Purpose/Background:
Executive Director Karen George and Commissioner Chair Jamie Barthel will provide a brief update on QCTV.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/13/2024 04:17 PM
Form Started By: Katie Schmidt		Started On: 03/11/2024 03:16 PM
Final Approval Date: 03/13/2024		

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

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Purpose/Background:

Approve Meeting Minutes

Recommendation:

Approval

Action:

Approval

Attachments

February PC Minutes

February EPB Minutes

February EDA Minutes

February PWC Minutes

February PR Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	04/01/2024 02:36 PM
Brian Hagen	Brian Hagen	04/04/2024 02:56 PM
Form Started By: Dana Verbeek		Started On: 04/01/2024 09:12 AM
Final Approval Date: 04/04/2024		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 22, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson (virtual) Commissioner Randy Bauer (arrived at 7:17 p.m.) Commissioner Tom Hunt Commissioner Eric Peters Commissioner Gary Van Scoy
Members Absent:	Commissioner Ryan Heineman
Also Present:	Planning Manager Todd Larson City Planner Adam Martin 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 Van Scoy, to approve the agenda as presented.

A roll call vote was performed:

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

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the January 25, 2024 Planning Commission Meeting Minutes

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS

6.01: Harmony Farms (US Home LLC/Lennar) Preliminary Plat for 57 Single-Family Lots Northeast of 167th Avenue NW and Nowthen Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the preliminary plat with the conditions listed in the draft resolution.

Commissioner Van Scoy asked if there would be two connections to water.

Planning Manager Larson noted that both sewer and water would connect at the northwest corner of the site and how those lines would run through the site.

Commissioner Van Scoy commented that there are two existing homes on 167th and the driveway would appear to be changed.

Planning Manager Larson confirmed that the developer is working with those property owners to square up those connections. He explained that the strip of land was intended to be a street at some time.

Commissioner Anderson asked and received confirmation that these would be city streets and asked for the reason there would be a dead end without a cul-de-sac.

Planning Manager Larson replied that would be a temporary cul-de-sac as the property to the south could develop and that road could be extended to a full cul-de-sac on the neighboring property.

Commissioner Anderson asked if the fire department had concerns with the small cul-de-sac.

Planning Manager Larson confirmed that the proposed cul-de-sac would meet City standards.

Citizen Input

Josh Metzer, Lennar, commented that they have been working with staff to develop the slightly revised plat request noting that they would meet the zoning requirements. He referenced the temporary cul-de-sac and commented that they are working with the engineer to determine what will work best in terms of home placement. He noted that sometimes one of the lots is delayed in development for many years to provide that additional space. He hoped to break ground and start grading this spring if all approvals are received. He stated that they have been in discussion with the two property owners on 167th to configure driveway locations and they will continue to work out those details.

Councilmember Woestehoff asked if construction access would be from 168th.

Mr. Metzer replied that they would get access from Nowthen Boulevard.

Commissioner Hunt asked if the developer agrees with the staff recommendations.

Mr. Metzer replied that they do agree with the staff recommendations. He provided details on the privacy screening.

Commissioner Bauer arrived.

Chairperson Gengler asked if the developer is comfortable with the name changes for the streets.

Mr. Metzer confirmed that they would follow the naming grid.

Maria Lindahl commented that she owns one of the homes on 167th where the road will go through. She stated that they have not been in favor of the development and when she did speak with Lennar, she expressed concerns. She stated that she has lived in her home for 26 years. She stated that she has pets, and the neighboring property has young children, therefore she asked about fencing as the road will become a lot busier. She was also concerned with disruption from construction. She stated that Lennar did offer something to them, but she is not happy about that. She commented that she will continue to meet with Lennar but does not guarantee that she will agree to anything. She clarified that her home is on the east side, with the smaller lot.

Lynn Melhop, 6500 169th Lane, asked about outlets B and C and asked for clarification on where those will be.

Planning Manager Larson commented that the current legal description of the property is Outlot B and outlot C, noting that those would be combined to create the entirety of the parcel for development. He explained that the legal description is used for a property when a street address has not yet been assigned.

Chris Hagel, 16650 Dolomite, referenced the property shown as LDR on the southwest corner and asked the potential plans for that property. He asked if another access would be added at Dolomite if that property were developed.

Planning Manager Larson commented that there would not be any new access points entertained that close to 167th. He noted that the County will most likely pursue a roundabout in the near future and therefore any proposed access, if that property were developed, would come through this proposed development.

Mr. Hagel referenced Coquina and asked if that would be constructed to City standards for a residential road and whether water and sewer would be installed at the cost of the City or the cost of the residents.

Planning Manager Larson replied that road is not being changed at this time, noting that change in the road status would most likely come if an adjacent property were to develop and at that time the road would be constructed to residential standards. He stated that at this time the water main will be looped under the road, but water and sewer would not be run. He stated that there are no plans at this time to run sewer down 167th as that would have to come through Elmcrest Park and would have a cost of $1,000,000 to $2,000,000. He stated that the subject property would be getting water and sewer from the northwest.

Mr. Hagel asked if there are any plans in the coming years to run sewer and water to the sections shown as RR.

Planning Manager Larson replied that the RR section is rural residential, which is outside of the MUSA. He explained that sewer and water connections are not planned for those areas.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Gengler closed the public hearing at 7:28 p.m.

Commission Business

Commissioner Hunt commented that he does not love the right-in/right-out.

Commissioner Peters commented that as someone that lives in Brookside, you can hear accidents when the windows are open and therefore the roundabout will be a welcome addition. He stated that the right-in/right-out will be necessary because of the proximity to that intersection.

Motion by Commissioner Van Scoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #24-060 for the Preliminary Plat of Harmony Farms.

Further discussion

Commissioner Peters commented that he hopes that the developer continues discussions with the two residents on 167th. He recognized that it is an uncomfortable situation that no one will really be happy with, but hopefully they can find a solution that works recognizing that the residents were most likely aware that was City land between.

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS

7.01: Discuss a Zoning Amendment to Allow Higher Density Residential Development in the COR (proposed Norhart development)

Presentation

City Planner Martin presented the staff report stating that staff is asking the Planning Commission to provide feedback and guidance to determine which method should be used to address zoning and density regulations for the Norhart development.

Commission Business

Commissioner Bauer referenced the recent updates to the zoning code and the reason for the zoning designation on this parcel.

City Planner Martin commented that those designations were carried over from the previous iteration. He stated that this property is part of the property being platted for Waterfront Village. He noted that the density would have been assigned long before the time of current planning staff.

Commissioner Van Scoy noted that the intent of the original zoning was to provide density transitioning throughout the COR. He referenced the text amendment option and asked where the other COR-4b properties are located.

Commissioner Hunt commented that most of the 4b properties have already been developed. He asked if the text amendment would then allow other 4b properties to develop with an apartment complex.

Commissioner Van Scoy commented that he has requested several times for the COR Framework to be revisited and updated. He noted that the intent was to place townhomes along Bunker, with higher density apartments to be internal. He stated that he would not be opposed to changing the map for this parcel but would not want to change the density within 4b.

City Planner Martin highlighted the other properties in the COR zoned 4b, 4a and 4c. He stated that if the map amendment were the chosen path, Norhart and Greenway Terrace would be in the same zoning district.

Commissioner Van Scoy confirmed that he would prefer to change the zoning of the property rather than changing the allowed density for 4b.

Commissioner Bauer asked the requested number of units.

City Planner Martin noted that the applicant could provide additional details but stated that staff noticed 223 units on the initial submittal. He noted that would be consistent with a neighboring apartment building.

Commissioner Bauer asked the number of units for the hotel to the south.

Planning Manager Larson believed that the hotel will have 96 or 98 units.

Marie Dickover, representing the applicant, confirmed that they are proposing 223 units.

Councilmember Woestehoff believed that the project was proposed at 150 units when the concept was discussed in March of 2023 and asked the reasoning the unit count increased substantially.

Ms. Dickover commented that she believed that the unit count was always intended to be around 200, but stated that based on Council comments it was determined that over 200 units would be desired which is why the plan was updated.

Councilmember Woestehoff commented that in his opinion the Council is more interested in the retail components of the proposal.

Commissioner Anderson asked the amount of space on the bottom floor that would be designated for retail and whether that space is included in the units per acre calculation.

City Planner Martin replied that the applicant proposes 5,000 square feet of retail space, noting that retail space is not factored into residential density.

Commissioner Anderson referenced a lot shown in purple on the map and asked the size of that lot.

Commissioner Peters noted that there would be studios along with one-, two- and three-bedroom units and asked the approximate rent values for those units.

Ms. Dickover replied that she could provide those at the March meeting. She stated that typically studios would be about $1,100 while three-bedroom units would have a rent over $2,000.

City Planner Martin replied that the lot to the east of Center Street is 1.36 acres in size.

Commissioner Anderson commented that he believes that the building would be too tall as the intention was to transition throughout the COR. He did not believe that this would fit the character of the neighborhood.

Chairperson Gengler noted that those details would be discussed at the March meeting when the submittal is reviewed.

Commissioner Anderson stated that he would prefer to provide the developer with this input now. He noted that this is a large building with a very small retail area next to townhomes.

Chairperson Gengler commented that it would make sense to change the zoning to 4c. She asked if there would be a benefit to the text amendment path versus the zoning change.

Planning Manager Larson replied that there would not be any additional benefit to the text amendment path.

Commissioner Peters asked the type of air conditioning units that would be used for the building.

Mr. Dickover replied that they use Magic Packs.

Chairperson Gengler confirmed the consensus of the Commission to pursue the zoning change rather than the text amendment as that would only impact this parcel rather than having a more widespread change.

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that the March meeting will be long as there are five public hearings to hold and provided a summary of those requests that will appear on the agenda.

Commissioners Van Scoy and Bauer commented that they would be late arrivals to the March meeting.

Planning Manager Larson provided other planning and development updates.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:03 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, February 12, 2024, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Laura Moore
Board Member Reid Bernard
Board Member Melissa Fetterley
Board Member Thomas Hagerty
Board Member Mike Heifner
Board Member Hassan Salami
Board Member Jessica Vikander

Members Absent: None

Also Present: Senior Planner Chris Anderson
City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated November 20, 2023

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

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

5. POLICY BOARD BUSINESS

5.01: Consider Natural Resources Elements of the Harmony Farms Preliminary Plat (Project No. 23-111); Case of U.S. Home LLC dba Lennar

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Lennar for Preliminary Plat review of a proposed single family residential development north of 167th Avenue and east of Nowthen Boulevard on Outlots B & C, Harmony Farms.

Chairperson Moore referenced the concern from the neighboring residents related to screening and recognized the plantings were suggested. She asked if noise canceling fencing had been considered.

Senior Planner Anderson replied that the Planning Manager did make the comment to consider fencing along the back property line to assist with buffering noise and also providing a more consistent look along CR 5. He stated that the Code does not require that element and therefore it is more of a recommendation than a requirement.

Chairperson Moore referenced the comments received from the property to the east and asked if the property to the south expressed concern with the road running through their driveway(s).

Senior Planner Anderson stated that staff and the developer have reached out to those two property owners. He stated that those property owners have been made aware of the road location. He stated that the original Harmony Farms plat identified the road that would ultimately be developed, and the driveways would be reoriented. He explained that the improvement and relocation of the driveways would be at the expense of the developer and not those property owners.

Board Member Salami asked if the school would have need to expand to the southeast in the future.

Senior Planner Anderson commented that while he cannot speak to the needs of the school in the future, there is space on the school site where expansion could occur if that were necessary. He stated that the developer has been in contact with the School District in order to determine the best place for easement placement.

Motion by Board Member Heifner and seconded by Board Member Salami to recommend approval of the Landscape Plan and the Tree Inventory and Preservation Plan, contingent upon compliance with staff's review comments.

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

5.02: Rain Barrel and Compost Bin Sale and Distribution Event

Senior Planner Anderson presented the staff report. He stated that the Recycling Association of Minnesota (RAM) reached out to City staff about the possibility of the city serving as a distribution site again in 2024 for RAM's Rain Barrel and Compost Bin sales. He provided background information on the event, which the City has participated in during 2022 and 2023. Staff would

like to hold the distribution event earlier than in past years and has selected Wednesday, May 1, 2024 as the date for distribution. The distribution would run from 3:00 to 6:00 p.m. at the Public Works Campus.

Commissioner Heifner volunteered to assist with the distribution event. He asked if there is educational material that is provided to residents about composting.

Senior Planner Anderson replied that there is some educational material provided to those purchasing compost bins. He stated that for Ramsey residents he does provide more information on the organics drop off program. He noted that most residents just want to pop in to pick up their items.

6. BOARD / STAFF INPUT

Senior Planner Anderson commented that Emerald Ash Borer (EAB) is in full swing, noting that Public Works has removed 12 to 24 ash trees recently and more have been marked for removal. He stated that staff is attempting to remove as many of the infected trees as possible before May 1st when the adult borers become active, and the spread can become worse. He stated that he receives about 12 calls a week from residents concerned with EAB infestation in their trees. He noted that he does meet with those residents to look at their trees and make the determination if desired. He commented that EAB has been found city-wide and commented that if residents desire protection of their ash trees, they should begin treatments as soon as leaf-on conditions begin.

Commissioner Heifner asked if the warmer weather will quicken the pace for that May 1st date.

Senior Planner Anderson commented that staff follows the U of M guidance, but confirmed that if the weather holds up with the warmer temps that will most certainly expedite that timeline.

Commissioner Fetterley commented that she did notice the stumps along Sunwood and asked if the stumps would also be removed and whether those trees would be replanted.

Senior Planner Anderson confirmed that staff would be grinding out those stumps along Sunwood and would replant where it makes sense. He commented that there are stretches were the boulevard is too narrow and trees should have never been planted to begin with. He commented that the City will utilize the community forestry fund for the trees that will be replanted. He noted that planting would likely not take place until the fall in order to better plan the replanting locations.

Senior Planner Anderson noted that at the next meeting will be elections for Chairperson and Vice Chairperson and reminded the Board of the limitation for a member to only serve two consecutive terms as Chairperson. He noted that Chairperson Moore would then not be eligible for Chair for the next terms.

7. ADJOURNMENT

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

The meeting adjourned at 7:08 p.m.

Respectfully submitted,

_____
Chris Anderson
Senior Planner

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, February 8, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated January 11, 2024

Motion by Member Johnson, seconded by Member Lindahl, to approve the January 11, 2024, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Provision of Tax Increment Financing Assistance to Medart, Inc.

Economic Development Manager Sullivan presented the staff report.

Jason Aarsvold, Ehlers, provided details on the analysis completed by Ehlers. He explained that the requested $1,500,000 in TIF cannot be reached without the A-Election and provided additional details relating to Fiscal Disparities. He also explained the difference between the A-Election and B-Election as well as the potential impact, or no impact, to taxpayers. He then provided details on the additional analysis that was completed to ensure that the requested assistance would not unduly enrich the project. He commented that the assistance requested does meet the but-for test.

Member Stewart asked for clarification on the rating of 29.

Economic Development Manager Sullivan commented that the scoring system for the application with the City is not tied to the Ehlers analysis. He explained that the higher the score, the better the project and a score of 29 is high on the moderate range.

Member Stewart commented that A - Election would have an impact on the Ramsey taxpayers and asked if there would be an impact to someone as a result of B - Election.

Mr. Aarsvold replied that the premise is that the project would not be in Ramsey but-for the assistance, therefore without the TIF assistance the City would not capture any of those taxes. He stated that if the project is built in Ramsey, there would be benefit to the City. B-Election does not have the impact on the taxpayer that A – Election would.

Member Riley asked if the B-Election would also be the same period of nine years.

Mr. Aarsvold confirmed that the duration would be nine year regardless of whether option A or B is chosen.

Economic Development Manager Sullivan completed presentation of the staff report.

Dave Strubberg, Medart, introduced himself stating that the company is based in Arnold, Missouri with additional distribution facilities, one of which is in Anoka. He stated that the business is family owned and has been so since 1912, providing details on the culture of the business and its employees. He stated that Medart is currently reviewing two options as mentioned by staff. He stated that if $1,500,000 in TIF were offered by Ramsey, the cost of the project in Ramsey would still be $500,000 higher than the other location option. He noted that they are still refining construction costs in Wright County and will be meeting next week to decide which location they would move forward on. He was very appreciative that Ramsey is considering the request for assistance.

Chairperson Wiyninger asked why the business was attracted to Ramsey.

Mr. Strubberg replied that proximity is a consideration for the staff currently working in Anoka as it would provide a similar commute for those employees. He stated that the industrial park also has quality buildings, which is important for our company and personnel.

Member Riley asked if he understood it correctly that the decision is still being considered, even if Ramsey says yes to the requested assistance.

Mr. Strubberg replied that is correct as the final decision is intended to be made next week.

Economic Development Manager Sullivan replied that from a timing perspective, if project assistance is recommended by EDA, it would move forward to City Council at the February 27th meeting. He stated that there was a recommendation in the staff report to potentially include a range of assistance. He stated that perhaps the Wright County costs come in higher than anticipated and therefore the delta between the two is not quite as large.

Member Johnson asked if there would be a comparison of previous funding requests that would be similar to the A-Election. She noted that the median value of impact of about $2 is not large, but if that tool is used often, that could accumulate.

Economic Development Manager Sullivan replied that the City does not do this often. He commented that the A-Election has been done within the COR TIF 14. He stated that this project is unique in that it is competitive. He stated that his intention was to present all of the options that could be considered, along with all available information. He stated that he likes the project and while it is good, he would not classify it as excellent.

Member Stewart asked the number of A-Elections that have been done in the last three years.

Mr. Aarsvold commented that only the COR-TIF 14 has utilized A-Election. He stated that housing projects would not be impacted by A or B Election.

Economic Development Manager Sullivan stated that TIF was provided for Hilton Home2Suites under A-Election. He noted that all commercial properties within the TIF District 14 are subject to that, and the other TIF Districts have chosen not to Opt-in for A-Election.

Mr. Aarsvold commented that it is a decision for the district itself, not each individual deal.

Member Stewart asked the cost to homeowners on TIF 14 A-Election.

Mr. Aarsvold replied that would vary each year based on different factors.

Economic Development Manager Sullivan replied that analysis and calculation was not completed as the district was already A-Election.

Member Riley commented that decision was made in 2011 when the district was established, therefore the question is not being asked for the development. He stated that the EDA has never considered A-Election and should consider both what is good for business but also what is good for the residents. He commented that under that reasoning he would not want to bring in a business at a cost to residents.

Member Howell stated that it would have been nice to know the cost to residents for the Hilton project, even though the A-Election choice was made in the past.

Member Stewart asked and received confirmation that the $1,100,000 in assistance would not have impact to residents and therefore would lean towards that option.

Chairperson Wiyninger thanked Mr. Strubberg for his time this morning.

Motion by Member Johnson, seconded by Member Lindahl, to recommend to City Council for $1,100,000 (0% interest) in TIF Pay-GO Assistance and requirement for the creation of 30 jobs with a minimum wage of $18.50/hr or higher by Medart, Inc.; subject to TIF Attorney review.

Further discussion: Member Riley commented that when TIF is considered you must consider what the City is getting versus what it is giving. He stated that this would provide development now with a good building and good jobs in return for the loss of tax revenue for nine years. He stated that this would accelerate development and therefore would find this decision appropriate from the EDA. Member Stewart agreed that it would be a benefit for the business to come to Ramsey and hoped that this location and its benefit to the employees would be considered by Medart in addition to the costs. Chairperson Wiyninger commented that the role of the EDA is to promote and attract business and stated that he would have a hard time getting to the $1,500,000 but would support the $1,100,000.

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

Mr. Strubberg thanked the EDA and appreciated the approach of its members and the concept that the group would not want to impact the taxpayers of Ramsey.

4.02: Consider Approval of Purchase Agreement Lot 2, Block 1, COR FOUR; (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Tim Eaton, Take 5, introduced himself and recognized that this is not a well-known concept in this market. He stated that the Take 5 business is the third largest oil change company in the country and identified how the business sets itself apart. He also presented a concept plan that they developed that would include this business with room for a 3,000 square foot restaurant/drive-thru concept.

Economic Development Manager Sullivan noted the location of the building on the eastern side of the lot which would leave room for another user.

Mr. Eaton stated that in conversations with staff there was discussion about the building location, whether the business should be on the east or west side of the lot. He noted that Take 5 is a skinnier concept which is why this location was chosen, but noted that they could swap those locations if desired.

Economic Development Manager Sullivan commented that it would be challenging to figure out parking if there is a building on the east side. He noted that generally those types of details are worked out more with the Planning Commission but recognized that the business is flexible. He asked the business to speak about their potential timeline.

Mr. Eaton commented that once they reach due diligence, they will attempt to gain all City approvals so they can move forward with construction within a week or two following closing. He stated that the Coon Rapids location was open 90 days after closing. He stated that if all approvals were granted, they would be open later this year in 2024.

Chairperson Wiyninger asked if an oil change business in the COR would be the right location.

Mr. Eaton commented that an oil change is a convenience item, and they attempt to locate with weekly needs businesses, so that it is convenient for the customer to get an oil change while running errands. He stated that this is a premium service, and they want it to feel like a better experience than the typical oil change. He commented that they work with higher finish buildings and want the business to look nice. He stated that they did look at other sites and typically they look at more established communities, but they recognize that Ramsey is growing, and they can grow with Ramsey.

Economic Development Manager Sullivan continued his presentation with the Valvoline proposed site plan and the remainder of his staff report.

Member Stewart asked for clarification on the net purchase price between the two offers.

Economic Development Manager Sullivan replied that the information in the staff report is correct, noting that the difference in the purchase price is based off construction of the additional parking stalls. He noted that the Valvoline price to construct the parking was slightly less than the Take 5 parking construction costs. He stated that the Take 5 concept provides a connection between the developments, whereas the Valvoline plan does not provide that connection. He commented that Take 5 has been very responsive to staff while it has been more difficult to get information from Valvoline but anticipated that if Valvoline was asked to provide that same connection, that cost would increase as well.

Commissioner MacLennan referenced the remnant space that would be left and asked if there would be an agreement for the party to construct the other business within a certain length of time. He also asked what type of business would be anticipated.

Economic Development Manager Sullivan replied that the concept proposed a restaurant/drive-thru business, but it could also be a multi-tenant retail space. He stated that there would not be a requirement to build upon that part of the land, but the business would be purchasing the property at asking price and therefore there would be incentive for the business to develop that parcel.

Mr. Eaton commented that they are motivated from both a financial standpoint and increased traffic point of view. He stated that his retail broker has had initial discussions with some groups, and he has spoken with developers related to food, coffee, and dental users.

Economic Development Manager Sullivan commented that there is already a dental user in that area and therefore a dental user would not be preferred I such close proximity.

Mr. Eaton replied that would also not be their preference for users.

Member MacLennan asked if the business would be building and leasing the space.

Mr. Eaton commented that their preference would not be to sell, but there are different options to consider. He stated that they do have the capability to build for another user.

Member Riley referenced the requirement for the parking lot and asked where that would be located.

Economic Development Manager Sullivan identified the parking stalls that would be built as part of the requirement the City would have upon development of that area. He stated that the idea was to provide additional parking for the employees and/or customers of the building south of that area.

Member Riley commented that he is supportive of this use and would like to see the lots connected as proposed.

Member MacLennan commented that he was in that southern building, and it can be tough to get in and out. He wanted to ensure that the parking is available to all users and that there is a good flow for traffic. He commented that this is an odd shape lot, and it is great to see a proposed use.

Motion by Member Stewart, seconded by Member Johnson, to recommend to City Council to approve Purchase Agreement and Right of Re-Entry Agreement with Garage RE LLC (Take 5); subject to City Attorney review.

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

4.03: Consider Refund of Earnest Money and Project Costs to COR Trust Bank N.A.

Economic Development Manager Sullivan presented the staff report.

Dean Suchy, COR Trust Bank, commented that he worked with City staff throughout the process noting that the purchase agreement was completed in August of 2022 and with the recommendations from staff the business redesigned their plans to match that input. He stated that the Planning Commission provided a recommendation of support, but the City Council ultimately did not approve the project. He explained that they redesigned their plans based on the input of City staff which had an additional cost, and yet the project was still denied.

Member Johnson commented that she does have empathy for the business and would favor the refund as the business went through all the steps and attempted to make things work only to have the rug pulled out at the end. She stated that this could be a cautionary tale for others in spending this level of money only to not move forward.

Economic Development Manager Sullivan stated that one of the missteps with the earnest money standpoint is that the business could have waited for the Council approval to issue the notice to proceed, as that is what triggered the earnest money to be nonrefundable but recognized the timing constraints. He stated that there were a lot of issues with timing, with a lot of time put in for both City staff and the bank. He noted that the Planning Commission is only a recommending body and therefore the notice to proceed should have been delayed until after the Council decision. He stated that he does support the refunding of that earnest money for that reason, and this will be a learning experience for Cor Trust. He stated that there are project costs, and some projects move forward while others do not. He believed that refunding project costs would set a negative precedent moving forward. He commented on changes that have been made to the City process moving forward when presenting a purchase agreement to the City Council.

Mr. Suchy stated that it was frustrating that it felt that there was not communication between the City Council and staff. He stated that their design was based on the recommendation of staff and some of those elements then seemed to be penalized by the Council.

Chairperson Wiyninger stated that he is empathetic to the business and is fully supportive of returning the earnest money but could not support reimbursement of development costs.

Member Riley commented that he also supports the return of the earnest money as that was unfortunate with the issue of timing. He stated that he does not support reimbursement of other costs and there are projects that are regularly reviewed that do not move forward. He stated that the City Council stated that they did like the project, but not in this location. He stated that if the business chose a different location, they could take into consideration the development costs when considering the cost of land in that alternate location.

Member Howell agreed with the comments of Member Riley.

Member Wiyninger recognized that there are costs a business spends without knowing whether a project would be approved. He stated that he likes the comments of Member Riley related to potentially finding another location in Ramsey.

Mr. Suchy stated that this time the business is not interested in Ramsey based on their experience and the review of other sites that they completed prior to submitting the application.

Chairperson Wiyninger appreciated the pain of site selection and welcomed the opportunity to potentially work together in the future, should the business be interested.

Motion by Member Johnson, seconded by Member MacLennan, to recommend to City Council to return $10,000 in Earnest Money to COR Trust Bank, N.A.

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

4.04: Receive 2023 Business Retention and Expansion Presentation

Economic Development Manager Sullivan presented the staff report.

Member Riley asked if a brewery should be called out.

Economic Development Manager Sullivan commented that is a known priority and once the water treatment facility is completed, we will be able to market that to a brewery.

Member Johnson commended the economic development staff and the work that they put in to attract and support businesses.

Motion by Member Johnson, seconded by Member Lindahl, to accept the 2023 Business Retention Report and adopt the plan for 2024 as presented.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided a brief development update.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 9:20 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:

Wendy Schlueter

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, February 20, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Debra Musgrove
Councilmember Chelsee Howell
Councilmember Michael Olson

Also Present: City Engineer/Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek
Parks and Assistant Public Works Director Mark Riverblood
City Administrator Brian Hagen

1. CALL TO ORDER

Chairperson Musgrove called the regular meeting of the Public Works Committee to order at 5:32 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Councilmember Howell arrived.

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Olson and Howell. Voting No: None.

4. APPROVE MINUTES

4.01: Approve January 16, 2024, Meeting Minutes

Chairperson Musgrove noted on page five, case 5.06, the second paragraph, it should state, "..the median would remain on Ute Street NW."

Motion by Councilmember Olson, seconded by Councilmember Howell, to approve the following minutes with the noted change:

Regular Meeting Minutes dated January 16, 2024

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Olson and Howell. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Consider Trail Connection between Bowers Drive and Riverstone South

City Engineer/Public Works Director Westby reviewed the staff report and stated that staff recommends constructing trail improvements between Bowers Drive and Riverstone South to allow Bowers Drive residents to more easily and safely access "The Hollow" park in Riverstone South, as well as the trails along Riverdale Drive and Mississippi River Trail south of Highway 10. Staff has received comments from several Bowers Drive residents that they would now appreciate a trail connection to the neighborhood park in Riverstone South, the trails along Riverdale Drive, and the Mississippi River Trail.

Parks and Assistant Public Works Director Riverblood clarified that the trail would not just serve the Bowers Drive residents as it would also provide better connection throughout the larger trail system in addition to providing connection around the neighborhood.

Chairperson Musgrove asked if there is a sidewalk on Snowy Owl Street that goes in front of the park and asked how the trail would connect.

Parks and Assistant Public Works Director Riverblood commented that there are sidewalks on all non-cul-de-sac streets in the new development. He stated that along Snowy Owl there is a ten-foot bituminous trail.

City Engineer/Public Works Director Westby explained how the proposed trail would connect.

Councilmember Olson asked if the width of ten feet is standard.

City Engineer/Public Works Director Westby replied that ten feet is the current standard while older trails may be a width of eight feet.

Parks and Assistant Public Works Director Riverblood explained how the updated standard was determined and noted that most of the eight-foot trails are being converted to ten feet as they receive maintenance overlays.

Councilmember Howell stated that originally the residents on Bowers Drive were opposed to the connection because they did not want foot traffic in their neighborhood. She noted that this connection would seem to increase foot traffic.

City Engineer/Public Works Director Westby commented that he would expect that some Riverstone South residents would choose to walk down to Bowers Drive.

Chairperson Musgrove asked if the reconstruction of Bowers Drive would widen that road.

City Engineer/Public Works Director Westby replied that project is an overlay and would not change the road width.

Chairperson Musgrove asked where the gate would be placed if that were chosen as an element of the project.

City Engineer/Public Works Director Westby commented that would have to be determined. He stated that if there was some direction to move forward, staff could complete another survey focusing on a pedestrian trail connection whereas the last survey focused on a public safety/Public Works maintenance road connection.

Councilmember Howell asked for the number of homes on Bowers Drive.

City Engineer/Public Works Director Westby believed perhaps 83 homes were on Bowers Drive.

Councilmember Howell commented that it would seem that the general benefit would be to Bowers Drive residents which would then seem to be a cost of about $800 per home.

Parks and Assistant Public Works Director Riverblood clarified that the funding for the trail would come from the Park Trust Fund.

Councilmember Olson commented that it seemed that the Bowers Drive residents were strongly opposed to a connection previously and therefore he would be hesitant to support this without input from those residents.

Chairperson Musgrove agreed that she would want to see input from those residents. She stated that she would tend to favor alternative one or two, providing notice to those Bowers Drive residents.

City Engineer/Public Works Director Westby commented that the City is proceeding with the Bowers Drive overlay project, therefore there is an issue of time with the request. He asked if there would be room on an upcoming agenda for this item to go to the Council.

City Administrator Hagen commented that he believed that this could fit on the next worksession, as long as the discussion remains short. He stated that perhaps the plans are developed for the trail, and it is included as an alternate on the bid as that would allow time for the survey to be sent as well and the option for the trail to be decided upon when the bid is ultimately accepted.

City Engineer/Public Works Director Westby confirmed that could be done.

Chairperson Musgrove asked if residents can currently walk across the area or whether there are signs stating that should not be done.

City Engineer/Public Works Director Westby replied that there are no signs therefore residents would most likely not know if that is public or privately owned land.

Parks and Assistant Public Works Director Riverblood commented that if a survey were to be sent there would most likely not be responses from those that do not care either way, responses may also not be received from those in support of the trail, but responses would be received from those that objected. He provided an example of a trail connection that was proposed for a Northfork development, where the HOA objected, and the City constructed the trail. He stated that after the trail was constructed, a letter was received from the HOA acknowledging that their position was wrong and most of the people using the trail were from that development.

Chairperson Musgrove commented that she agrees that people like trails but would like the process to remain transparent, even if that is a notice to residents within 350 feet of the project.

City Administrator Hagen commented that 350 feet is the land use requirement but the City policy is to extend to 700 feet. He stated that it would make sense to include all Bowers Drive residents and properties along Snowy Owl. He noted that the other option would be to send notifications/surveys to all of Riverstone South and Bowers Drive at a cost of under $1,000. He noted that perhaps if the survey is sent out soon the results could be presented during a Council worksession in March.

Chairperson Musgrove commented that she would prefer that option.

Councilmember Olson noted that having the results may assist in keeping that discussion short.

Assistant City Engineer Feriancek stated that staff is currently working on the plans for the road project and believed there would be about three to four weeks of plan development. He anticipated that bids would be opened roughly in May so the plans as discussed would not impact that timeline.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend further discussion of this topic with the full City Council at worksession and direct staff to send out a survey to adjacent neighborhoods as discussed, ahead of the worksession.

Further discussion: Chairperson Musgrove asked if there would be a desire to include the trail as a bid alternate for the road project. City Engineer/Public Works Director Westby replied that direction would not be necessary at this time.

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Olson and Howell. Voting No: None.

5.02: Consider Implementation and Prioritization of Gravel Road Elimination Projects

City Engineer/Public Works Director Westby reviewed the staff report and stated that staff would recommend obtaining soil borings for all remaining gravel roads and to explore subgrade correction and stormwater management needs as required to covert the gravel roads to bituminous

pavement sections. He noted that underlying soils generally do not change over time and the CIP does not address replacement of the 1999 road grader.

Councilmember Olson asked the cost of completing the boring and geotechnical reports.

City Engineer/Public Works Director Westby replied that the cost would be estimated at $25,000 to $30,000. He confirmed that the soil boring information would be good for decades, while the only element that may fluctuate would be groundwater levels.

Councilmember Olson commented that completing the borings and geotechnical report would place the City in a nimble position where it could move forward if the opportunity arose and therefore supported the action.

Councilmember Howell stated that she would support the soil borings to have the information on hand but is unsure she would want to support a paving project at this time.

Chairperson Musgrove commented that she would want to look at the policy. She explained that the cost of the grader and staff time would be spread across the whole city. She stated that perhaps the formula for paving those gravel roads should be reviewed as the current policy for funding road improvements using assessments is 25 percent assessment and the remainder is covered through the levy. She stated that perhaps the residents on gravel roads would support paving if their assessment was 25 percent rather than 50 percent. She stated that she would also be hesitant to move forward with paving as some residents on the gravel roads do not want that, but would agree that having the soil boring information would be an advantage and allow them to move forward if the opportunity presented itself.

City Engineer/Public Works Director Westby commented that the special assessment policy was drafted with the 50/50 split for gravel roads. He believed that the PIR fund would be a good funding source for the borings and geotechnical work. He commented that there is a city-wide benefit to paving the roads as there is no longer a grader included in the CIP and maintenance costs and needs would decrease as well.

Motion by Councilmember Howell, seconded by Councilmember Olson, to direct staff to obtain soil borings for all remaining gravel roads and to explore subgrade correction and stormwater management needs as required to convert the gravel roads to bituminous pavement sections.

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Howell and Olson. Voting No: None.

Chairperson Musgrove confirmed the consensus of the Committee to discuss the gravel road paving policy at a future meeting.

City Engineer/Public Works Director Westby replied that policy was never formally adopted. It was confirmed that could be a topic of discussion when the soil borings information is presented to the Committee.

6. COMMITTEE / STAFF INPUT

6.01: Receive Updates on Improvement Projects, Studies, and Items of Interest

City Engineer/Public Works Director Westby provided an update on current and proposed City, County, and MnDOT improvement projects and studies, and on other items of interest to the Committee.

Councilmember Olson noted the comments that he receives related to the poor street quality in Fox Ridge Estates and asked for an update.

City Engineer/Public Works Director Westby replied those roads are scheduled as a 2025 street reconstruction project. He noted that staff does continue to watch road conditions to identify roads that will need more patching, which does include Fox Ridge Estates. He noted that the plan would be to do skim patching for that development and any others that are in similar condition. He stated that staff is currently developing that plan.

6.02: Review Future Topics Calendar

Chairperson Musgrove asked for clarification on the trail gap connections listed in multiple months.

Parks and Assistant Public Works Director Riverblood provided an update on the TH 47 trail gap project.

Councilmember Howell asked if there would be potential to place a yield sign where CR 5 merges onto southbound TH 47.

City Engineer/Public Works Director Westby replied that 47 is a MnDOT roadway and therefore he can reach out to MnDOT to gain their input.

7. ADJOURNMENT

Motion by Councilmember Howell, seconded by Councilmember Olson, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:38 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey Park and Recreation Commission conducted a regular meeting on February 8, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present: Chair Nathan Barten
Vice Chair Brandon Sis
Commissioner Todd Arts
Commissioner Shane Bennett
Commissioner Megan Ealain
Commissioner Jennifer Leistico
Commissioner Dean Olson

Also Present: City Council Liaison Debra Musgrove
Parks & Assistant Public Works Director Mark Riverblood
Recreation Coordinator Abby Proulx

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Commissioner Olson, seconded by Commissioner Bennett, to approve the Park and Recreation Commission meeting agenda, moving item 0 to Item 6.

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission Meeting Minutes date January 11, 2024

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

5. COMMISSION BUSINESS

5.01: 2023 Photo Contest Review

Recreation Coordinator Proulx explained how the winning photos are used and presented the proposed winners for the 2023 Photo Contest in the categories of landscapes of Ramsey, wildlife of Ramsey, parks and trails, life in Ramsey, and the grand prize winner.

Motion by Commissioner Bennett, seconded by Commissioner Sis, to affirm the 2023 Photo Contest winners.

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

5.02: Recreation Program Review and Update

Recreation Coordinator Proulx presented a brief recap of the 2023 recreational programming. She also highlighted some of the programming coming in the next few months.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Director Riverblood reported that the skating season began late and has already been finished because of the warm temperatures. He provided a brief review of the short season. He noted that the Central Park numbers were higher during that short period most likely because Ramsey Elementary was not flooded this year. He stated that staff did not receive any complaints about the Ramsey rink not being open.

7. ADJOURNMENT

Motion by Commissioner Bennett, seconded by Commissioner Arts, to adjourn the meeting.

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

The Park and Recreation Commission meeting adjourned at 6:43 p.m.

Respectfully submitted,

Mark Riverblood
Parks & Assistant Public Works Director

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

CC Regular Session

Meeting Date: 04/09/2024

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 February 26, 2024
2. City Council Work Session dated March 26, 2024
3. City Council Regular Session dated March 26, 2024

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 February 26, 2024
2. City Council Work Session dated March 26, 2024
3. City Council Regular Session dated March 26, 2024

Attachments

2-26-24 CCWS

3-26-24 CCWS

3-26-24 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 03:01 PM
Form Started By: Katie Schmidt		Started On: 04/04/2024 10:30 AM
Final Approval Date: 04/04/2024		

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

The Ramsey City Council conducted a City Council Work Session on Monday, February 26, 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 Dan Specht Councilmember Matt Woestehoff
Members Absent:	Councilmember Chris Riley
Also Present:	City Administrator Brian Hagen Administrative Services Director Colleen Lasher 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: Continue Discussions Regarding Proposed Updates to the Personnel Policy

Administrative Services Director Lasher reviewed the Staff report in regard to the proposed updates to the personnel policy. She reviewed the proposed changes to Sections 3, Employee Recruitment, Selection, Employment and Termination, Section 4, Benefits, Section 5, Classification and Compensation, and Section 6, Leave.

Administrative Services Director Lasher stated they have had a nepotism policy that has been in place for decades in Section 3.9. One item that Council may want to add in, is family members of City Councilmembers. She asked if there were any feelings regarding including Councilmembers family members to the nepotism policy.

Councilmember Howell asked if including Councilmember family members in the nepotism policy would extend beyond immediate family.

Administrative Services Director Lasher said they can add a definition of what a family member would be considered. She noted she does not see this extending to cousins, aunts, or uncles.

Mayor Kuzma shared he is not in favor of adding Councilmembers to the nepotism policy. He explained that if a Councilmember had a child who wanted to work for the City he does not see a problem with that. He stated this has not been a problem for as long as he has served on the Council and there have been Councilmember's family members who have worked for the City.

City Administrator Hagen said this does not happen often and they have not had any major issues.

Councilmember Musgrove noted that there is some clarifying language in this section around who is and is not allowed to work for the City and where they are allowed to work. She asked if this already addresses these concerns and if they would need to change this language to match the proposed changes.

Administrative Services Director Lasher said they would not need to change this language to match the changes. She explained that marriage is protected against discrimination in the hiring process and the nepotism policy cannot apply to an employee's spouse.

Councilmember Specht asked if this is a new policy on nepotism.

Administrative Services Director Lasher stated this is not a new policy.

Councilmember Musgrove asked about the purpose of a probationary period versus training.

Administrative Services Director Lasher explained that training is a part of the probationary period; however, training is not the whole picture of the probationary period. She noted that once an employee is trained and performing the job, they are still subject to probation to make sure they are doing the job well. She reviewed the proposed revision from the current 6-month probationary period to a one-year probationary period, this would only apply to non-union employees at this point. There are other positions in the City that already have a one-year probation period, those include various public safety positions.

Councilmember Musgrove shared the probationary period at her job is 90 days and asked about the benefits of having such a long probationary period. She asked about the benefit to the City to increase it from the current six months to one-year.

Administrative Services Director Lasher explained that the City has non-union employees as well as contracted employees. She noted that once an employee passes this probationary period it becomes much harder to do things as simple as issuing a verbal reprimand. She explained these reprimands are often grieved which then gets into the grievance process.

Councilmember Howell shared that she is supportive of lengthening the probationary period from six months to one-year. She asked if the additional 90 day extension on top of this is also vital.

Administrative Services Director Lasher noted it would be really unlikely that they would have to even extend the probationary period by the 90 days; however, it is a good thing to have in place in the event that it is needed.

Mayor Kuzma shared his support for lengthening the probationary period.

Councilmember Howell asked if Staff sees this probationary period as prohibitory of someone who may be looking for employment.

Administrative Services Director Lasher stated that this was discussed by Staff. She added that anyone who is currently serving on Staff will not be held to this standard as this was not included in their offer letter. She said she does not see the length of the probationary period as an issue and it has not been an issue for firefighters or police officers.

City Administrator Hagen noted they would continue to allow these employees to utilize vacation time during their probation period.

Mayor Kuzma asked when benefits would be available for new employees.

Administrative Services Director Lasher said benefits are available on the first day of employment.

Administrative Services Director Lasher explained the changes proposed for Section 3.11 and then Section 3.13 regarding resignations. She stated many cities offer early notice incentives, with many cities offering 50%.

Mayor Kuzma shared he liked the idea of offering an incentive for employees to give a three month notice of resignation as it can help with planning and succession for the role. He asked if the suggestion was to give 50%.

Administrative Services Director Lasher stated that is one idea or 10% greater than what their sick leave severance has currently accrued.

Councilmember Woestehoff stated he really liked this for planning succession.

Mayor Kuzma stated this is a solid incentive and will help on the recruiting side.

City Administrator Hagen noted they can add in 10% to the eligible sick leave severance.

Councilmember Musgrove asked if there is a better metric they could use to figure out what this percentage should be.

Administrative Services Director Lasher explained that the City of Champlin offers a 10% increase in severance to employees who are retiring. She shared that she called Champlin to ask about their logic in this and she was told that they do not want people to quit their jobs for the extra 10% severance just to go work for another city. She added that employees can sign up for their pension then later change their mind. She noted that Champlin's strategy seems to be a good one but it is not fool-proof. She added there are many cities who are at 50% severance regardless.

Councilmember Woestehoff asked if some of these terms are in union contracts or if it is just in the City's policy.

Administrative Services Director Lasher explained the current percentage and years of service required that are in the personnel policy mirrors what is in the union contracts.

City Administrator Hagen advised to focus on that during negotiations.

Councilmember Woestehoff commented that this might be good will for the unions.

Mayor Kuzma stated he likes the 10% additional severance versus the 50% for the early resignation notice.

Administrative Services Director Lasher confirmed that the Mayor was referring to the early resignation notice only and not in general.

Councilmember Specht asked if there is any kind of clause that could be added to this that would state the resigning employee could leave early if a replacement was found before the three months was up.

City Administrator Hagen shared that Staff's thoughts around this is that it will mostly apply to people who are retiring versus someone who is going on to another employer.

Administrative Services Director Lasher shared that in years past there have been employees who have resigned who are using vacation days in the resignation period which could extend this period and continue to allow the employee to qualify for City benefits. She noted this change is very important and would no longer allow this to occur.

City Administrator Hagen stated there are times when it would be helpful to have the ability to accept a resignation effective immediately with the employee still leaving on good terms.

Councilmember Musgrove added that this will also allow the employee to accrue more vacation time. She noted she is supportive of this language change. She asked about the benefit of the City Administrator extending application deadlines and unsolicited applications not being kept on file.

Administrative Services Director Lasher explained using compensatory time off or vacation leave is considered working and qualifies you for city benefits.

Administrative Services Director Lasher explained the benefit of having a deadline is that they have timelines for every recruitment and line up interview panels with many people within the departments for these applicants. She noted that if they left the application period open it would be very difficult for them to manage schedules without having the deadline. She added that the option to extend the deadline would be in the event that they do not get enough qualified applicants. She explained that it is a liability to keep unsolicited applications; however, if someone comes in dropping off a resume or application, they tell this person where to find information online to get notices when there are openings in a field, they are interested in.

Councilmember Musgrove asked if the words ‘training period’ and ‘probationary period’ were meant to be interchangeable in this policy or if further clarifications needed to be made to this area.

Administrative Services Director Lasher said she believes the language should be changed to ‘probationary period.’

Councilmember Musgrove noted that paragraphs two and three under Section 3.3 are redundant in meeting the qualifications. She said she is not sure if this is necessary.

Administrative Services Director Lasher shared that the third paragraph addresses the job description rather than meeting general qualifications.

Councilmember Musgrove asked about the change from the language ‘he/she’ to ‘they’ and noted this was not consistently changed throughout the policy. She suggested keeping the language at ‘he/she.’

Administrative Services Director Lasher shared the intent was to do a find and replace to review and make corrections.

Councilmember Woestehoff stated ‘they’ is still singular.

Councilmember Howell agreed that the use of ‘they’ does not flow well. She suggested replacing any of the areas where these pronouns are used with language that states ‘the candidate’ or ‘the employee’ as it would not exclude anyone and there would be no concerns with the flow of the language.

Administrative Services Director noted that any specific job requirement could also have that job title listed in place of pronouns. She also noted the example of using the City Administrators designee as oppose to his/her designee.

Councilmember Musgrove asked if in Section 3.5 if the City Council has the right to make final hiring decisions rather than just the City.

Administrative Services Director Lasher said yes.

Councilmember Musgrove asked about the paragraph in Section 3.8 that addresses new positions.

City Administrator Hagen said that paragraph may not be needed as the whole policy calls out the recruitment process.

Councilmember Woestehoff stated reclassification should stay in there.

Councilmember Musgrove asked about supplemental employment for board members which are unpaid positions. She asked if there should be a disclosure surrounding this in Section 3.11.

Administrative Services Director Lasher noted that this section excludes compensation that is received in conjunction with military service, holding political office, or an appointment to a government board or commission compatible with City employment.

City Administrator Hagen noted that if there is a potential concern with an employee being on a certain board or commission then it could be brought to Council to discuss.

Councilmember Howell shared that she has these same concerns that if there is some kind of organization that is looking to have influence on the City and if a position in the City is too closely related, it would create that concern for her.

Mayor Kuzma asked if this would be something that could be discussed as these situations arise.

Councilmember Woestehoff asked if they are wanting this to apply beyond employment and into volunteer opportunities as well.

Councilmember Howell said yes and gave an example of if there was a non-profit organization that wanted to influence the City and there was an employee who was a part of this, it could be a concern that the employee could be pushing the vision of the non-profit.

Councilmember Woestehoff stated he would not want to put prohibitions on someone volunteering with a non-profit or other organization outside of their job. He understood the concerns of Councilmember Howell.

Councilmember Musgrove noted that the way the situation with Economic Development Manager Sullivan's interest in joining a non-City board was handled was a good process. She continued about possibly adding a statement about disclosure and transparency on non-profits that employees are serving on in case of a conflict. She wanted to continue the discussion at a future meeting if the group was not able to decide now.

Mayor Kuzma stated it seems like they are trying to come up with language that would address a hypothetical situation.

Councilmember Howell suggested handling future situations like this that have a potential conflict of interest in a similar manner to Economic Development Manager Sullivan's situation where the information was presented to the Council to approve to add transparency.

Councilmember Olson noted that this seems to be getting a little invasive. He stated a second employer would be a different situation; however, beyond secondary employment seems invasive. He added that something that could potentially be a conflict of interest could be brought forward; however, he does not know how you would put that into a policy. He said it was great how the situation with Economic Development Manager Sullivan was handled but it was not in the policy as a requirement.

Administrative Services Director Lasher explained there are other sections in the personnel policy that address situations and conflicts of interest that they are discussing. She reviewed the proposed

changes to Section 4 and there were no questions from the Council. She moved on to review the proposed changes for Section 5.

City Administrator Hagen added changes to the policy would not increase the cost to the city it would just change how the payout to employees will occur.

Councilmember Musgrove noted that the section about employees not being able to work overtime unless they received prior approval from the department heads; however, in other sections it says approval can come from a designee. She said she would like the approval to stay with the department head. She asked why these two areas were different.

Administrative Services Director Lasher explained that there are a lot of places within the policy that it says 'designee' and there are two different ways to look at the use of this word. She noted that most people will be going to the department head; however, if the department head is not available, that is when the designee would come into play. She noted that overtime can be very time sensitive and if the department head is not available then this would fall to the designee.

City Administrator Hagen added that the department heads are also the ones who are responsible for department budgets.

Councilmember Woestehoff suggested having the department head or City Administrator be the ones to approve overtime. He added that the last paragraph of Section 5.1 seems redundant based on what was discussed previously concerning secondary employment.

Administrative Services Director Lasher stated this paragraph is slightly different.

Councilmember Musgrove suggested having these written agreements brought to the Council for approval.

Administrative Services Director Lasher gave an example of an employee who was employed by both Ramsey and Anoka County at the same time.

City Administrator Hagen stated they can discuss this section more in the future.

Administrative Services Director Lasher stated section 5.2 is self-explanatory. She summarized the changes on page 28, noting there is significant content regarding the compensation plan.

Councilmember Woestehoff noted that different labor unions have negotiations at different times. He asked if the plan was to do negotiations simultaneously within a single department or with all departments at the same time.

Administrative Services Director Lasher explained that they have managed to keep all unions on the same negotiation schedule.

Councilmember Musgrove suggested that the department heads can assess what classification employees are in on an ongoing basis. She asked if this is already an ongoing process.

Administrative Services Director Lasher noted this is possibly not currently happening, but she is not sure. She explained that the Labor Management Committee and the employee survey both focus on staying on top of classifications and adding something in policy that states that these classifications will be looked at on a regular basis. She stated this new language is an attempt to address that in the policy.

Councilmember Woestehoff noted that some of the labor contracts are three year contracts so there would be no review of the pay scale in that timeframe.

Administrative Services Director Lasher said that is correct. She stated that three year contracts work well administratively; however, there is a lot that comes over the three years that needs to be discussed.

City Administrator Hagen noted that this also sets the expectation of when these reviews will happen.

Councilmember Musgrove asked if an employee is in a certain classification and in the middle of a contract, their job duties change and they are reclassified, if this would be allowed mid-contract.

Administrative Services Director Lasher said this is allowed and noted this section does not really relate to reclassifications.

Administrative Services Director Lasher confirmed Council is in agreement with the markup on page 28.

Administrative Services Director Lasher reviewed the next section on market rate adjustment pay. The policy language is currently at 5% and the proposal would give the City Administrator discretion to make an adjustment up to 10%. This tool would be used very rarely.

Councilmember Howell asked how many times a market rate adjustment has gone above 5% in the past few years.

Administrative Services Director Lasher said it happened once and went to the Council for approval.

Councilmember Howell said she would like the Council to still see any adjustments that are greater than 5%.

Councilmember Musgrove asked if there is a market rate adjustment done, if this employee would get two raises in one year, one for the market rate adjustment and one for their anniversary date.

Administrative Services Director Lasher said that this could potentially be the case but would not apply in all circumstances.

Mayor Kuzma agreed that he would like anything above a 5% market rate adjustment to come before the Council for approval.

Councilmember Musgrove agreed.

Administrative Services Director Lasher stated Severance Pay is a deeper dive and they could hold off on discussing that at a future meeting.

Councilmember Howell asked about stillbirths under the leave policy.

Administrative Services Director Lasher explained that stillbirths are addressed in FMLA, which the City has honored in the past. She suggested that they pause this discussion and begin discussing severance pay and the changes in Section 6 at the next Work Session.

Councilmember Woestehoff asked if staff has any suggestions for changes to Severance Pay.

Administrative Services Director Lasher stated yes, she has suggestions.

The consensus of the Council was to direct Staff to make the proposed changes to the personnel policy based on Council's feedback and to continue the discussion at section 5.8 at the next work session.

2.02: Discuss Legislative Advocacy

City Administrator Hagen reviewed the Staff report in regard to the legislative advocacy and to consider the City of Ramsey opposing Minnesota from becoming a sanctuary state with the North Star Act.

Councilmember Musgrove shared she wanted to discuss this item as she feels it would be very detrimental to the State's economy based on other cities who have made their city a sanctuary city. She explained that a lot of the financial responsibility of sanctuary cities takes away from the financial responsibility and care of the residents. She added this can also be a burden on police departments. She explained that there have been other cities and counties that have many resolutions that show that they are not in support of this. She stated she would like Ramsey to let the legislature know that they do not support this. She suggested bringing a resolution forward that shows they are not in support of the North Star Act.

Councilmember Howell asked what the practical application of the resolution in these other cities and counties was.

Councilmember Musgrove stated she didn't have the resolution pulled up but could open it.

Mayor Kuzma asked if this did pass if they could opt out or voice our opposition.

City Administrator Hagen said Police Chief Katers would be able to best answer this question as he is not sure about the penalty would be if the North Star Act gets approved and the Police

Department continues to enact the laws that the North Star Act prohibits. He noted if they pass a resolution stating that they do not support the North Star Act, it is mainly just expressing their desire to leave things as is in the State.

Councilmember Howell stated she is not necessarily opposed to this.

Councilmember Musgrove noted that the resolution made by the other county states that the enforcement of the laws comes from the Federal Government and not the State and that the duty of police officers is to keep the residents safe, as well as encouraging the legislature to not pass the North Star Act. She stated she can get behind the sentiment in the language.

Mayor Kuzma asked how the Council feels about doing a resolution.

Councilmember Woestehoff said he has no interest in putting together a resolution for this as he sees it as a distraction, and this is not City business. He stated he didn't think it would pass and he wouldn't vote for it.

Councilmember Musgrove stated there's a possibility it could be part of the omnibus bill.

Councilmember Howell disagreed and stated it is City business as it could burden schools and cause a burden on taxpayers. She noted that she does not think that the legislature would care what the City thinks and that a resolution for this would be pointless. She reiterated that she is not opposed to this and suggested discussing this further at a later date.

City Administrator Hagen noted that Staff can continue to keep an eye on this situation.

Councilmember Musgrove stated the City could be a motivated entity that encourages other cities or groups to do something.

Councilmember Olson stated he is not ready to do anything tonight and agreed that Staff should keep this on their radar for the time being.

Councilmember Specht stated he does not support this legislation; however, he does not see how beneficial it would be for the City to take a stance on this.

Mayor Kuzma shared he also does not support the legislation and suggested that they continue to monitor the situation and revisit it if need be.

The consensus of the Council was to direct Staff to continue to monitor proposed legislation and various advocacy groups that represent a larger consortium of Minnesota cities and counties for their stance on the proposed legislation.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

City Administrator Hagen noted there will be a future discussion on the Waterfront Park and the possibility of putting an advisory question on the ballot.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:54 p.m.

Respectfully submitted,

_____
Brian Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, March 26, 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
Members Absent:	Councilmember Matt Woestehoff
Also Present:	City Administrator Brian Hagen Planning Manager Todd Larson Community Development Director Stephanie Hanson City Engineer/Public Works Director Bruce Westby Senior Planner Chris Anderson

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Review Survey Results for Potential Pedestrian Trail Connection Between Bowers Drive and Riverstone South

City Engineer/Public Works Director Westby reviewed the Staff report and survey results for the pedestrian trail between Bowers Drive and Riverstone South. He shared that they sent out 120 surveys and they received feedback from 50 residents. He said that only 17 residents responded in support of the trail, seven being from Bowers Drive, and 10 from the Riverstone South neighborhood.

Councilmember Specht suggested that they not move forward with this project and wait another 10 years before they discuss it again out of respect for residents who have provided feedback against this project twice in the last few years.

Councilmember Musgrove agreed. She asked if they are looking at a trail connection to the Mississippi Park area that they may look at that rather than this. She reiterated that they have heard from the residents in this area twice now that they are not interested in a trail connection between Bowers Drive and Riverstone South. She asked about the easement in this area.

Councilmember Howell agreed as it seems like a majority of the residents are not interested in this.

Councilmember Olson said he likes Councilmember Specht's suggestion of not discussing this again for a number of years as it is irritating for the residents to continue to tell the City that they are not interested in this.

Councilmember Riley agreed with the other Councilmembers. He shared he personally believes there should be a trail connection here; however, they are representing the residents and the residents do not want one. He added that this discussion will not come up again anytime soon as the only reason they are discussing it right now is because they are doing a project in this area.

City Engineer/Public Works Director Westby noted that the easements contain the water main that runs from Snowy Owl down to the hydrant on Bowers Drive. He stated he would not recommend vacating these outlots or removing the easement as it is needed for water main maintenance.

The consensus of the Council was to not move forward with this project as the surveyed residents are not supportive.

2.02: Update on Recycling Program

Senior Planner Anderson reviewed the Staff report in regard to the City recycling program and SCORE (Select Committee On Recycling and the Environment) funding. He reviewed the current contract with ACE Solid Waste.

Mayor Kuzma shared that he has seen other communities where they have people put items out on their curb for recycling and allow other residents to look through the items to see if there is anything they would like to reuse rather than recycle.

Senior Planner Anderson said they have not explored doing this. He said it would be a great way for reuse; however, it could result in messes in a lot of neighborhoods. He noted this is something they could look into.

Councilmember Riley said the cardboard recycling after Christmas is a great idea as many people take advantage of this. He asked if there is a need for year-round cardboard recycling.

Senior Planner Anderson stated that several years ago this idea was brought to the Public Works Committee. He noted that ACE has opened up a customer convenience center where additional recycling can be dropped off if it is more than what will fit in their bin. He explained that when the idea of a City recycling donation center was brought to Public Works they did not see a need for this because of the ACE center; however, now due to the number of deliveries people receive in cardboard boxes he believes a City recycling location would be well utilized. He added that he would need to have some discussions concerning this with Public Works Staff to make sure it is not going to be disrupting any of their day-to-day operations. He noted that this would be something that could utilize SCORE funding.

Councilmember Specht asked if the SCORE funding could help reduce the cost of recycling to the residents.

Senior Planner Anderson explained that if Council were to direct him to apply all of the SCORE funding towards the curbside recycling costs that the residents pay then it would not go very far and would not ever provide a free month of recycling to all of the households in the City. He noted there is nothing that would restrict them from using these finds for the existing program.

Councilmember Howell said she likes Councilmember Riley's idea of the cardboard recycling location. She noted there were questions about this to the EPB when she was on the Board. She asked about the State Statute that says that residents who recycle cannot be charged more than residents who do not. She asked if they were to not have a recycling contract after the current contract expires if this means that people who get services through a provider directly if it would be a flat rate for both trash and recycling.

Senior Planner Anderson explained that this statute is confusing when they are in an open hauling system because the rate that is charged for recycling should be applied to every customer that is subscribing to the hauler, whether or not they choose to recycle. He stated there are fluctuations with this when it comes to trash hauling but the recycling portion should not be different.

Councilmember Musgrove shared that her curiosity around the recycling system is not geared at ACE, but more towards the big picture of where the recycling goes. She noted that recycling over the last five to six years has changed dramatically on what does and does not get recycled. She said she wants to make sure the SCORE funds are used wisely. She asked if they are required to have a certain tonnage of recycling that changes every year.

Senior Planner Anderson said yes and explained that Anoka County sets the tonnage goals for each municipality based on the number of households. He explained that the recycled materials go to what is called a material recovery facility where all of the sorting takes place. He noted that if there is contamination in any of the materials, there are thresholds that are allowed; however, if there are too many contaminants in a load it can render the whole load as contaminated.

Councilmember Musgrove asked if the City's tonnage is calculated before or after it has been determined to be contaminated.

Senior Planner Anderson said the tonnage is based on when it is collected not when it gets to the facility.

Councilmember Musgrove said she wants the residents and taxpayers to know that the tonnage may not all be recycled if there is too much contamination. She asked if they could get data on how much gets recycled and how much is contaminated. She said she would like to have these numbers if they choose to continue with a City program. She stated that this could help show the residents that they should not be putting contaminants in their recycling. She asked who gets the taxpayer dollars and makes or loses money on this. She shared that it has been her understanding over the last few years as there is not money making in recycling. She said she would like to have this kind of information if it is available to know.

Senior Planner Anderson explained that it is illegal for a hauler collecting recyclables to bring these recyclables to a landfill. He noted the exception to this is when the materials are contaminated. He added that if someone's recycling bin appears to be over filled with trash and non-recyclables, ACE will notify the resident and let them know that they cannot pick up the recycling until the contaminants are removed. He said they also have cameras that watch everything go into the hopper of the truck, so they are able to identify some larger possible contaminants. He noted that when the materials get to the material recovery center there would not be a good way to collect data on tonnage and contaminates as the materials from Ramsey are mixed in with all other haulers who are bringing these materials to the facility.

Councilmember Specht shared that they were given a presentation a while ago about how they need to get residents to be more thoughtful on what they are putting in their recycling as it is harder to recycle now because of contamination. He noted that it may be worth doing some more education around recycling to get this point across to residents. He said he would not look to end the recycling contract early and that it will be a good discussion when the contract expires.

Senior Planner Anderson stated that the message around recycling has shifted Statewide since China implemented their program on not taking contaminated recycling. He noted that this has changed recycling significantly.

Councilmember Olson asked if there is any feel or gauge for how the City does with the recycling and contaminants.

Senior Planner Anderson said he does not have numbers on this, but he can try to get this information from ACE. He explained that they are meeting and exceeding their tonnage goals and have been for the last 20 years. He stated the residents are proud of their ability to recycle as they have strong participation numbers, 90% and higher, in the recycling program.

City Administrator Hagen stated that if they were to look at moving away from having a City contracted recycling hauler then they should look at this early on in next year. He asked the Council if they would like to continue with the contracted service with ACE or look at getting other proposals.

Councilmember Howell said it is worth looking at other options or what it would look like to move to open hauling for both garbage and recycling.

Senior Planner Anderson shared that in a few years there may be mandatory curbside recycling of organics as this is something that the County just relayed from the State. He noted that if they get to this point there could be countless trucks picking up trash and recycling providing these services.

Mayor Kuzma asked how many trucks they currently have on the roads with existing services.

City Administrator Hagen explained that they have open garbage hauling with around 10 licenses and only one contract for recycling.

Councilmember Riley said he was in support of getting more proposals for single users for a recycling contract.

Councilmember Musgrove asked about the new service that the State may be requiring for recycling of organics. She asked if this is something that the City could have a drop-off location for rather than having to be picked up.

Senior Planner Anderson said he is not sure if there will be any provisions in this that would allow drop offs to satisfy the requirement. He reiterated that what was relayed to him was curbside collection of organics.

Councilmember Howell asked if organics pertain to table scraps and food waste.

Senior Planner Anderson said yes and explained it is food scraps, paper towers soaked in grease or food waste, or other items that have food waste on them.

Councilmember Howell shared that she is strongly opposed to combining organics from people's households.

Senior Planner Anderson explained that the commercial composting sites are set up for heating the organics so that all of the unhealthy bacteria are killed off.

Councilmember Howell asked what temperatures the materials need to get to in order to kill off the bacteria.

Senior Planner Anderson said he does not know the minimum temperature, but he can find out.

Mayor Kuzma asked if they were in an open system then what kind of proposals they would be going out for.

City Administrator Hagen said it would just be for recycling not for trash. He stated they issue one recycling license in the City via the contract. He asked what information the Council would like Staff to bring back for this discussion.

Councilmember Howell said she would like to find out the prices of other services and the amenities that are provided through different providers.

Senior Planner Anderson explained that when they are in an open hauling system it is challenging to compare apples-to-apples on pricing as there are companies that will offer introductory rates and then may lock a customer into a two year contract, fuel charges can fluctuate, and other factors can cause prices to differ from household to household.

Councilmember Specht said he likes the statistic that over 90% of residents are currently participating in recycling through the ACE contact; however, there are still people who do not participate that complain about having to pay for the service that they are not using.

City Administrator Hagen said the way they are billing for the recycling service is through a utility bill. He added that an option for this is to pay for it out of the general fund and not charge the residents directly for it. He noted that at the end of the day the residents would still be paying for the service, they would just not see it on the utility bill.

The consensus of the Council was to seek out proposals for other open recycling hauling and for another contracted hauler.

2.03: Discuss the potential increase in Planning Administrative Assistant hours to full-time.

Community Development Director Hanson reviewed the Staff report concerning increasing the current Planning Administrative Assistant's hours to full time. She discussed the history of this role and the need for full time hours.

Councilmember Musgrove said she will not be supporting this. She noted that during last year's budget discussions it was discussed why this position was only at 25 hours rather than a higher number of hours and now they are coming back asking for more hours for this position. She said this is something that she would consider during budget discussions, but not now. She suggested hiring someone who is efficient and able to do a lot of work. She shared that budget discussions will be starting soon and they can revisit this. She asked why they would wait to hire someone until July when they need help now.

Community Development Director Hanson explained that this hiring would need to be approved by the Council before they post for applications.

City Administrator Hagen added that if the ask was not to increase this position to full time, then they would already have the position advertised. He stated they usually advertise vacant positions for three weeks before they start the interview process which takes another three weeks. He added that they then have to take this to the next Council meeting and anticipate a two-week resignation period for the hired individual before they can fill the role. He noted that the only reason this position is vacant is because the current Planning Administrative Assistant was hired into the Rental Housing Inspector position.

Councilmember Specht agreed that this would be a good discussion to have when discussing the budget. He said he would not be able to support this right now and it should be considered with other budget requests. He suggested documenting the need over time so it can be discussed during the budget discussions.

Community Development Director Hanson shared that they decided to bring this forward at this time as they need to hire someone now. She noted the fear is that they will hire someone at a part time capacity when this position needs to be full time and if they get approval to change it to full time then the person currently in the position working part time may not be able to work full time and they would have to start the hiring process over again.

Councilmember Riley shared that without administrative Staff they have the professionals doing the administrative work and having high paid people doing the wrong job. He said that by having

the right people in administrative roles this allows for the professionals to be able to do their job more effectively.

Councilmember Howell said she would like to see this reserved for a budget discussion. She suggested advertising the part time role with the possibility that it could become full time.

Councilmember Olson agreed that they should advertise that the role is currently for part time work but may become full time which could help minimize the risk of turnover if the position does become full time.

The consensus of the Council was to not approve the increase to full time hours for the Planning Administrative Assistant and to bring the discussion forward again during the 2025 budget discussion.

2.04: Communication Strategy to Share Development Interest with City Council

City Administrator Hagen reviewed the Staff report in regard to communication strategies with the Council when it comes to businesses and developers who are interested in Ramsey.

Councilmember Specht said that if a business or developer seems serious enough or has a big name brand he would like the Council to be kept in the loop or having certain things brought forward to the Council for discussion before telling the developer no.

Mayor Kuzma asked for opinions from the EDA representatives on this.

Councilmember Riley shared that Economic Development Manager Sullivan will sometimes bring forward discussions with very general information on the type of business that is interested in the City. He said it is a fine line of when something should come to the Council or when it should not. He noted this should be done on a case-by-case basis. He added that there are some projects that do not even come forward to the Council because they did not have any zoning requests, so the Council does not know about them.

Councilmember Howell said that Aldi is a good example of when Economic Development Manager Sullivan brought forward very general information about an interested party but not enough information to be disrespectful to the business seeking space in the City while still informing the Council. She asked what City Administrator Hagen would propose to be the solution for a situation like what happened with U-Haul.

City Administrator Hagen explained that the U-Haul situation was unique as Staff gave U-Haul feedback on what they would need to do to move forward for consideration with the Council and U-Haul skipped this step and went straight to the Council. He noted this could be due to the difference in developers. He said he is not sure if this situation could have been handled much differently. He shared that the City does a good job at discussing the developments that are close to fitting zoning and just have some gray areas. He added that the U-Haul situation is not a consistent issue that they face and that they are handling these situations relatively well.

Councilmember Howell reiterated that she likes how Economic Development Manager Sullivan brings very vague information forward and is open to questions if anyone may have them and he can disclose what information he is able to share. She noted this has seemed to work rather well.

Mayor Kuzma said that over his last 12 years on the Council he cannot think of any other issues they have had and the U-Haul situation is very unique.

Planning Manager Larson said he fields a lot of the interest calls every day and added that it is rarely a situation where they outright turn an interested party away. He said they often try to work with the interested party on location, utilities, or other considerations.

City Administrator Hagen shared that they communicate regularly about the kind of businesses that are interested and calling in. He added that Staff also has a good understanding of what the Council would and would not support and they share this with the interested parties to be upfront with them. He explained that moving forward they can give Council a heads up when big name brands are interested in the City.

Councilmember Howell said this would be helpful as the Council would first be hearing Staff's perspective.

Councilmember Olson agreed that a heads up would be helpful.

Councilmember Musgrove said she would be curious about the number of inquiries the City has been receiving and what kind of inquiries they are.

Community Development Director Hanson said they can let the Council know this moving forward. She said one of the more popular interested businesses are restaurants.

Planning Manager Larson said residential and industrial are also very popular interests.

Councilmember Specht asked if something is being heard consistently from developers and businesses that this feedback be passed along to the Council.

Planning Manager Larson shared they have an interested party who has called twice for a tiny home neighborhood.

The consensus of the Council was to direct Staff to bring vague information forward concerning businesses and developers who are interested in the City on a case-by-case basis.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:43 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
2.01: Presentation by Tim O'Shaughnessy and his dog Mille to Help Raise Awareness for National Therapy Animal Day - April 30 2
3. CITIZEN INPUT 2
4. APPROVE AGENDA 3
5. CONSENT AGENDA 3
6. PUBLIC HEARING 4
6.01: Public Hearing - Introduce Ordinance #24-05, An Ordinance Amending Ordinance #23-09, An interim Ordinance Prohibiting the Establishment of New Uses or the Operation of an Adult-Use Cannabis Business Related to the Sales, Testing, Manufacturing, and Distribution of Real THC Products 4
7. COUNCIL BUSINESS 5
7.01: Adopt Resolution #24-076 Accepting Bids and Awarding Contract for MSA Alpine Drive Reconstruction, Improvement Project #24-11 5
7.02: Adopt Resolution #24-086 Accepting Bids and Awarding Contract for Improvement Project #23-19, COR Infrastructure Improvements 6
7.03: Adopt Ordinance #24-03 Amending City Code Chapters 10, 30, and 54 Pertaining to Nuisances. 6
7.04: Adopt Ordinance #24-04 Renaming Town Center Drive NW and East Town Center Drive NW to Center Street NW. 8
8. MAYOR, COUNCIL AND STAFF INPUT 8
9. ADJOURNMENT 9

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, March 26, 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

Members Absent: Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
Planning Manager Todd Larson
Community Development Director Stephanie Hanson
Assistant City Engineer Joe Feriancek
City Engineer/Public Works Director Bruce Westby
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

Tim O'Shaughnessy, 17201 St. Francis Boulevard, came forward with Mille, his therapy dog. He shared that April 30 is National Therapy Animal Day and he was hoping for a proclamation from the Mayor for this day. He shared his experience with Mille and the impact she has had on others.

Councilmember Howell asked if there is a local therapy dog organization.

Mr. O'Shaunessy said people can visit PetPartners.org for more information.

3. CITIZEN INPUT

Jim Benson, 14131 Junkite Street NW, came forward and asked if the Council or City Attorney was aware of the legislature working its way through the legislature that would 'gut' the zoning in any city over 10,000 residents. He stated there are files that are likely to be combined into an amendment that contain provisions that broadly preempt city zoning and land use authority and

mandate various levels of density on residential and commercial lots regardless of infrastructure capacity. He added this would also create an administrative review process that would eliminate public input. He noted that this would also allow anyone to subdivide their property into 4000 square foot lots. He shared this would also have effects on street parking. He noted this would prohibit design standards. He reviewed the other changes that could take place if this passes the legislature.

Councilmember Musgrove asked where this legislature is currently in the committee.

Mr. Benson said he is not sure; however, he does know it is under discussion.

Councilmember Riley asked City Administrator Hagen if he had any insight to this matter.

City Administration Hagen shared that there are a number of organizations and advocacy groups that are already on top of this issue, including the League of Minnesota Cities and the North Metro Mayors Association. He stated that housing bills are a major focus of these organizations. He noted there has been a lot of advocacies against these housing bills at the capitol this year. He shared that the North Metro Mayors Association held their Board Meeting at the capitol last week after a day at the capitol spent speaking with legislators. He shared that they heard at that time that these housing bills are largely going to be going away; however, it is not a sure thing at this time. He added that the League of Minnesota Cities already released a statement containing an update on these bills as well. He noted Staff is watching this very closely as they know the City better than the State does.

Councilmember Howell thanked Mr. Benson for reaching out to the Council on his concerns with this bill. She shared that she was told by a legislator that this is currently in the State Government Committee and someone on the Committee shared that they have not heard the bill as of yet. She reiterated that the organizations are working against this. She added that she believes that cities need to make a grassroots effort to unite together and make a statement on this to the State.

Craig Howze, a member of a local homeschool group, came forward and shared that their group was in attendance this evening to see government in action. He thanked Councilmember Howell for the invitation to attend tonight's meeting, as she and her daughter are a part of this group.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

5.01: Approve the Following Meeting Minutes:
1) City Council Work Session dated March 12, 2024
2) City Council Regular Session dated March 12, 2024

5.02: Approve Business Licenses

5.03: Approve Refurbishment of the 25-year-old Okapi Street Boardwalk Connection

5.04: Adopt Resolution #24-094 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 7, 2024 through March 20, 2024.

5.05: Adopt Resolution #24-079A Authorizing Partial Payment #9 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

5.06: Adopt Resolution #24-080 Approving Grant from Sign and Awning Program for Bossman Inc. (Chanticlear Grill)

5.07: Adopt Resolution #24-082 Authorizing Purchase of Replacement Rescue Truck

5.08: Adopt Resolution #24-083 Supporting Ramsey Fire Department's Shakopee Mdewakanton Sioux Funding Request for AED Replacements

5.09: Adopt Resolution #24-084 Approving First Amendment to Purchase Agreement with Norhart Architecture LLC

5:10: Adopt Resolution #24-085 Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Xkimo Street Reconstruction, Improvement Project #24-05

5:11: Adopt Resolution #24-090 Re-appointing Board and Commission Members

5:12: Adopt Resolution #24-091 Adopting 2024 Strategic Plan

5:13: Adopt Resolution #24-092 Authorizing Staff to Apply for Water Efficiency Grant Funding through the Metropolitan Council

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

6. PUBLIC HEARING

6.01: Public Hearing - Introduce Ordinance #24-05, An Ordinance Amending Ordinance #23-09, An interim Ordinance Prohibiting the Establishment of New Uses or the Operation of an Adult-Use Cannabis Business Related to the Sales, Testing, Manufacturing, and Distribution of Real THC Products

Presentation

Community Development Director Hanson reviewed the Staff report in regard to the amending of an interim ordinance which prohibited the establishment of adult-use cannabis businesses to allow for additional time for the development of necessary regulations. She noted that this interim ordinance is set to expire on May 24, 2024.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:19 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:19 p.m.

Council Business

Motion by Councilmember Musgrove, seconded by Councilmember Olson, to introduce Ordinance #24-05, An Ordinance Amending Ordinance #23-09, An Interim Ordinance Prohibiting the Establishment of New Uses or the Operation of an Adult-Use Cannabis Business Related to the Sales, Testing, Manufacturing and Distribution of Real THC Products.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye
Mayor Kuzma	aye

Motion carried.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #24-076 Accepting Bids and Awarding Contract for MSA Alpine Drive Reconstruction, Improvement Project #24-11

Assistant City Engineer Feriancek reviewed the Staff report concerning the MSA Alpine Drive reconstruction project. He shared the low bid for the project was from Northwest Asphalt in the amount of $1,009,971.93.

Councilmember Musgrove asked if this would result in any road closures.

Assistant City Engineer Feriancek stated they are hoping to just keep the road closed to through traffic. He noted that the stabilized reclamation is a moving operation so there will be some periods where they do have to close the road; however, it will stay open for the most part.

Councilmember Riley said he will appreciate this project as he receives questions and complaints about this area often.

Motion by Councilmember Riley, seconded by Councilmember Olson, to adopt Resolution #24-076 accepting bids and awarding a contract for MSA Alpine Drive Reconstruction, Improvement Project #24-11, to Northwest for the total bid in the amount of $1,009,971.93.

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

7.02: Adopt Resolution #24-086 Accepting Bids and Awarding Contract for Improvement Project #23-19, COR Infrastructure Improvements

City Engineer/Public Works Director Westby reviewed the Staff report in regard to the COR infrastructure improvements. He shared the low bid for the project was from Douglas-Kerr Underground, L.L.C. in the amount of $2,973,047.22.

Councilmember Riley asked if they are building parking designed for backing in or if there is still an opportunity to discuss this.

City Engineer/Public Works Director Westby explained that the plans were designed with back-in angled parking and that is what they would be moving forward with.

Councilmember Musgrove asked if the back-in parking design is something that is seen in other cities.

City Engineer/Public Works Director Westby stated that this is a design that is becoming more widely used as this makes people more aware of their surroundings where they are driving and parking. He noted this is also safer for people who are needing to load and unload things from their trunks as they would not have to do so in the street.

Motion by Councilmember Musgrove, seconded by Councilmember Olson, to adopt Resolution #24-086 accepting bids and awarding a contract for Improvement Project #23-19, COR Infrastructure Improvements, to Douglas-Kerr Underground, L.L.C. in the amount of $2,973,047.22.

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

7.03: Adopt Ordinance #24-03 Amending City Code Chapters 10, 30, and 54 Pertaining to Nuisances.

Planning Manager Larson reviewed the staff report concerning the amendments to City Code for Chapters 10, 30, and 54 pertaining to nuisances.

Councilmember Musgrove asked about Section 10-60 under the Animal code. She shared she made a comment on line 45, suggesting that they add the word 'domestic' to this section. She asked if Staff had any feedback on this as this had not been updated.

Mayor Kuzma said he did not believe that there was consensus at the work session to change this.

Councilmember Musgrove stated she made this point during the introduction of this item at a past Council meeting. She noted she did not hear any opposition to this.

Planning Manager Larson said they can add this suggestion if it is made as a part of the motion.

Councilmember Musgrove asked about Section 30-8 on page 14 of the resolution document. She said that on lines 17 and 18 which discuss violations and how each day a violation continues it is considered a new violation. She asked how this process works paperwork wise for Staff.

Planning Manager Larson said it is a lot of work if each day is considered a new violation; however, generally speaking, when a ticket is issued and the problem is not resolved, another ticket will be issued.

City Attorney Knaak stated this is a very effective enforcement tool that they are allowed to use. He explained that there is case law that supports this. He said the law is that every day that an ordinance is violated, it is a separate violation. He noted this is a tool that can help take care of a nuisance. He explained that some people may consider a ticket as a nuisance in itself and just pay the fine and not fix the problem as paying the fine is more convenient to them.

Councilmember Musgrove asked if this comes into play at the end of the initial violation process.

Planning Manager Larson said this does not happen often.

Councilmember Musgrove asked if the Council ever had a discussion on trees as a part of these code amendments.

Planning Manager Larson explained that the tree section used to be in old Chapter 117 in the Zoning Code and it made more sense to be in the Nuisance Code. He stated that this language carried over from the Zoning Code with the addition of Emerald Ash Borer language.

Councilmember Howell also asked about Section 30-3 and noted that on page 4, item 14 it states 'all dangerous, unguarded machinery in any public place, or so situated or operated on private property as to attract the public' is considered a nuisance. She said she believes that if they have the opportunity to have a continued violation be considered a daily violation, they should exercise caution when they are considering things to be nuisances. She shared her concern with item 14 is that they are talking about machinery on private property. She noted that when it comes to people's private property, they should not be considered the person who is committing a crime by virtue of attracting people to their machinery. She stated that she would like to see the private property aspect of this struck from the code.

Councilmember Musgrove agreed.

Councilmember Specht agreed.

Councilmember Olson agreed.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to waive the City Charter provision that an ordinance is read aloud and adopt Ordinance #24-03 amending Chapter 10 (Animals), Chapter 30 (Nuisances), and Chapter 54 (Vehicles and Traffic) pertaining to nuisances, including adding language for domestic animals in Chapter 10 and striking the portion related to private property in item 14 under Section 30-3 from Chapter 30.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye
Mayor Kuzma	aye

Motion carried.

7.04: Adopt Ordinance #24-04 Renaming Town Center Drive NW and East Town Center Drive NW to Center Street NW.

Planning Manager Larson reviewed the Staff report concerning the renaming of Town Center Drive NW and East Town Center Drive NW to Center Street NW.

Motion by Councilmember Howell, seconded by Councilmember Olson, to waive the Charter requirement that the ordinance be read aloud and adopt Ordinance #24-04 Renaming Town Center Drive and East Town Center Drive to Center Street.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye
Mayor Kuzma	aye

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Specht encouraged people to check out the fun events at Green Valley Garden Center. He shared that they have their Spring Coffee and Crafts event on April 6.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:50 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: 04/09/2024

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	04/04/2024 09:38 AM
Brian Hagen	Brian Hagen	04/04/2024 03:00 PM
Form Started By: Wendy Schlueter		Started On: 04/03/2024 02:04 PM
Final Approval Date: 04/04/2024		

Report Name: License Report - License Types
Council Dates: 4/9/2024 to 4/9/2024
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Amusement Center, Amusement Devices/Billiard Tables, Broker/Precious Metals Dealer, Business License-1st Year, Business License-Renewal, Garbage Haulers, Gasoline Sales, 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

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–90 Days							
Now That's Waffles, LLC			Karla Anderla		7/10/2024	4/9/2024	A
					Mobile Food Unit–90 Days License Count: 1		
Mobile Food Unit–Annual							
KCM EggRolls LLC			Katie Nguyen		12/31/2024	4/9/2024	A
Ku•ma•in	Ku.ma.in		Josie and Rob Schuette		12/31/2024	4/9/2024	A
MT Kitchen			Mai Tong Vang		12/31/2024	4/9/2024	A
Mansetti's Food Truck			Ryan Granlund		12/31/2024	4/9/2024	A
					Mobile Food Unit–Annual License Count: 4		
					Total Licenses: 5		

CC Regular Session

Meeting Date: 04/09/2024

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

Information

Title

Declare Unclaimed Bicycles as Surplus Property and Authorize Donation of the Same to a Non-Profit Organization According to the City's Donation Policy

Purpose/Background:

Background: Staff is requesting Council declare the following property surplus and authorize donation of the same: Approximately 34 bicycles

Purpose: The Police Department has approximately 34 unclaimed bicycles in varying degrees of repair. The bicycles have been held in storage in excess of 90 days without the owners being located. The City has been contacted by a non-profit agency inquiring about receiving donation of these bikes. In October 2017, the City Council adopted a resolution amending the previous policy for donation of surplus property to include unclaimed, lost, or confiscated property which has been retained by the Police Department for over 90 days. This shall include, but is not limited to unclaimed bicycles and other non-evidentiary items. With that current policy in effect, staff is able to donate surplus property upon approval by the City Council.

Following surplus declaration, the fair market value of the property must be determined. The fair market value has been determined to be between $1 and $5 per bicycle. If the fair market value is under $1,000, the City Clerk may approve the donation of such items to a non-profit organization. If the fair market value is over $1,000, the City Council must approve the donation. It appears the highest value assessed to these bicycles, total, would be about $170.

Notification:

As per the policy, surplus property shall be posted as eligible for donation on the City's website. The City may also use other reasonable means to notify eligible organizations about the availability of surplus equipment. The City shall wait at least 30 days after advertising surplus equipment before approving any donation.
.
The City Clerk shall post notice on the City's website, of the bicycles as surplus property, to be donated to a qualified, non-profit organization, for the 30 days, following Council authorization.

Observations/Alternatives:

Fair market value is far less than $1,000. Staff has received a request from a qualified 501 (c) (3) Non-Profit Organization requesting donation of the bicycles (Bikes4Kids). As per the policy, staff will notice on the City's website, the unclaimed surplus property, for a period of 30 days. If more than one request is received, staff will determine which organization(s) will receive the bicycles.

Funding Source:

N/A

Recommendation:

Staff recommends Council declare the unclaimed bicycles as surplus property and authorize staff to notice them as such on the City's website for 30 days.

Staff also recommends that the Council authorize donation of the bicycles to a qualified, non-profit organization upon completed application and signing of a disclaimer form that the merchandise is received as-is.

Action:

Motion to declare the approximate 34 unclaimed bicycles as surplus property and authorize advertising - and finally donation - of same to a non-profit organization.

Attachments

Unclaimed Bicycle list

Surplus Policy

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Katie Schmidt	04/05/2024 01:49 PM
Form Started By: Katie Schmidt		Started On: 04/05/2024 10:02 AM
Final Approval Date: 04/05/2024		

Evidence Number	Make	Model	Serial/VIN	Description
22202656.001				pink and yellow Chillafish strider bike
22164026.001	MAGNA	GLACIAR POINT		MAGNA BICYCLE
21277282.001		GS72076	WMGSOM917390919	MG ONE MADD GEAR BIKE
21109913.001	Fusion Freestyle	FS 20	WMGS3471-0513	Charcoal gray bike with black pegs
21172502.001	WIPEOUT	NEXT	DJKK054611	RED BIKE
23062809.001	MONGOOSE	OUTER LIMIT	SNFSD19E32261	SILVER/GREEN BMX YOUTH BIKE
22195400.001	GIANT	CUPRESS	GU011869	Blue and Silver Giant Cupress Bike
22174381.001	MURRAY			RED MURRAY BIKE
22162327.001	RAZOR	ANGEL	031513	Female Children's Bicycle
21229725.002	RAND	TRAIL BLAZER	M980320558	BLUE BICYCLE
22134231.001	SCHWINN	CIMARRON	SNHUA07E32024	LIGHT PURPLE/SILVER BIKE
23270673.001	KENT	GS91850	WMGS0419-0610	YELLOW AND BLACK 18-INCH BICYCLE
23204429.001				BICYCLE
21167799.001	DINO THUNDER	K1884 G 04K	GB04J13171	FOUND BIKE
22115688.001				BIKE
21235739.001	SCHWINN	PRELUDE	30250	SCHWINN BICYCLE
22264477.001	ROADMASTER	EXTREME	RMC23554806	ADULT SILVER BICYCLE
23218364.001	FitWell			FITWELL BIKE/ WHITE HELMET
22269938.001	HUFFY	ROCKIT	AH21J069990	RED HUFFY BIKE
22194589.001	NEXT	8567-95E	DTCAL025850	TEAL AND SILVER BIKE
21149318.001	SCHWINN	IMPACT	GP975249	TEAL BIKE
22176700.001				Green Kent Buke
21243631.001	SCHWINN	FALCON	SNFSD11MF5827	RED YOUTH BIKE
21128870.001	MAGNA	EXCITOR XP3000		BLUE MOUNTAIN BIKE
21148596.001	HUFFY	BMX	SNHFC09F68249	GRAY HUFFY BMX BIKE WITH RED RIMS
22175681.001	NEXT	8111-69DWA		RED 20" WIPE OUT NEXT BOYS BIKE
21158487.001	KEND	SPORT TECH	A301081407	BLACK/SILVER/RED 24" BIKE
23191538.001	NEXT	DH SERIES		26 SHOCKER
21274877.001	SCHWINN	HIGH PLAINS	HUA07C22436	SCHWINN BIKE
23172186.001	SCHWINN	CLEAN CREEK	SNMNG08D20109	BLUE BICYCLE
23231506.001				RED BIKE
23254447.001	NEXT	GAUNTLET	DJKH280138	RED NEXT GAUNTLET BIKE
22109399.001	HARDROCK	SPECIALIZED SPORT	PT521727	BLUE BIKE

23166732.001	TREK	MULTI TRACK 700	T2CS577280407	BICYCLE

City of
Ramsey
Policy for Donation of Surplus Equipment to a Nonprofit Organization

Purpose
The purpose of this Policy is to establish procedures for the donation of Surplus Equipment by the City to a Nonprofit Organization as required by Minnesota Statue § 471.3459 (2016).

Scope
This policy applies to all City departments that generate Surplus Equipment and governs the actions of all City employees and officials.

Definitions
"City" means the City of Ramsey, Minnesota.

"City Council" means the governing body of the City.

"Donation" means to contribute, donate or give Surplus Equipment at no cost to a Nonprofit Organization that serves a public purpose and benefits its community as a whole.

"Eligible Organization" means a Nonprofit Organization serving one or more of the following functions: cultural, historical, educational, safety, social services, environmental or economic.

"Fair Market Value" means the price at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all relevant facts.

"Nonprofit Organization" means an organization formed under Section 501(c)(3) of the Internal Revenue Code.

"Policy" means this Policy adopted by the City Council.

"Surplus Equipment" means:

a. Any tangible property or furnishings which are owned, retained, or in possession of city operated departments or facilities. It specifically includes equipment that is no longer needed by the city departments.
b. Unclaimed, lost, or confiscated property which has been retained by the Police Department for over 90 days. This shall include, but is not limited to unclaimed bicycles and other non-evidentiary items.
c. Equipment or property obtained through administrative or judicial criminal forfeiture under Minnesota State Statutes 169A.63 or 609.5315 cannot be deemed surplus property and thus municipalities are prohibited from donation and restricted on the sale of such property.

"Surplus Equipment Form" means the form attached as Exhibit I to this Policy that must be filled out by a Nonprofit Organization requesting a Donation of Surplus Equipment.

Procedure

The City shall determine all Surplus Equipment and may offer it for Donation in conformance with the following guidelines:

1. Identify Surplus Equipment. Department supervisors are responsible for monitoring their equipment and shall identify and report all Surplus Equipment to the City Clerk on at least an annual basis.

2. Determine the Fair Market Value of Surplus Equipment. The City Clerk shall work with City staff to determine the Fair Market Value of the Surplus Equipment.

3. City Council Declaration. The City Clerk will forward a list of the Surplus Equipment with each item's Fair Market Value to the City Council who shall approve or deny the Surplus Equipment as eligible for Donation. The City has no obligation to make a Donation of Surplus Equipment. Surplus Equipment that is not donated may be sold, recycled or discarded in the discretion of the City Clerk.

4. Donation. After the City Council has determined the Surplus Equipment is eligible for Donation, the City Clerk is responsible for coordinating the Donation of the Surplus Equipment in accordance with the terms of this Policy.

5. Transfer between Departments. All Surplus Equipment must first be considered for transfer between departments for the benefit of the City.

6. Advertisement. Surplus Equipment shall be posted as eligible for Donation on the City's website. The City may also use other reasonable means to notify Eligible Organizations about the availability of Surplus Equipment. The City shall wait at least 30 days after advertising Surplus Equipment before approving any Donation.

7. Surplus Equipment Form. Eligible Organizations interested in Surplus Equipment shall fill out a Surplus Equipment Form and submit the form to the City Clerk.

8. Approval of Donation. If the Surplus Equipment has a Fair Market Value less than $1,000, the City Clerk shall approve the Donation to an Eligible Organization, subject to review by the City Council. If the Surplus Equipment has a Fair Market Value greater than $1,000, the City Council must approve the donation by a majority vote of the City Council.

9. Prioritization of Donations. If more than one Eligible Organizations requests a Donation for the same Surplus Equipment, the City shall consider factors it deems relevant including how the Surplus Equipment will be used, the benefit to the Eligible Organization, the impact on the City, how the Donation will accomplish goals of the City Council, and any previous Donation to the Eligible Organization.

10. Conflict of Interest. All City employees and officials are prohibited from taking possession of any Surplus Equipment on behalf of an Eligible Organization.

11. As Is. A Donation of Surplus Equipment is made "as is" with no warranty, guarantee or representation of any kind, express or implied, as to the condition, utility, or usability of the Surplus Equipment offered. The Surplus Equipment may be defective and cannot be relied up for safety purposes.

12. Title. The City Clerk shall cause any title or other ownership documents to be transferred to the Eligible Organization at the time of transfer. Any fees required to transfer the Surplus Equipment are the responsibility of the Eligible Organization.

13. Transportation. In the Surplus Equipment Form, the Eligible Organization must provide a detailed plan for transporting the Surplus Equipment from the City to the Eligible Organization. The Eligible Organization must pay all expenses associated with the transportation of the Surplus Equipment.

14. Delegation. The City Clerk may delegate specific responsibilities for implementing this Policy.

15. Documentation. The City Clerk shall document the Donation of all Surplus Equipment and shall keep such records in accordance with the City's Records Retention Schedule.

16. Review of Policy. The City Clerk is responsible for maintaining and reviewing this Policy. Any changes to this Policy must be approved by the City Council.

Adopted by City Council on 10-25-16 Per Resolution #16-10-205

Amended by City Council on 10-25-2017 Per Resolution #17-10-279

Exhibit I

Surplus Equipment Form

Organization Name: _____

Organization Address:
_____
_____
_____
Organization Website: _____

(Attach proof of status as a nonprofit corporation under Section 501(c)(3) of the Internal Revenue Code.)

Organization Purpose: _____
_____
_____

Point of Contact
Name:_____
Address: _____
_____
Email: _____
Phone: _____

City Surplus Equipment of Interest: _____
_____
_____
_____

How will the requested Surplus Equipment benefit your organization?
_____
_____
_____
_____

How do you plan to transport the surplus property from the City to your location?
_____
_____
_____
_____

DISCLAIMER OF WARRANTIES. The City makes no agreement, warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for any particular purpose or use of the Surplus Equipment by the recipient or any other user.

The recipient acknowledges the Surplus Equipment may be defective and that it cannot be relied upon for safety purposes. The recipient has a duty to inspect the Surplus Equipment before it is used for any purpose.

The recipient acknowledges that the City is not a manufacturer of the Surplus Equipment or a dealer therein; that the Surplus Equipment is being provided "as-is" and "with all faults," it being agreed and understood that all of the aforementioned risks are to be borne by the recipient or user of the Surplus Equipment.

In no event shall the City be liable for any damages in connection with or arising out of the recipient's or any other person's or entity's use of the Surplus Equipment.

I acknowledge that the Donation of any Surplus Equipment to my organization is subject to the City's Policy for Donation of Surplus Equipment to a Nonprofit Organization.

I have authority to request a Donation from the City and to bind my organization to the terms of this form.

Signature of Applicant _____

Date _____

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-105 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 21, 2024 through April 3, 2024.

Purpose/Background:

Adopt Resolution #24-105 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 21, 2024 through April 3, 2024.

Recommendation:

Staff Recommends to Adopt Resolution #24-105 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 21, 2024 through April 3, 2024.

Action:

Motion to Adopt Resolution #24-105 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 21, 2024 through April 3, 2024.

Attachments

Bills List 4/9/2024

Resolution 24-105

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/04/2024 07:18 AM
Brian Hagen	Brian Hagen	04/04/2024 03:00 PM
Form Started By: Jennifer Morrison		Started On: 04/03/2024 02:11 PM
Final Approval Date: 04/04/2024		

RAMSEY CITY COUNCIL MEETING

4.9.24

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 3.21.24 - 4.3.24		$ 239,577.29
Accounts Payable 3.21.24 - 4.3.24		267,411.14
Payroll	3.29.24	249,592.52
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 756,580.95**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2024 Y.T.D.
PREPAIDS	$ 363,073.54	$ 3,076,467.64
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	1,284,494.80	4,490,725.80
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	278,942.06	1,514,188.18
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	686,397.80	3,948,613.20
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,612,908.20**	**$ 13,029,994.82**

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3/21/2024 -- 4/3/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118613	**3/21/2024**		**111377 ANOKA MUNICIPAL UTILITY**							
		77.37	TRAFFIC SIGNALS		124307	22-613120-01 FEB 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		43.29	TRAFFIC SIGNALS		124308	22-612000-01 FEB 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		42.35	STREET LIGHTING		124309	22-610280-00 FEB 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		78.80	STREET LIGHTING		124310	22-990005-01 FEB 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		241.81								
118614	**3/21/2024**		**120824 BLOMQUIST, KAREN**							
		20.00	CANCELLED APPLICATION		124298	3132024	9101.4307		PERMIT PLAN REVIEW	GENERAL FUND
		20.00								
118615	**3/21/2024**		**100297 CENTERPOINT ENERGY**							
		395.30	GAS UTILITIES STATION 1		124301	5914352-9 FEB 2024	0220.6373		GAS	FIRE PROTECTION
		584.23	GAS UTILITIES STATION 2		124302	5961540-1 FEB 2024	0220.6373		GAS	FIRE PROTECTION
		329.48	2/7-3/7/24 GAS USAGE		124303	6011580-5 FEB 2024	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		3,602.06	C/H GAS		124304	6702493-5 FEB 2024	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		83.85	NATURAL GAS PH 3		124305	8782239-1 FEB 2024	9601.6373		GAS	WATER FUND
		4,994.92								
118616	**3/21/2024**		**110734 CITY OF RAMSEY**							
		50.00	ACCT 733639 7294 BUNKER LAKE B		124293	03212024	9601.4651		WATER REVENUE	WATER FUND
		50.00								
118617	**3/21/2024**		**120829 COMASCO, MICHAEL**							
		400.00	WATER EFF REBATE 24-M COMASCO		124297	031424	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		400.00								
118618	**3/21/2024**		**119801 CUEVAS, MANUEL**							
		92.07	REFUND ESCROW BALANCE		124294	A118548	9804.6433	00118548	REFUNDS	ESCROW ACCOUNTS
		92.07								
118619	**3/21/2024**		**119497 GLOWING HEARTH & HOME LLC**							

3/21/2024 -- 4/3/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118619	3/21/2024		119497 GLOWING HEARTH & HOME LLC						Continued...	
		1.00	PERMIT RA056084 CANCEL		124306	03152024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		25.00	PERMIT RA056084 CANCEL		124306	03152024	9101.4205		BUILDING PERMIT	GENERAL FUND
		26.00								
118620	3/21/2024		120822 HAGERTY, TOM & SUSAN							
		199.00	WATER EFF PROGRAM 24-T HAGERTY		124296	031224	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		199.00								
118621	3/21/2024		120823 LEAF HOME ENHANCEMENTS LLC							
		75.00	PERMIT RA056048 CANCEL		124299	3132024	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA056048 CANCEL		124299	3132024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		268.25	PERMIT RA056049 CANCEL		124300	3132024-BLDG	9101.4205		BUILDING PERMIT	GENERAL FUND
		8.60	PERMIT RA056049 CANCEL		124300	3132024-BLDG	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		352.85								
118622	3/21/2024		100621 MN DNR ECO WATERS							
		300.00	WATER APPROP AMEND FEE		124295	03212024	9601.6439		OTHER MISCELLANEOUS	WATER FUND
		300.00								
118655	3/28/2024		100948 ANOKA COUNTY LICENSE CENTER							
		8,732.08	TRUCK #638 REG & PLATES		124356	03282024	0311.6540		HEAVY MACHINERY	STREET MAINTENANCE
		8,732.08								
118656	3/28/2024		120839 BOLLMAN, MARK							
		199.00	WATER EFF REBATE 24-M BOLLMAN		124366	032224	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		199.00								
118657	3/28/2024		120838 BRS PERMITTING							
		150.00	PERMIT RA056837 CANCEL		124376	3212024	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA056837 CANCEL		124376	3212024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		151.00								
118658	3/28/2024		120531 BUETTNER, GERALD							
		28.78	REISS CK 117736 UB REF 11.9.23		124357	11092023	9601.4651		WATER REVENUE	WATER FUND
		28.78								
118659	3/28/2024		100116 CONNEXUS ENERGY							
		19.06	ELECTRICITY FEB 2024		124365	444931-3270 FEB 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		19.06								

3/21/2024 – 4/3/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118659	3/28/2024		100116 CONNEXUS ENERGY						Continued...	
118660	3/28/2024		100167 CORNERSTONE FORD							
		95.95-	EARLY PAY DISCOUNT		124372	15453163	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		959.47	TRK. #410		124372	15453163	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.69-	EARLY PAY DISCOUNT		124373	15453588	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		36.94	TRK. #410		124373	15453588	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		896.77								
118661	3/28/2024		115792 KEVITT EXCAVATING							
		25.00-	COFFEE FOR MEETING		124367	032124	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		100.00	DAMAGE DEP REF 2.12.24		124367	032124	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		75.00								
118662	3/28/2024		120842 PARKSIDE VILLAGE AT RAMSEY TOWN CENTER							
		17,524.87	OVERPYMNT OF UB ACCT 719228		124360	719228	9601.4653		WATER SALES-COMMERCIAL	WATER FUND
		17,524.87								
118663	3/28/2024		117544 QUADIENT FINANCE USA INC							
		159.60	INK FOR POSTAGE MACHINE		124364	INV17299536	0130.6208		MISCELLANEOUS OFFICE SUPPLIES	ADMINISTRATION
		159.60								
118664	3/28/2024		120818 SHAAPVELD, CATHY							
		200.00	WATER EFF REB 24-C SCHAAPVELD		124363	031224	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
1006238	3/22/2024		119638 O'REILLY AUTO PARTS							
		1.14-	EARLY PAY DISCOUNT		124311	6193-155811	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		56.93	EXMARK #683		124311	6193-155811	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.15-	EARLY PAY DISCOUNT		124312	6193-155812	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		7.67	CHIPPER #619		124312	6193-155812	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		63.31								
1006287	3/29/2024		110402 ADVANCE AUTO PARTS							
		138.52	MISC SUPPLIES		124355	02292024	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		133.32	MISC SUPPLIES		124355	02292024	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		271.84								
1006288	3/29/2024		113572 FREDRICKSON, JASON							
		50.00	TV PURCHASE FOR PW BAS		124358	03282024	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		50.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1006288	**3/29/2024**		**113572 FREDRICKSON, JASON**						**Continued...**	
1006289	**3/29/2024**		**115261 LOHSE JOHNSON,LAURA**							
		12.48	NELSONS TRAINING MEAL 3.12.24		124359	03212024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		12.48								
1006290	**3/29/2024**		**100291 MET COUNCIL SAC**							
		47,215.00	SAC REMITTANCE		124380	02-2024	9602.2083		SAC CHARGES	SEWER FUND
		17,395.00-	SAC ADJ-7 DEMO CREDITS		124380	02-2024	9602.2220		DEFERRED REVENUE	SEWER FUND
		7,455.00-	SAC ADJ-3 COMM WIDE CREDITS		124380	02-2024	9602.2220		DEFERRED REVENUE	SEWER FUND
		223.65-	SAC REMITTANCE DISCOUNT		124380	02-2024	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		22,141.35								
1006291	**3/29/2024**		**119638 O'REILLY AUTO PARTS**							
		.32-	EARLY PAY DISCOUNT		124362	6193-156239	0194.6281		SMALL TOOLS & MINOR EQUIPMENT	GENERAL GOVERNMENT BUILDINGS
		15.99	TORX SET		124362	6193-156239	0194.6281		SMALL TOOLS & MINOR EQUIPMENT	GENERAL GOVERNMENT BUILDINGS
		.91-	EP DISCOUNT TAKEN		124368	6193-156297	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		45.50	2 CYCLE OIL		124368	6193-156297	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		.84-	EARLY PAY DISCOUNT		124369	6193-156331	0452.6227		LUBRICANTS & ADDITIVES	PARK & RECREATION
		42.00	2 CYCLE OIL		124369	6193-156331	0452.6227		LUBRICANTS & ADDITIVES	PARK & RECREATION
		.11-	EARLY PAY DISCOUNT		124370	6193-156335	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		5.49	TRK.#632		124370	6193-156335	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.63-	EARLY PAY DISCOUNT		124371	6193-156307	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		15.75	2 CYCLE OIL		124371	6193-156307	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		15.75	2 CYCLE OIL		124371	6193-156307	0452.6227		LUBRICANTS & ADDITIVES	PARK & RECREATION
		.42-	EARLY PAY DISCOUNT		124374	6193-156348	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		21.00	POLICE #351		124374	6193-156348	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.37-	EARLY PAY DISCOUNT		124375	6193-156314	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		118.70	POLICE #351		124375	6193-156314	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.95-	EP DISCOUNT TAKEN		124377	6193-156551	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		47.74	BATTERY		124377	6193-156551	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		321.37								
1006292	**3/29/2024**		**115841 PULLAR, ROBERT**							
		16.00	SUBWAY TRAINING MEAL 3.19.24		124361	03182024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		16.00								
1006293	**3/29/2024**		**100459 STANDARD INSURANCE COMPANY**							
		2,479.30	MAR 2024 LIFE PREM		124379	7725960001 MAR 2024	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,479.30								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1006293	3/29/2024		100459 STANDARD INSURANCE COMPANY						Continued...	
1006294	3/29/2024		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		449.16	MAR 2024 NON VOL LTD PREM		124378	237724 MAR 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		567.62	MAR 2024 VOL LTD PREM		124378	237724 MAR 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,016.78								
99240383	3/29/2024		100301 MN CHILD SUPPORT PAYMENT CNTR							
		266.72			124347	0327241523382	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99369311	3/29/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		13,125.35			124354	0327241523389	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,125.35								
99385922	3/29/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		4,673.89			124346	03272415233810	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,673.89								
99474350	3/29/2024		100223 ICMA RETIREMENT TRUST 457							
		1,953.08			124345	0327241523381	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,953.08								
99679776	3/29/2024		100601 MN DEPT OF REV WH							
		15,386.49			124350	0327241523385	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,386.49								
99743688	3/29/2024		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		30,921.85			124348	0327241523383	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		41,283.00			124349	0327241523384	9101.2183		PERA-EMPLOYER	GENERAL FUND
		72,204.85								
99820558	3/29/2024		101306 IRS							
		32,051.11			124351	0327241523386	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		19,440.28			124352	0327241523387	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		19,440.28			124353	0327241523388	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		70,931.67								
		239,577.29	Grand Total							

Payment Instrument Totals

Checks	34,662.81

3/21/2024 – 4/3/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
		239,577.29	Grand Total							

Payment Instrument Totals

Checks	34,662.81
EFT Payments	178,542.05
A/P ACH Payment	26,372.43
Total Payments	239,577.29

Payment Group Control Number 3801
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL		PV	124431	001	00999	3/24/2024	326	22,820.00		100040	ANOKA COUNTY FIRE PROTECTION COUNCIL
	ANOKA COUNTY FIRE PROTECTION COUNCIL			Summary Total					22,820.00			
	1710 COUNTY HIGHWAY 10											
	SPRING LAKE PARK MN 55432											
				Payment Amount					22,820.00			
100058	ANOKA RAMSEY FARM AND GARDEN		PV	124325	001	00999	3/19/2024	03192024	200.00		100058	ANOKA RAMSEY FARM AND GARDEN
	ANOKA RAMSEY FARM AND GARDEN			Summary Total					200.00			
	7435 HIGHWAY 10		PV	124326	001	00999	3/19/2024	03192024 - 1	200.00			
	RAMSEY MN 55303			Summary Total					200.00			
			PV	124327	001	00999	3/20/2024	03202024	100.00			
				Summary Total					100.00			
				Payment Amount					500.00			
100063	ASPEN MILLS		PV	124340	001	00999	3/22/2024	330126	697.95		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					697.95			
	8201 C CENTRAL AVE NE		PV	124384	001	00999	3/15/2024	329852	83.48			
	SPRING LAKE PARK MN 55432			Summary Total					83.48			
			PV	124387	001	00999	3/18/2024	329898	204.40			
				Summary Total					204.40			
			PV	124388	001	00999	3/19/2024	329926	1,434.65			
				Summary Total					1,434.65			
			PV	124393	001	00999	3/21/2024	330100	67.13			
				Summary Total					67.13			

Payment Group Control Number 3801
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	124437	001	00999	3/25/2024	330203	81.74			
				Summary Total					81.74			
			PV	124438	001	00999	3/26/2024	330314	38.50			
				Summary Total					38.50			
			PV	124442	001	00999	3/27/2024	330450	154.90			
				Summary Total					154.90			
			PV	124465	001	00999	3/27/2024	330416	270.34			
				Summary Total					270.34			
				Payment Amount					3,033.09			
108513	BLAINE LOCK AND SAFE INC		PV	124323	001	00999	3/12/2024	31165	280.25		108513	BLAINE LOCK AND SAFE INC
	BLAINE LOCK AND SAFE INC 10136 SUNSET AVENUE			Summary Total					280.25			
			PV	124418	001	00999	3/20/2024	30856	569.00			
	BLAINE MN 55014			Summary Total					569.00			
				Payment Amount					849.25			
119134	CINTAS (FIRST AID VENDOR)		PV	124419	001	00999	3/20/2024	5202902343	230.25		119134	CINTAS (FIRST AID VENDOR)
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					230.25			
				Payment Amount					230.25			
120837	COMMERCIAL RECREATION SPECIALISTS		PV	124328	001	00999	3/21/2024	0024590	362.59		120837	COMMERCIAL RECREATION

Payment Group Control Number 3801
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
												SPECIALISTS
	COMMERCIAL RECREATION SPECIALISTS 807 LIBERTY DR STE 101 VERONA WI 53593-9160			Summary Total					362.59			
				Payment Amount					362.59			
100112	COMMISSIONER OF TRANSPORTATION		PV	124483	001	00999	3/25/2024	00000788348	8,124.90		100112	COMMISSIONER OF TRANSPORTATION
	COMMISSIONER OF TRANSPORTATION MN DEPT MS 215 -395 JOHN IRELAND BLVD ST PAUL MN 55155			Summary Total					8,124.90			
				Payment Amount					8,124.90			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	124412	001	00999	3/14/2024	15453984	23.86		100167	CORNERSTONE FORD
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330			Summary Total					23.86			
		EP DISCOUNT TAKEN	PV	124446	001	00999	3/18/2024	15454330	64.72			
				Summary Total					64.72			
				Payment Amount					88.58			
119240	CORY JOLICOEUR/ CHEWYS TOOL&SUPPLY LLC		PV	124472	001	00999	3/27/2024	67780	211.95		119240	CORY JOLICOEUR/ CHEWYS TOOL&SUPPLY LLC
	CHEWYS TOOL&SUPPLY LLC (CORNWELL DEALER) 14885 191ST AVENUE NW ELK RIVER MN 55330			Summary Total					211.95			
				Payment Amount					211.95			

Payment Group Control Number 3801
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
112411	COUNTRY SIDE SERVICES OF MN INC		PV	124415	001	00999	3/21/2024	1-109258-01	30.00		112411	COUNTRY SIDE SERVICES OF MN INC
	COUNTRY SIDE SERVICES OF MN INC 6228 HIGHWAY 10 NW RAMSEY MN 55303			Summary Total					30.00			
				Payment Amount					30.00			
120341	DAMON FARBER ASSOCIATES, INC		PV	124443	001	00999	2/19/2024	98771	3,525.00		120341	DAMON FARBER ASSOCIATES, INC
	DAMON FARBER ASSOCIATES, INC 310 SOUTH 4TH AVE STE 7050 MNNEAPOLIS MN 55415			Summary Total					3,525.00			
			PV	124444	001	00999	3/18/2024	98827	8,917.50			
				Summary Total					8,917.50			
				Payment Amount					12,442.50			
119788	ECM/UNION HERALD		PV	124318	001	00999	3/15/2024	989963	139.74		119788	ECM/UNION HERALD
	ECM/UNION HERALD 4095 COON RAPIDS BLVD COON RAPIDS MN 55433-2523			Summary Total					139.74			
			PV	124321	001	00999	2/29/2024	40092	16.00			
				Summary Total					16.00			
				Payment Amount					155.74			
110760	FIRE SAFETY USA, INC		PV	124338	001	00999	8/31/2023	176612	164.85		110760	FIRE SAFETY USA, INC
	FIRE SAFETY USA, INC 3253 19TH STREET NW ROCHESTER MN 55901			Summary Total					164.85			
			PV	124339	001	00999	3/15/2024	184443	459.95			
				Summary Total					459.95			

Payment Group Control Number 3801
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/10/2024

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
		Payment Amount							624.80			
115760	HENRY SCHEIN INC		PV	124430	001	00999	3/6/2024	75388298	195.75		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241	Summary Total							195.75			
		Payment Amount							195.75			
120653	KNOLLWOOD KICKS DBA RED WING SHOES		PV	124407	001	00999	3/15/2024	2032	150.00		120653	KNOLLWOOD KICKS DBA RED WING SHOES
	KNOLLWOOD KICKS DBA RED WING SHOES 4357 CENTRAL AVE NE COLUMBIA HEIGHTS MN 55421	Summary Total							150.00			
		Payment Amount							150.00			
100256	LANO EQUIPMENT INC		PV	124400	001	00999	3/18/2024	02-1062237	1,390.19		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303	Summary Total							1,390.19			
			PV	124413	001	00999	3/20/2024	02-1062839	101.47			
		Summary Total							101.47			
			PV	124414	001	00999	3/20/2024	02-1062658	595.06			
		Summary Total							595.06			
			PV	124475	001	00999	3/22/2024	02-1063356	12.72			
		Summary Total							12.72			
		Payment Amount							2,099.44			
117918	MACQUEEN EMERGENCY		PV	124466	001	00999	3/29/2024	P27803	742.00		117918	MACQUEEN EMERGENC

Payment Group Control Number 3801
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MACQUEEN EMERGENCY 1125 7TH STREET E ST PAUL MN 55106			Summary Total					742.00			
				Payment Amount					742.00			
100270	MACQUEEN EQUIPMENT INC		PV	124410	001	00999	3/20/2024	P56523	2,659.82		100270	MACQUEEN EQUIPMENT INC
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Summary Total					2,659.82			
			PV	124411	001	00999	3/20/2024	P56499	1,066.57			
				Summary Total					1,066.57			
			PV	124470	001	00999	3/26/2024	P56615	111.91			
				Summary Total					111.91			
			PV	124471	001	00999	3/26/2024	P56620	559.18			
				Summary Total					559.18			
				Payment Amount					4,397.48			
120828	MAINSTREET DESIGNS		PV	124464	001	00999	3/26/2024	35631	1,998.50		120828	MAINSTREET DESIGNS
	MAIN STREET DESIGNS 860 DOWNS ROAD CHAMPLIN MN 55316			Summary Total					1,998.50			
				Payment Amount					1,998.50			
106754	MID AMERICA METER INC		PV	124436	001	00999	3/17/2024	024-5912	1,604.50		106754	MID AMERICA METER INC
	MID AMERICA METER INC P O BOX 860427 SHAWNEE KS 66286-0427			Summary Total					1,604.50			

Payment Group Control Number 3801
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					1,604.50			
104920	MN HWY SAFETY RESEARCH CNTR/MHSRC RANGE		PV	124441	001	00999	3/27/2024	337900-10717	1,020.00		104920	MN HWY SAFETY RESEARCH CNTR/MHSF RANGE
	MN HWY SAFETY RESEARCH CNTR/MHSRC RANGE 720 FOURTH AVENUE SOUTH ST CLOUD MN 56301-4498			Summary Total					1,020.00			
				Payment Amount					1,020.00			
100345	NAPA AUTO PARTS ELK RIVER		PV	124403	001	00999	3/18/2024	242971	18.19		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW P O BOX 1041 ELK RIVER MN 55330			Summary Total					18.19			
			PV	124406	001	00999	3/15/2024	242815	46.85			
				Summary Total					46.85			
				Payment Amount					65.04			
120831	NINJA ANYWHERE LLC		PV	124337	001	00999	3/19/2024	2526	1,440.00		120831	NINJA ANYWHERE LLC
	NINJA ANYWHERE LLC 2280 TERMINAL RD W ROSEVILLE MN 55113			Summary Total					1,440.00			
				Payment Amount					1,440.00			
117595	QUADIENT LEASING USA INC	03/11/24 Quadient Lease Mail	PV	124322	001	00999	3/11/2024	Q1243125	474.36		117595	QUADIENT LEASING US/ INC

Payment Group Control Number 3801
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/10/2024

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
	QUADIENT LEASING USA INC DEPT 3682 P O BOX 123682 DALLAS TX 75312-3682			Summary Total					474.36			
				Payment Amount					474.36			
118168	SERVICE GRINDING AND SHARPENING INC		PV	124469	001	00999	3/26/2024	60417	77.00		118168	SERVICE GRINDING AND SHARPENING INC
	SERVICE GRINDING AND SHARPENING INC 6190 FIELD STONE COURT STACY MN 55079			Summary Total					77.00			
				Payment Amount					77.00			
120063	SKYLINE GRAPHICS	03/17/24 Skyline PH Envelops	PV	124330	001	00999	3/17/2024	035761	235.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS 1101 ALDRICH AVE N MINNEAPOLIS MN 55411			Summary Total					235.00			
				Payment Amount					235.00			
111805	SNAP ON INDUSTRIAL		PV	124474	001	00999	3/28/2024	ARV/60912795	1,366.41		111805	SNAP ON INDUSTRIAL
	SNAP ON TOOLS 21755 NEWTWORK PLACE CHICAGO IL 60673-1217			Summary Total					1,366.41			
				Payment Amount					1,366.41			
114151	TASC (FEES)		PV	124383	001	00999	3/21/2024	IN3061517	232.50		114151	TASC (FEES)

Payment Group Control Number 3801
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					232.50			
				Payment Amount					232.50			
120500	UNLIMITED SUPPLIES INC		PV	124408	001	00999	3/20/2024	461517	336.46		120500	UNLIMITED SUPPLIES INC
	UNLIMITED SUPPLIES INC 13021 16TH AVE N PLYMOUTH MN 55441			Summary Total					336.46			
				Payment Amount					336.46			
				Total Amount to be Processed					65,908.09			
				Total Number of Payments to be Processed					29			

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
117651	ACCESS MECHANICAL INC		PV	124315	001	00999	3/15/2024	022321-2707	2,225.00		117651	ACCESS MECHANICAL INC
	ACCESS MECHANICAL INC 15901 FOX STREET NW ANDOVER MN 55304			Summary Total					2,225.00			
				Payment Amount					2,225.00			
100011	ACE SALES		PV	124448	001	00999	3/18/2024	2025	1,235.00		100011	ACE SALES
	ACE SALES 17555 UNICORN STREET NW RAMSEY MN 55303			Summary Total					1,235.00			
				Payment Amount					1,235.00			
117343	AMAZON CAPITAL SERVICES INC		PV	124313	001	00999	3/18/2024	1G9M-WRQH-YDY1	159.43		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					159.43			
			PD	124319	001	00999	4/10/2024	11K9-PJLR-WCW9	59.46-			
				Summary Total					59.46-			
			PV	124385	001	00999	3/18/2024	1JNL-MMRP-WVTJ	35.17			
				Summary Total					35.17			
				Payment Amount					135.14			
109256	AMERICAN ENGINEERING TESTING INC		PV	124427	001	00999	3/21/2024	INV-182488	386.00		109256	AMERICAN ENGINEERIN TESTING INC
	AMERICAN ENGINEERING TESTING INC PO BOX 860678			Summary Total					386.00			
			PV	124480	001	00999	3/27/2024	INV-183794	3,033.50			

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MINNEAPOLIS MN 55486			Summary Total					3,033.50			
				Payment Amount					3,419.50			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	124344	001	00999	3/19/2024	B240319M	492.00		107587	ANOKA COUNTY TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT			Summary Total					492.00			
	2100 3RD AVE STE 300		PV	124417	001	00999	12/31/2023	HWYSQ42023	166.77			
	ANOKA MN 55303-5029			Summary Total					166.77			
			PV	124440	001	00999	3/14/2024	S240314G	32,121.00			
				Summary Total					32,121.00			
				Payment Amount					32,779.77			
107141	APPLIED CONCEPTS INC		PV	124389	001	00999	3/19/2024	435227	2,285.70		107141	APPLIED CONCEPTS INC
	APPLIED CONCEPTS INC			Summary Total					2,285.70			
	STALKER RADAR											
	P O BOX 972943											
	DALLAS TX 75397-2943											
				Payment Amount					2,285.70			
100647	BOLTON AND MENK INC		PV	124445	001	00999	3/25/2024	0332623	6,963.00		100647	BOLTON AND MENK INC
	BOLTON AND MENK INC			Summary Total					6,963.00			
	1960 PREMIER DRIVE		PV	124478	001	00999	3/25/2024	0332621	872.00			
	MANKATO MN 56001-5900			Summary Total					872.00			
			PV	124479	001	00999	3/25/2024	0332626	23,590.00			
				Summary Total					23,590.00			
			PV	124481	001	00999	3/25/2024	0332622	189.00			

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					189.00			
			PV	124482	001	00999	3/25/2024	0332620	189.00			
				Summary Total					189.00			
			PV	124486	001	00999	3/25/2024	0332617	94.50			
				Summary Total					94.50			
			PV	124487	001	00999	3/25/2024	0332618	661.50			
				Summary Total					661.50			
			PV	124488	001	00999	3/25/2024	0332619	4,393.50			
				Summary Total					4,393.50			
				Payment Amount					36,952.50			
103641	BOYER TRUCKS		PV	124409	001	00999	3/20/2024	093P11058	94.95		103641	BOYER TRUCKS
	BOYER TRUCKS			Summary Total					94.95			
	P O BOX 335		PV	124477	001	00999	3/25/2024	093P11290	21.10			
	BRIGHTON CO 80601			Summary Total					21.10			
				Payment Amount					116.05			
116197	CINTAS CORPORATION		PV	124421	001	00999	3/21/2024	4187185904	76.55		116197	CINTAS CORPORATION
	CINTAS CORPORATION			Summary Total					76.55			
	CINTAS LOC #4K		PV	124473	001	00999	3/28/2024	4187909910	126.80			
	P O BOX 650838			Summary Total					126.80			
	DALLAS TX 75265-0838											
				Payment Amount					203.35			
100120	CONTINENTAL RESEARCH CORP		PV	124447	001	00999	3/29/2024	0052792	127.00		100120	CONTINENTAL RESEAR(CORP

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110			Summary Total					127.00			
				Payment Amount					127.00			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	124343	001	00999	3/22/2024	INV269916	425.72		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 162 BLOOMINGTON MN 55431-2549			Summary Total					425.72			
				Payment Amount					425.72			
100144	DEHN OIL COMPANY		PV	124401	001	00999	3/15/2024	25225358	2,156.32		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,156.32			
			PV	124467	001	00999	3/22/2024	25225646	5,713.60			
				Summary Total					5,713.60			
			PV	124468	001	00999	3/28/2024	25225829	5,308.38			
				Summary Total					5,308.38			
				Payment Amount					13,178.30			
100158	ECM PUBLISHERS INC	ECM	PV	124331	001	00999	3/15/2024	989965	96.75		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433			Summary Total					96.75			
		ECM	PV	124332	001	00999	3/15/2024	989967	91.37			
				Summary Total					91.37			
		ECM	PV	124333	001	00999	3/15/2024	989968	91.37			

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					91.37			
		ECM	PV	124334	001	00999	3/15/2024	989966	86.00			
				Summary Total					86.00			
			PV	124425	001	00999	3/15/2024	989964	69.87			
				Summary Total					69.87			
				Payment Amount					435.36			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	124386	001	00999	3/15/2024	DL02162423D	248.24		108737	EMERGENCY AUTOMOT TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N OAKDALE MN 55128			Summary Total					248.24			
			PV	124390	001	00999	3/20/2024	DL031524-20	130.17			
				Summary Total					130.17			
			PV	124391	001	00999	3/20/2024	DL022124-20	230.84			
				Summary Total					230.84			
			PV	124392	001	00999	3/21/2024	DL02162423E	287.50			
				Summary Total					287.50			
			PV	124439	001	00999	3/26/2024	DL031424-20	171.68			
				Summary Total					171.68			
				Payment Amount					1,068.43			
113321	FACTORY MOTOR PARTS CO		PV	124404	001	00999	3/15/2024	6-1669239	77.76		113321	FACTORY MOTOR PART CO
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107			Summary Total					77.76			
				Payment Amount								

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									77.76			
107099	FASTENAL		PV	124329	001	00999	3/20/2024	MNTC8214204	11.13		107099	FASTENAL
	FASTENAL COMPANY P O BOX 1286			Summary Total					11.13			
	WINONA MN 55987		PV	124336	001	00999	3/18/2024	MNTC8214158	125.38			
				Summary Total					125.38			
				Payment Amount					136.51			
100143	FERGUSON WATERWORKS # 2518		PV	124317	001	00999	3/18/2024	0526577	100.00		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					100.00			
				Payment Amount					100.00			
100186	FRANKENSIGNS INC		PV	124428	001	00999	3/13/2024	281819	1,580.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS 9991 GOODHUE STREET NE P O BOX 490301 BLAINE MN 55449			Summary Total					1,580.00			
				Payment Amount					1,580.00			
100204	GRAFIX SHOPPE		PV	124435	001	00999	3/22/2024	156125	585.00		100204	GRAFIX SHOPPE
	GRAFIX SHOPPE 3225 NEIL ARMSTRONG BLVD STE 600 EAGAN MN 55121			Summary Total					585.00			

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					585.00			
116933	GREAT PLAINS FIRE INC		PV	124432	001	00999	3/27/2024	8151	581.38		116933	GREAT PLAINS FIRE INC
	GREAT PLAINS FIRE INC 17277 230TH STREET FERGUS FALLS MN 56537			Summary Total					581.38			
				Payment Amount					581.38			
112564	GROUP HEALTH INC WORKSITE		PV	124320	001	00999	3/10/2024	7033030	220.00		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					220.00			
				Payment Amount					220.00			
100209	HAKANSON ANDERSON ASSOC INC		PV	124484	001	00999	3/26/2024	52727	55,674.75		100209	HAKANSON ANDERSON ASSOC INC
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063			Summary Total					55,674.75			
			PV	124485	001	00999	3/26/2024	52726	12,190.95			
				Summary Total					12,190.95			
				Payment Amount					67,865.70			
100211	HAWKINS INC		PV	124434	001	00999	3/25/2024	6717890	12,860.56		100211	HAWKINS INC
	HAWKINS INC P O BOX 860263			Summary Total					12,860.56			

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MINNEAPOLIS MN 55486-0263											
				Payment Amount					12,860.56			
104027	INK WIZARDS INC		PV	124449	001	00999	3/26/2024	9826	635.60		104027	INK WIZARDS INC
	INK WIZARDS INC			Summary Total					635.60			
	9958 HIGHWAY 10 NW											
	ELK RIVER MN 55330											
				Payment Amount					635.60			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	124429	001	00999	3/27/2024	IN4499122	325.38		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					325.38			
	LOCKBOX 131434											
	P O BOX 1414											
	MINNEAPOLIS MN 55480-1414											
				Payment Amount					325.38			
100258	LEAGUE OF MINNESOTA CITIES		PV	124462	001	00999	3/27/2024	404007	20.00		100258	LEAGUE OF MINNESOTA CITIES
	LEAGUE OF MN CITIES			Summary Total					20.00			
	FINANCE DEPT		PV	124463	001	00999	3/13/2024	401984	15.00			
	145 UNIVERSITY AVE WEST			Summary Total					15.00			
	ST PAUL MN 55103-2044											
				Payment Amount					35.00			
100284	MENARDS ELK RIVER		PV	124341	001	00999	3/18/2024	92112	24.90		100284	MENARDS ELK RIVER

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MENARDS ELK RIVER			Summary Total					24.90			
	19521 EVANS STREET NW		PV	124342	001	00999	3/17/2024	92053	156.21			
	ELK RIVER MN 55330-1077			Summary Total					156.21			
			PV	124382	001	00999	3/20/2024	92214	25.19			
				Summary Total					25.19			
			PV	124399	001	00999	3/21/2024	92285	32.96			
				Summary Total					32.96			
				Payment Amount					239.26			
108208	METRO PRODUCTS INC		PV	124420	001	00999	3/14/2024	179466	8.01		108208	METRO PRODUCTS INC
	METRO PRODUCTS INC			Summary Total					8.01			
	7401 CENTRAL AVENUE NE		PV	124424	001	00999	3/20/2024	179546	69.84			
	FRIDLEY MN 55432			Summary Total					69.84			
				Payment Amount					77.85			
115167	NET TRANSCRIPTS INC		PV	124394	001	00999	3/15/2024	NT18530	85.80		115167	NET TRANSCRIPTS INC
	NET TRANSCRIPTS INC			Summary Total					85.80			
	PO BOX 95777											
	CHICAGO IL 60694-5777											
				Payment Amount					85.80			
100988	NORTHERN SAFETY TECHNOLOGY		PV	124416	001	00999	3/21/2024	57407	1,545.24		100988	NORTHERN SAFETY TECHNOLOGY
	NORTHERN SAFETY TECHNOLOGY			Summary Total					1,545.24			
	5708 UPPER 147TH STREET W SUITE 107											
	APPLE VALLEY MN 55124											

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					1,545.24			
100363	NORTHERN SANITARY SUPPLY CO		PV	124316	001	00999	3/20/2024	208681	533.26		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					533.26			
	341 COON RAPIDS BLVD		PV	124324	001	00999	3/15/2024	208665	230.87			
	MINNEAPOLIS MN 55433			Summary Total					230.87			
				Payment Amount					764.13			
112824	PARKPLACE STUDIO		PV	124433	001	00999	3/21/2024	03212024	140.00		112824	PARKPLACE STUDIO
	PARKPLACE STUDIO			Summary Total					140.00			
	6093 146TH LANE NW											
	RAMSEY MN 55303											
				Payment Amount					140.00			
113444	PRECISE		PV	124476	001	00999	3/25/2024	IN200-1048011	875.00		113444	PRECISE
	PRECISE			Summary Total					875.00			
	501 EAST CLIFF ROAD SUITE 100											
	BURNSVILLE MN 55337											
				Payment Amount					875.00			
107978	PREMIER COMMERCIAL PROPERTIES INC	6701 PROP MGMT	PV	124426	001	00999	3/19/2024	9355	600.00		107978	PREMIER COMMERCIAL PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC			Summary Total					600.00			
	299 COON RAPIDS BLVD NW #200											
	COON RAPIDS MN 55433											

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					600.00			
100418	RDO EQUIPMENT CO		PV	124405	001	00999	3/15/2024	P8400514	87.48		100418	RDO EQUIPMENT CO
	RDO EQUIPMENT CO P O BOX 7160 FARGO ND 58106-7160			Summary Total					87.48			
				Payment Amount					87.48			
117285	RUM RIVER CONSULTANTS		PV	124335	001	00999	3/12/2024	730	6,988.80		117285	RUM RIVER CONSULTANTS
	RUM RIVER CONSULTANTS 32134 111 1\2 STREET PRINCETON MN 55371			Summary Total					6,988.80			
				Payment Amount					6,988.80			
119374	SIGN SOLUTIONS USA, LLC		PV	124402	001	00999	3/15/2024	410732	107.75		119374	SIGN SOLUTIONS USA, LLC
	SIGN SOLUTIONS USA, LLC PO BOX 1408 FARGO ND 58107-1408			Summary Total					107.75			
				Payment Amount					107.75			
100469	STREICHER'S POLICE EQUIPMENT		PV	124395	001	00999	3/13/2024	I1687941	219.97		100469	STREICHER'S POLICE EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55			Summary Total					219.97			
			PV	124396	001	00999	3/13/2024	I1687767	400.00			

Payment Group Control Number 3802
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/10/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MINNEAPOLIS MN 55441			Summary Total					400.00			
			PV	124397	001	00999	3/14/2024	I1687957	1,959.60			
				Summary Total					1,959.60			
			PV	124398	001	00999	3/15/2024	I1688404	864.96			
				Summary Total					864.96			
				Payment Amount					3,444.53			
110313	SUMMIT FIRE PROTECTION		PV	124314	001	00999	3/15/2024	130102962	3,314.00		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION			Summary Total					3,314.00			
	P O BOX 851675		PV	124381	001	00999	3/18/2024	130103115	545.00			
	MINNEAPOLIS MN 55485-1675			Summary Total					545.00			
			PV	124422	001	00999	3/15/2024	130102963	1,276.00			
				Summary Total					1,276.00			
				Payment Amount					5,135.00			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	124461	001	00999	3/29/2024	M29056	1,105.50		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					1,105.50			
	21021 KAROLINE COURT N											
	FOREST LAKE MN 55025											
				Payment Amount					1,105.50			
120655	YALE MECHANICAL		PV	124423	001	00999	3/22/2024	253007	717.00		120655	YALE MECHANICAL
	YALE MECHANICAL			Summary Total					717.00			
	220 WEST 81ST STREET											

Payment Group Control Number	3802		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	4/10/2024		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	BLOOMINGTON MN 55420											
								Payment Amount	717.00			
								Total Amount to be Processed	201,503.05			
								Total Number of Payments to be Processed	41			

Checks - 65,908.09
ACH - 201,503.05
Total 267,411.14

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-105

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MARCH 21, 2024 THROUGH APRIL 3, 2024

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of March 21, 2024 through April 3, 2024 in the amount of $756,580.95 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 March 21, 2024 through April 3, 2024, in the amount of $756,580.95.

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 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

Adopt Resolution #24-074 Approving the final plat and development agreement for Trott Brook Crossing 2nd Addition.

Purpose/Background:

The second phase of Trott Brook Crossing is proposed. This ten-lot plat extends 170th Lane NW eastward along the southern portion of the site. The proposed plat is consistent with the preliminary plat that the City Council approved on January 11, 2022. Outlot A is developable land reserved for future phases.

Notification:

None required for a final plat.

Funding Source:

The applicant is responsible for all costs associated with this development.

Recommendation:

Staff recommends approving the final plat and development agreement.

Action:

Motion to adopt Reolution #24-074 Approving the Final Plat and Development Agreement for Trott Brook Crossing 2nd Addition.

Attachments

Resolution #24-074

Final Plat

Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 02:51 PM
Form Started By: Todd Larson		Started On: 02/29/2024 12:43 PM
Final Approval Date: 04/04/2024		

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

RESOLUTION #24-074

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR "TROTT BROOK CROSSING SECOND ADDITION"

WHEREAS, TCLD Fund 1 Trott Brook LLC, hereafter referred to as "Developer", properly applied for Final Plat approval of the property generally located between Nowthen Boulevard and Variolite Street NW, north of Trott Brook, and south of 173rd Avenue NW and legally described as:

Outlot E, Trott Brook Crossing, Anoka County, Minnesota.

(the 'Subject Property'); and

WHEREAS, the City Council adopted Resolution #22-010 approving the preliminary plat on January 11, 2022; and

WHEREAS, the City Council Adopted Resolution #23-060 approving the final plat of "Trott Brook Crossing," the first phase of the subdivision, on March 28, 2023;

WHEREAS, the proposed final plat is consistent with the approved preliminary plat; and

WHEREAS, the City Council reviewed the Final Plat of Trott Brook Crossing Second Addition, a 10-lot phase of the overall approved preliminary plat, on April 9, 2024.

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

1. That the Ramsey City Council hereby grants Final Plat approval for Trott Brook Crossing Second Addition contingent upon the following conditions:
    a. Conformance with Staff review comments and approval of plans by the City Engineer.
    b. Execution of Development Agreement.
    c. Approval as to legal form by City Attorney.
    d. All conditions set forth in the above-described resolutions must be met.
2. That the Ramsey City Council hereby approves the Development Agreement for Trott Brook Crossing Second Addition and authorizes the Mayor and City Administrator to sign it.

TROTT BROOK CROSSING SECOND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 9, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot E, TROTT BROOK CROSSING, Anoka County, Minnesota

Has caused the same to be surveyed and platted as TROTT BROOK CROSSING SECOND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

TCLD Fund 1 Trott Brook, LLC

_____
Benjamin Schmidt, as President

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Benjamin Schmidt, President of TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

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

Dated this _____ day of _____, 20_____.

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

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Thomas R. Balluff, licensed land surveyor.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of TROTT BROOK CROSSING SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at _____ o'clock ___.M. and was duly recorded as Document Number_____.

_____
County Recorder/Registrar of Title

By: _____, Deputy

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

TROTT BROOK CROSSING SECOND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 9, TWP. 32, RGE. 25

TROTT BROOK CROSSING

N00°34'09"W
1492.33

East line of Outlot E, TROTT BROOK CROSSING

N37°40'39"E 27.37
N85°57'56"E 62.17
N67°35'20"E 51.84
N54°01'49"E 51.16
N60°22'13"E 80.23
N60°53'51"E 91.07
N66°02'03"E 99.92
N47°03'48"E 57.12
N66°59'30"E 88.52
N81°22'07"E 53.97
S53°30'56"E 48.14
S01°24'03"W 105.87
N89°36'07"E 47.22
S66°18'13"E 46.86
N70°02'44"E 47.76
N75°36'08"E 45.40
N88°26'09"E 51.87
N70°04'27"E 49.47
N24°58'57"E 58.86
N84°28'01"E 66.88
N63°43'33"E 55.85
N67°22'36"E 74.58
S81°46'35"W 31.07
N58°55'46"E 68.01
N45°55'48"E 34.11
N43°33'03"E 29.30
N45°08'27"E 74.08
N48°38'37"E 80.02
N89°07'39"E 154.86
S89°15'31"E 249.79

N57°05'54"W 76.79
110.43
74.81
R=695.00
Δ=06°10'03"
C.L.=74.78
C.B.=S29°49'05"W
N83°28'03"W 63.59
84.51
R=755.00
Δ=06°24'47"
S18°39'16"W 59.88
N83°28'03"W 139.18
S20°25'22"W 67.80
S32°29'12"W 145.64
S48°30'47"W 146.03
S56°36'56"W 87.48
S88°56'12"W 94.80
N63°39'34"W 25.76
S80°35'10"W 124.34
S69°20'28"W 103.80
S57°57'12"W 103.80
S46°22'51"W 99.82
S47°20'20"W 145.98
N89°31'06"W 38.20
170.00
S00°28'54"W
S89°31'06"E 16.02
S31°32'01"E 60.75
Δ=21°31'50"
R=170.00
63.88
C.B.=S78°20'20"W
C.L.=96.76
Δ=24°17'07"
R=230.00
97.49
N89°31'06"W 65.05
S00°28'54"W 136.20
N89°31'06"W. 47.17
S02°04'46"W 228.22
S44°33'33"W 83.82
S20°39'33"W 80.77
S03°50'50"E 88.34
S29°13'46"E 82.06
S52°47'07"E 88.49
S83°19'26"E 145.30
S49°53'57"W 164.39
S60°36'33"W 57.13
N89°10'08"W 147.44
S04°38'25"W 144.62
S14°42'02"E 62.25
S00°44'29"W 136.15
N89°15'31"W 80.00
S89°15'31"E 86.48

150 ft. Northern States Power Company Easement per Doc. No. 313767 and assigned per Doc. No. 1551284

OUTLOT A

OUTLOT E

TROTT BROOK CROSSING

BECKER ROLLING PINES

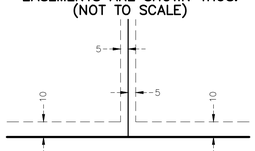
RAMSEY RIDGE

177TH LANE N.W.

170TH LANE N.W.

INSET
(SEE SHEET 3 OF 3 SHEETS)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



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

For the purposes of this plat, the East line of Outlot E, TROTT BROOK CROSSING is assumed to have a bearing of North 00 degrees 34 minutes 09 seconds West.

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

● Denotes Found Iron Monument marked with license number 40361

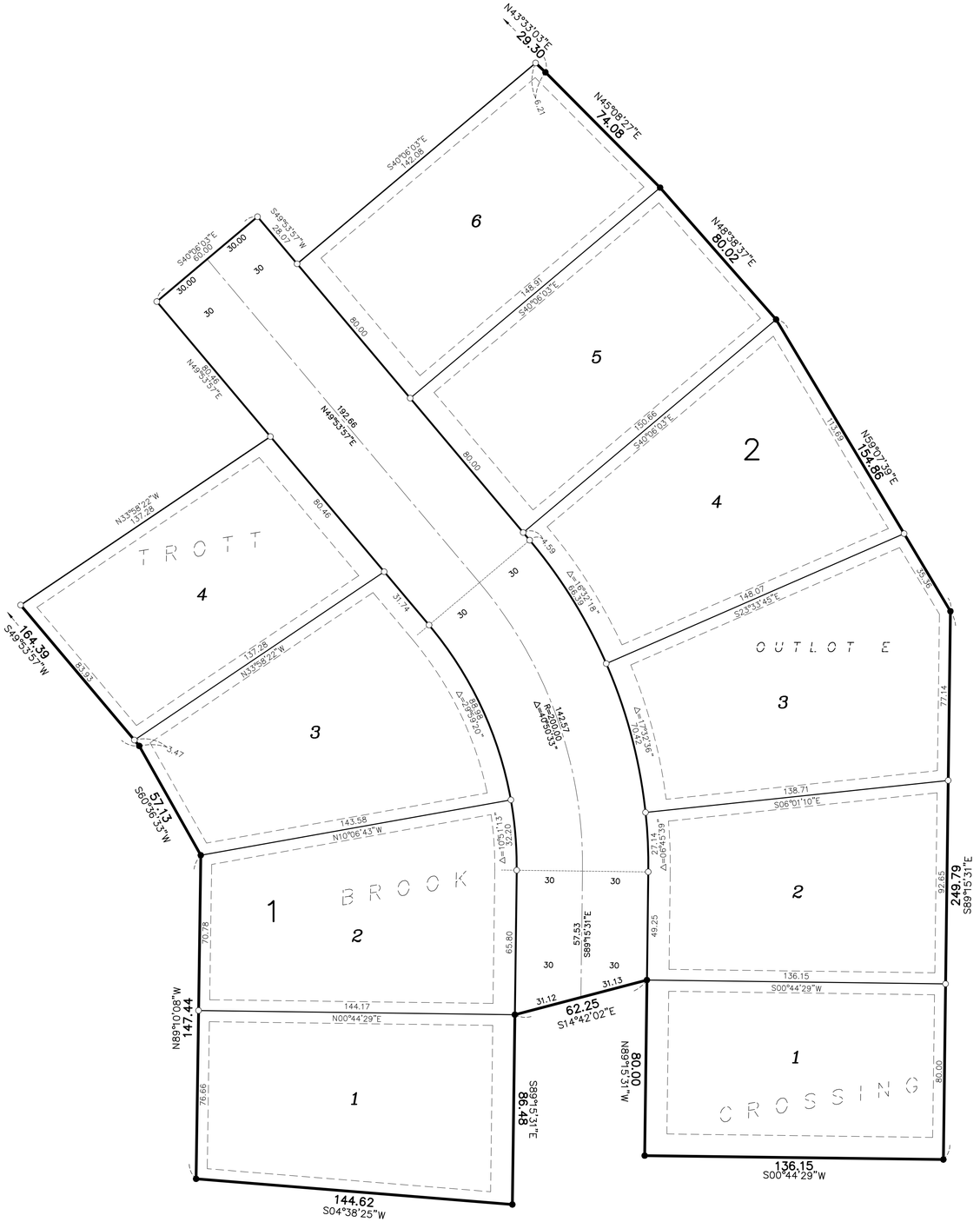
GRAPHIC SCALE
0 50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

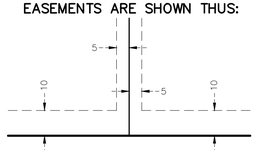
TROTT BROOK CROSSING SECOND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 9, TWP. 32, RGE. 25

INSET



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

For the purposes of this plat, the East line of Outlot E, TROTT BROOK CROSSING is assumed to have a bearing of North 00 degrees 34 minutes 09 seconds West.

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

● Denotes Found Iron Monument marked with license number 40361

N

GRAPHIC SCALE
0 15 30 60
(SCALE IN FEET)
1 INCH = 30 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR TROTT BROOK CROSSING SECOND ADDITION

This Development Agreement (hereinafter the "Agreement") is dated as of this 9th day of April, 2024, and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and TCLD Fund 1 Trott Brook LLC, a Minnesota limited liability company under the laws of Minnesota (the "**PERMITTEE**").

Recitals

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

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property in multiple phases and plat the same as Trott Brook Crossing Second Addition (the "Plat").

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enters into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

   c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing

the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

d. Public Parkland. Park dedication will be satisfied with a combination of land and cash contributions described further in this Agreement.

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Carlson McCain, as revised dated March 4, 2024. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

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

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Lot grading.
h. Trail development.
i. Sidewalks.
j. Electricity.
k. Cable with 911 capabilities.
l. Natural gas.
m. Boulevard sodding (final) or temporary boulevard seeding.
n. Water shut off boxes.

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format within thirty (30) days after completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guaranty noted in Section 12 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners and provide the necessary documentation.

6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** or

PERMITTEE's builder applies for a building permit to construct improvements on a lot within the Plat.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must substantially complete the Stage I Improvements (other than the final lift of bituminous) within eighteen months (18) months after the recording of the Plat, subject to delays, outside the control of the **PERMITTE**, which are the direct or indirect result of strikes, other labor shortages or troubles, material shortages, severe or prolonged bad weather, acts of God, fire or other casualty, litigation or other administrative procedures commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts or requirements of any federal, state, or local governmental unit (other than the **CITY** acting in its contractual capacity under this Agreement) which results in delays.

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

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

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

    a. Street striping (if required by Plans).
    b. Street lights per agreement with Connexus Energy
    c. Street and traffic control signs. The **CITY** will provide and install Street Name and Traffic Control signs per the Plans, following payment by **PERMITTEE** pursuant to the established rates and charges in effect and outlined in Exhibit B attached hereto.
    d. Installation of survey monumentation.

    (the "Stage II Improvements"). The **PERMITTEE** must substantially complete the construction of the Stage II Improvements within eighteen (18) months after the date upon which the Plat is recorded, subject to delays, outside the control of the **PERMITTE**, which are the direct or indirect result of strikes, other labor shortages or troubles, material shortages, severe or prolonged bad weather, acts of God, fire or other casualty, litigation or other administrative procedures commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts or requirements of any federal, state, or local governmental unit (other than the **CITY** acting in its contractual capacity under this Agreement) which results in delays.

PERMITTEE must install the Stage II Improvements in accordance with the Plans, excluding the street and traffic control signs, which will be installed by the **CITY**. As-built plans will be provided to the **CITY** within thirty (30) days of completion.

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

    a. Lot grading
    b. Mailboxes

    (the "Required Private Improvements").

12. Financial Guaranty for Stage I Improvements and Stage II Improvements. The **PERMITTEE** shall provide a financial guaranty in the form of a non-expiring or auto-renewing letter of credit to the **CITY** guaranteeing the construction of the Stage I Improvements and Stage II Improvements, as well as their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($529,975.00),** which amount is 125% of the **PERMITTEE's** Engineer's estimated cost of the Stage I Improvements. Upon completion of all or a portion of the Stage I Improvements, acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guaranty as each portion (ie, storm sewer) of the project is at least half completed with proper documentation. Only one reduction may be requested and processed per calendar month.

13. Inspection Escrow for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection escrow to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection escrow in the amount of **($21,199.00)**, which amount is 5% of the **CITY** Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection escrow must be in the form of cash. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion all or a portion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, after acceptance by the **CITY**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one-year warranty in the amount of **$105,995.00**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvements. The warranty must be in the form of a Letter of Credit or alternative approved by the **CITY** Finance Director, approved as to form by the **CITY**, or a cash escrow.

15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a landscape maintenance guaranty after all off-lot landscaping is installed to ensure the survival of the plantings. Said landscape maintenance guaranty shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of **$1,800.00**. [# plantings (20 trees) x cost/planting ($300/tree x 30% average non-survival rate, (zero shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the **PERMITTEE** shall request a final inspection by the **CITY** to determine that all such plantings that have been planted in accordance with the Plans have either survived or have been replaced. Upon approval of this final inspection, the landscape maintenance guaranty shall be returned to the **PERMITTEE**. Subject to the provisions of Section 24, in the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the landscape maintenance guaranty for payment. Only the City Council shall have the authority to direct replacement of the plantings and draw upon the landscape maintenance guaranty. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Subject Property for the purpose of replacing plantings in the event of the **PERMITTEE's** default.

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets resulting from the construction of the Stage I Improvements. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements, subject to the provisions of Section 24. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within thirty (30) days of the date of the invoice. The **CITY** will only plow snow from roadways after the first lift of pavement is installed.

17. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Storm Management Fees, and Street Signage Fees.

18. Payment for Sanitary Sewer Oversizing/Overdepth. The **PERMITTEE** will be constructing sanitary sewer in an oversized and/or deeper manner in order to serve properties outside of the Plat. The **CITY** agrees to reimburse the **PERMITTEE** for all costs incurred for the oversizing/overdepth work upon completion of the work and acceptance by the **CITY** as outlined in **Exhibit C**.

19. Requirements for Building and Occupancy Permits.

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

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the boulevard

sod and landscaping that are required as a part of the Stage I Improvements, weather permitting.

20. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Agreement, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30) days, then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

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

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

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

d. The **CITY** may draw upon any required portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 12 and (i) use any required portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use any required portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; and (iii) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 24 (d).

21. Miscellaneous.

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

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

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

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

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

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

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

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the

entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses reasonably incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within the thirty (30) day billing period. Failure to pay the **CITY'S** expenses within the thirty (30) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

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

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

l. Homeowners' Association Documents. The **PERMITTEE** will record the homeowners' association documents prior to issuance of any building permits for lots within the Plat. These documents shall include ownership and general maintenance of the common areas including the outlots for wetlands and storm water basins as required for purposes of the Plat.

m. Completion. Upon request by **PERMITTEE**, the **CITY** covenants to provide a recordable Certificate of Completion within a reasonable period of time following the request, upon the completion of the requisite subdivision improvements required by this Agreement, payment of all costs and fees required hereby and compliance with all terms of this Agreement.

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

TO PERMITTEE:
TCLD Fund 1 Trott Brook, LLC
Attn: Tracey Rust
4800 Olson Memorial Highway,
Suite 100
Golden Valley, MN 55422

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

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THE PERMITTEE:

TCLD Fund 1 Trott Brook, LLC

By:_____,
Benjamin Schmidt
Its President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Benjamin Schmidt, President of TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, under the laws of the State of Minnesota on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Mark E. Kuzma,
Its Mayor

By:_____
Brian Hagen,
Its City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2024, by Mark E. Kuzma and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

This document reviewed by:
North Star Law Group
413 Wacouta Street, Suite 500
St. Paul, MN 55101

EXHIBIT A

Legal Description of the Subject Property

Lots 1 through 4 (inclusive), Block 1, Trott Brook Crossing Second Addition;
Lots 1 through 6 (inclusive), Block 2, Trott Brook Crossing Second Addition; and
Outlot A, Trott Brook Crossing Second Addition, Anoka County, Minnesota

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EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication Fee requirements. **PERMITTEE** must pay a Park Dedication Fee of **$234,000.00** (10 units x $**4,500.00** per unit). The **PERMITTEE** acknowledges that these fees are established for 2024 and the PERMITEE will be charged the rate charged is in effect when the Plat is recorded. In lieu of fees on the first 165 lots in the Trott Brook Crossing development (this phase and future phases), land was dedicated to the City and credited as follows:

Trott Brook Crossing	52 lots
Trott Brook Crossing Second Addition	10 lots
Total to date	62 lots (103 remaining)

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. **PERMITTEE** must pay a Trail Development Fee of **$15,000.00** (**10** units x **$1,500.00** per unit). The **PERMITTEE** acknowledges that these fees are established for 2024 and the PERMITEE will be charged the rate charged is in effect when the Plat is recorded. It is noted that in future phases, the PERMITTEE will be constructing trails that will be credited towards trail development fees at that time.

3. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$13,490.00** (10 units x $1,349.00). The **PERMITTEE** acknowledges that these fees are established for 2024 and the PERMITEE will be charged the rate charged is in effect when the Plat is recorded.

4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of **$20,090.00** (10 units x $2,009.00 per unit). The **PERMITTEE** acknowledges that these fees are established for 2024 and the PERMITEE will be charged the rate charged is in effect when the Plat is recorded.

5. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **$5,340.00** (10 units x $534.00 per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

6. Street Sign Fee. While the **CITY** provides and installs the street name and traffic control signage, the **PERMITTEE** is responsible for paying for them at a rate of $265.00 per sign. **PERMITTEE** must pay a Street Sign Fee of **$265.00** (one type-III barricade sign).

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

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EXHIBIT C

Fees Payable to the Permittee

1. The **PERMITTEE** will be constructing sanitary sewer in an oversized and/or deeper manner in order to serve properties outside of the Plat. The **PERMITTEE** estimates this work will cost **$82,100.00**. These costs will be verified through submittal of copies of the invoices to the City Engineer following completion of the work.

2. The **CITY** will reimburse the **PERMITTEE** for all costs incurred for the oversizing/overdepth work upon completion of the work and acceptance by the **CITY**.

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CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title:

Adopt Resolution #24-087 Approving Plans and Authorizing Bids for Improvement Project #24-55, 2024 Pavement Patching Contracted Services

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-087 approving plans and authorizing bids for Improvement Project #24-55, 2024 Pavement Patching Contracted Services.

Background:

In 2023, the number of City streets having significant numbers of deep potholes and surface stripping increased to the point that Public Works staff were able to maintain only a small portion of them. This was due in part to the pervious winter's severe weather conditions, but also due to the age and composition of the pavement sections, as well as to not receiving regular proactive maintenance treatments over the life of the pavement sections. In 2023, the City spent almost $1.3M on contracted pavement patching services.

The mild conditions this winter helped prevent a repeat of last year as related to the scope and severity of potholes observed across the City. This spring, staff drove all City streets and identified various street segments that will benefit most from skim patching, which include streets in 4 residential neighborhoods totaling 4.12 miles, and other streets that would benefit most from spray patching, which include streets in 2 neighborhoods totaling 0.91 miles. Staff will patch the remaining 182-plus miles of paved street segments across the City in-house.

Attached is a figure showing the streets staff proposes to patch using contracted services in 2024. Streets highlighted in red are proposed to be spray patched, whereas streets highlighted in blue are proposed to be skim patched. This case only addresses skim patching work.

The contractor that performed last year's skim patching work, Diversified Paving, Inc., warrantied their work for one-year from the date all work was completed, which was September 21, 2023. Based on discussions staff held with DPI last year this work is anticipated to have a useful life of 3 years or more. To date this work product appears to be holding up very well.

City streets identified for skim patching in 2024 have numerous deep potholes (deeper than 2-inches) that will require hand patching before skim patching operations commence. Below is a summary of the skim patching process;

- City will sweep streets first.
- Contractor will blow debris and water out of deep potholes using compressed air.
- Contractor will apply bituminous tack coat to potholes.
- Contractor will patch deep potholes with hot mix, then compact it.
- Contractor will apply bituminous tack coat to existing pavement.
- Contractor will skim patch streets in both directions, except outside 2+ feet in each direction.
- Contractor will compact the new pavement with rubber-tired rollers.
- City will sweep patched streets full width.

City streets identified for spray patching in 2024 have few to no deep potholes that require hand patching before spray patching operations commence. Below is a summary of the spray patching process;

- City will sweep streets first.
- Contractor will blow debris and water out of shallow potholes using compressed air.
- Contractor will spray patch all shallow potholes and cover with loose rock.
- City will sweep patched streets full width.

Notification:

Advertisements for bids will appear in the Anoka Union Herald on April 12th and 19th.

Bids are proposed to be opened publicly May 7th.

Time Frame/Observations/Alternatives:

Observations:

Tentative project schedule:

- May 14th - Council considers award of contract
- June/July - Start construction
- August - Final completion

Alternatives:

Alternative #1: Motion to adopt Resolution #24-087 approving plans and authorizing bids for Improvement Project #24-55, 2024 Pavement Patching Contracted Services.

Funding Source:

Estimated costs for the proposed 2024 skim patching project is $270,000.

Payment for this work is proposed to come from the $575,000 in funds budgeted for 2024 crackseal, pavement rejuvenator, and pavement patching projects.

Staff will request Council approval to solicit quotes for spray patching the identified 0.91 miles of streets after skim patching bids are received and presented to Council on May 14th.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Adopt Resolution #24-087 approving plans and authorizing bids for Improvement Project #24-55, 2024 Pavement Patching Contracted Services.

Attachments

Resolution 24-087

IP 24-55 Plan

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 04:10 PM
Form Started By: Bruce Westby		Started On: 03/19/2024 08:25 AM
Final Approval Date: 04/04/2024		

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

RESOLUTION #24-087

RESOLUTION APPROVING PLANS AND AUTHORIZING BIDS FOR IMPROVEMENT PROJECT #24-55, 2024 PAVEMENT PATCHING CONTRACTED SERVICES

WHEREAS, numerous public streets in the City of Ramsey require pavement patching; and

WHEREAS, the City of Ramsey adopted a budget for 2024 including $375,000 to temporarily repair bituminous pavement on numerous public street segments in support of the City's Pavement Management Program, with another $200,000 reserved for temporary pavement repair projects in 2024.

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

1.) The Ramsey City Council hereby approves the plan prepared by the City Engineer and authorizes advertisements for bids for Improvement Project #24-55, 2024 Pavement Patching Contracted Services.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

2024
STREET PATCHING

AREA 1
2.17 MILES

AREA 2
0.88 MILES

AREA 3
0.48 MILES

AREA 4
0.59 MILES

AREA 5
0.47 MILES

AREA 6
0.44 MILES

Legend

PATCH TYPE

- SKIM PATCH
- SPRAY PATCH
- CITY STREETS
- STREET CENTERLINES
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

0 0.25 0.5 1 Miles

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative:

Information

Title:

Adopt Resolution #24-093, Approving a Site Plan, Final Plat, and Development Agreement for St. Katharine Drexel at 7633 161st Avenue NW

Purpose/Background:

The City has received an application from Station 19 Architects (the "Applicant"), on behalf of The Church of St. Katharine Drexel, for a Site Plan and Final Plat on the property currently described as Outlot B, PACT Addition (the "Subject Property"). The Subject Property is generally located at the northwest corner of 161st Avenue NW and Variolite Street NW, east of PACT Charter High School.

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 March 28, 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 located at the northwest corner of 161st Avenue NW and Variolite Street NW, east of PACT Charter High School. The Subject Property is zoned PI, Public/Institutional District, and is guided for low-density residential use in the City's 2040 Comprehensive Plan. It is approximately 6.38 acres in size. Access to the lot currently comes from an existing driveway on Variolite Street; however, the proposed site plan would vacate the existing driveway and establish a new driveway onto 161st Avenue NW. Surrounding properties to the east (across Variolite Street NW), north, and west are all guided for low-density residential use and properties to the south (across 161st Avenue NW) are guided as "Rural Developing".

Site Plan

The proposed building is 15,912 square feet, and designed to have the main entrance facing south. The building is proposed to be more than 100 feet from all property lines. The Applicant is also proposing a trash enclosure southeast of the proposed building, with the gates facing westward. The Applicant intends to have the trash enclosure match the proposed building in appearance and color. In addition to the proposed building, there is an existing 1,200 square-foot garage located at the northeast corner of the site that was constructed by the Applicant in 2022. The garage will remain on the Subject Property for the Applicant's use. Additionally, the existing sign at the corner of 161st Avenue NW and Variolite Street NW will remain in its current position.

Access to the building and parking lot will come from a new driveway onto 161st Avenue NW, which lines up directly with the main entrance of the building. The driveway stub was built as part of the reconstruction of 161st Avenue NW last summer. Minimum parking requirements for assembly uses, including religious institutions, are one space for each three seats of design capacity. The building's main assembly space is designed for 390 occupants, which results in a minimum parking requirement of 130 stalls. 98 stalls are proposed for the first phase. However, it should be noted that 289 additional parking stalls are shown as part of a future phase. The Applicant has verbally indicated their preference to only pave 98 stalls, based on current membership, noting that the shared parking agreement with PACT can accommodate any overflow to meet the 130-stall requirement.

Pedestrian access to the site will come from a newly-constructed shared-use trail along 161st Avenue NW. A new sidewalk will be built to connect the building's main entrance to this shared-use trail. Another sidewalk will run west to east, parallel to the building's south facade, to connect to PACT Charter School's parking lot to the west. Additional sidewalks will serve all secondary entrances to the building, as required by Minnesota State Building Code.

Landscape Plan

As noted in the Environmental Policy Board's (EPB) recommendation from March 18, a Tree Inventory and Preservation Plan was included with the submittal. Slightly over seventy percent (70%) of the existing DBH inches of significant trees will be preserved, exceeding the tree preservation standards (in fact, the plan includes removing some Siberian Elm, an invasive species, so the percentage of significant tree DBH inches preserved on site is likely slightly greater since the removal calculations include the DBH inches of Siberian Elm). As the church expands parking areas in the future, there will be additional tree losses, but additional plantings would be installed, at a minimum rate of one (1) tree for every ten (10) new parking stalls. The majority of tree removal will be done to account for stormwater ponding (exempt from removal calculations) and the building pad.

A Landscape Plan was included with the submittal. Over 300 existing deciduous and evergreen trees are being preserved, and the Applicant is utilizing these to partially meet the landscape requirements. They are proposing to install seventeen (17) new trees, including a combination of overstory, ornamental, and evergreen trees. The plan also includes ninety-two (92) shrubs, including both evergreen and deciduous species. Staff has recommended relocating some of the proposed shrubs between the trees being installed along 161st Avenue, just to provide a bit more screening for the home(s) on the south side of this road. Ground cover will be a mixture of sod against the building and entrance, and various seed mixes (low maintenance turf and a stormwater mix).

Utilities

The building will be connected to municipal water and sanitary sewer.

Storm Water Management

Storm water will be managed northwest of the site in a shared basin with PACT Charter School. The stormwater plan will be reviewed by the Lower Rum River WMO.

Final Plat

The Subject Property was platted in 2022 as Outlot B, PACT Addition, as part of a land sale to PACT Charter School for their new school, located immediately to the west. The PACT Addition plat established Drainage and Utility Easements along all four sides of the Subject Property; these easements are 10 feet wide along the south (161st Avenue NW) and east (Variolite Street NW) sides of the property, and are 5 feet wide along the north and west sides of the property. Also in 2022, a Reciprocal Easement Agreement was recorded on the property, allowing cross-access, shared parking, and shared drainage between the PACT Charter School and the Subject Property. Another agreement was recorded in August 2023 to further establish a Stormwater Treatment and Ponding Maintenance Agreement between PACT, the Church of Saint Katharine Drexel, and the City. With the Final Plat, the Applicant proposed to plat one existing outlot into one buildable lot to accommodate a religious institutional use.

Alternatives

Alternative 1: Approve the Site Plan and Final Plat as recommended by the Planning Commission.
Alternative 2: Approve the Site Plan and Final Plat with modifications based on discussion.
Alternative 3: Deny the Site Plan 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 March 28, 2024, the Planning Commission unanimously voted to recommend approval of Resolution #24-093, Approving a Final Plat and Site Plan for St. Katharine Drexel Church Addition. The Development Agreement was added to Resolution #24-093 on March 29, 2024, for City Council's review and approval.

Outcome/Action:

Motion to adopt Resolution #24-093, Approving a Site Plan, Final Plat, and Development Agreement for St. Katharine Drexel Church Addition.

Attachments

Resolution #24-093 Site Plan, Final Plat, and Development Agreement

Development Agreement St. Katharine Drexel

Plan Set

Final Plat

Form Review

Inbox	Reviewed By	Date
Adam Martin	Adam Martin	04/02/2024 09:27 AM
Brian Hagen	Brian Hagen	04/04/2024 02:56 PM
Form Started By: Adam Martin		Started On: 03/29/2024 09:20 AM
Final Approval Date: 04/04/2024		

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

RESOLUTION #24-093

A RESOLUTION APPROVING A SITE PLAN, FINAL PLAT, AND DEVELOPMENT AGREEMENT FOR "SAINT KATHARINE DREXEL CHURCH ADDITION"

WHEREAS, The City of Ramsey received an application from Station 19 Architects (the "**Applicant**") on behalf of The Church of Saint Katharine Drexel (the "**Developer**"), requesting Site Plan and Final Plat approval on the property legally described as follows:

Outlot B, PACT Addition, Anoka County, Minnesota

(the "**Subject Property**").

WHEREAS, the **Subject Property** is zoned PI, Public/Institutional, which is a mixed-use zoning designation, and guided for low-density residential uses in the 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** is replatting one outlot to become one buildable lot, measuring 6.38 acres in size, necessitating the subdivision; and

WHEREAS, all principal uses within the PI zoning district, and all religious institutions, require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on March 28, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan and Final Plat at their regular meeting on March 28, 2024 and recommended approval of both; and

WHEREAS, the City Council reviewed the request at their meeting on April 9, 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 approval of the Site Plan, Final Plat, and Development Agreement for Saint Katharine Drexel Church Addition on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1) Final legal form approved by the City Attorney.

2) That the **Developer** enters into a Development Agreement with the City.

3) That the Mayor and City Administrator are authorized to sign the Final Plat and Development Agreement.

4) That the **Applicant** shall comply with all Staff comments as noted in ProjectDox.

5) That a separate building permit and sign permit(s) are required.

6) That the **Developer** shall secure all other necessary permits from other agencies and provide a copy of said permits to the City.

7) That the **Developer** shall work with City Staff to pave additional parking stalls, in accordance with the approved site plan, as needed to satisfy parking demand.

THE CHURCH OF SAINT KATHARINE DREXEL
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 9th day of April, 2024, and is by and between the City of Ramsey, a Minnesota municipal corporation (the "**CITY**") and **THE CHURCH OF SAINT KATHARINE DREXEL**, a religious corporation under the laws of Minnesota, (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 7633 161st Avenue Northwest, Ramsey, MN 55303 and legally described as:

Lot 1, Block 1, Saint Katharine Drexel Church Addition, Anoka County, Minnesota.

(the "**Subject Property**")

B. That on February 12, 2024, the **CITY** received a Land Use Application from Station 19 Architects (the "**Applicant**"), on behalf of the **PERMITTEE**, requesting a Site Plan Review and Final Plat, as part of a proposal to construct a religious institutional building to operate on the **Subject Property**, and associated site improvements (cumulatively, the "**New Building**").

C. That on April 9, 2024, the City Council approved the Site Plan Review and Final Plat for the proposed **New Building**.

D. The **PERMITTEE** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **CITY.**

Agreement

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **CITY** approves the site plan (the "Site Plan") conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with the applicable provisions of City Code**.**

2. **Conformance with the Plans**. The **Subject Property** shall be developed in accordance with the final plans (the "**Plans**") prepared by Station 19 Architects and Hakanson Anderson. The **Plans** remain subject to: (a) City Staff's review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY's** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement**, but are in the **CITY's** files.

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

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

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

6. **Required Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans.** The Required Improvements and the allocated costs therefor are as follows:

Required Improvement	Cost	125% of Cost Release Amount
a. Site work (including temporary and permanent erosion control, lot grading, parking lot and driveway bituminous pavement, and concrete walkways, curb, and gutter)	$328,763.00	$410,953.75
b. Sanitary sewer service	$34,477.00	$43,096.25
c. Water services	$57,745.00	$72,181.25
d. Storm drainage facilities	$222,553.00	$278,191.25
e. Landscaping	$9,700.00	$12,125.00
TOTAL	$653,238.00	$816,547.50

("**Required Improvements**")

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

7. **Required Improvements Completion Date**. The **Required Improvements** shall be completed within twenty-four (24) months from the date of Site Plan approval for the New Building, subject to Unavoidable Delays. For the purposes of this Agreement, Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, global

pandemic, epidemic, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, results in delays, or acts of any federal, state or local governmental unit other than the **CITY**.

8. **Required Improvements Financial Guaranty**. In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Eight Hundred Sixteen Thousand Five Hundred Forty-Seven Dollars and Fifty Cents (\$816,547.50)**, which is 125% of the **CITY's** estimated cost of the **Required Improvements**. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

   At the request of **PERMITTEE**, the **CITY** shall, not more frequently that once monthly, release that part of the Financial Guaranty for any completed portion of the Required Improvements in the amount set forth in Section 6 that have been accepted in writing by the **CITY**. Upon completion of the construction of all or any remaining of the **Required Improvements** and written acceptance by the **CITY**, the financial guaranty shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guaranty described in Section III Paragraph 11 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the **Required Improvements** and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE's** default.

9. **Site Inspection Fees.** The **PERMITTEE** shall be responsible for all site inspection costs incurred by the **CITY** related to the installation of **Required Improvements**. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the **Required Improvements**, which equates to **Thirty-Two Thousand Six Hundred Sixty-One Dollars and Ninety Cents (\$32,661.90)** (5% x \$653,238.00). Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY's** escrow account shall be refunded to the **PERMITTEE**.

10. **Storm Water Management Fee.** The **PERMITTEE** is responsible for satisfying applicable Storm Water Management Fee requirements for the plat of Saint Katharine Drexel Church Addition. The **PERMITTEE** must pay a Storm Water Management Fee of **\$33,948.00** (6.38 acres x \$5,321.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

11. **Park Dedication**. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements with the plat of Saint Katharine Drexel Church Addition. The **PERMITTEE** must pay **\$32,528** (park dedication) and **\$8,294** (trail development). These amounts are based off 6.38 acres at \$5,100 per acre (park dedication) and \$1,300 per acre (trail development).

12. **Sanitary Sewer Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying

applicable Sanitary Sewer Trunk Fee requirements for the plat of Saint Katharine Drexel Church Addition. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$25,922.00** (6.38 acres x $4,063.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

13. **Water Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements with the plat of Saint Katharine Drexel Church Addition. The **PERMITTEE** must pay a Water Trunk Fee of **$46,848.00** (6.38 acres x $7,343.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

SECTION II
PERMITS AND OCCUPANCY

14. **Requirements for Building Permit.**

    a. No building permit shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; (c) the financial guaranty described in Section I Paragraph 8 to the **CITY**; and (d) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**, if applicable**;** and

    b. No occupancy permit shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; and (b) constructed all utilities and storm water facilities this **Agreement** requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY.**

SECTION III
ON-SITE LANDSCAPING

15. **Maintenance Guaranty for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide a maintenance guaranty to ensure the survival of the plantings. Said maintenance guaranty shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Three Thousand Six Hundred Dollars and No Cents ($3,600.00)** [# plantings (17 trees and 92 shrubs) x cost/planting ($300/tree and $75/shrub) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY's** written acceptance of said plantings as part of the **Required Improvements**.

    At the end of the two (2) year period, the **PERMITTEE** shall contact the **CITY** to schedule a final inspection of the landscaping. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the **CITY**. Upon approval of the final landscape inspection by the **CITY,** the maintenance guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two (2) year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **PERMITTEE** default.

SECTION IV

GENERAL

16. **Boulevard and Area Restoration**. The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.

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

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

19. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this **Agreement** as **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

20. **Site Plan Approval Expenses**. The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY's** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.

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

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

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

24. **Violation of This Permit**. If the **PERMITTEE** fails to perform any of the terms of this **Agreement** in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this **Agreement** by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

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

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

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

TO PERMITTEE:
The Church of Saint Katharine Drexel
Attn: Paul Jaroszezki
7101 143rd Ave NW, Suite G
Ramsey, MN 55303

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

[The rest of this page left intentionally blank]

THE PERMITTEE:

The Church of Saint Katharine Drexel

By:_____
Paul Jaroszeski

Its: Vice President of the Board of Directors and Pastor

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Paul Jaroszeski, the Vice President of the Board of Directors and Pastor of The Church of Saint Katharine Drexel, a religious corporation, under the laws of the State of Minnesota on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Mark E. Kuzma
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2024, by Mark E. Kuzma and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

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

ST. KATHARINE DREXEL

RAMSEY, MN

CITY SUBMISISON

PROJECT TEAM

ARCHITECT
Station 19 Architects, Inc.
4181 West Broadway Ave.
Minneapolis MN 55422
612.623.1800

STRUCTURAL ENGINEER
Innovative Structural Solutions
5279 Kyler Avenue NE
Albertville, MN 55301
763.425.9960

CIVIL ENGINEER
Hakanson Anderson
3601 Thurston Ave
Anoka, MN 55303
763.427.5860

MEP ENGINEER
Design Build by General Contractor

CONTRACTOR
Langer Construction Company
54 East Moreland Avenue
St. Paul, MN 55118
651.457.5993

LOCATION MAP



MATERIAL SYMBOLS

- CONCRETE
- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM BOARD/PLASTER
- INSULATION - BATT
- INSULATION - RIGID
- MASONRY
- METAL
- PLYWOOD
- WOOD, FINISH
- WOOD, OSB

N

SHEET INDEX

T00 TITLE SHEET

CIVIL
C1 TITLE SHEET
C2 CONSTRUCTION NOTES AND DETAILS
C3 DETAILS
C4-C6 CITY STANDARD PLATES
C7 TREE INVENTORY AND SUMMARY
C8 EXISTING TOPOGRAPHY AND REMOVALS PLAN
C9 SITE PLAN
C10 GRADING, DRAINAGE, AND SEDIMENT CONTROL PLAN
C11 STAKING PLAN
C12 UTILITY PLAN
C12 RESTORATION AND PAVING PLAN

LANDSCAPE
L1 LANDSCAPE PLAN
L2 PLANTING DETAILS & LANDSCAPE SPECS.

ARCHITECTURE
A11 MAIN LEVEL CODE PLAN
A31 MAIN LEVEL FLOOR PLAN
A50 ROOF PLAN
A60 EXTERIOR ELEVATIONS
A61 BUILDING SECTIONS

STATION 19 ARCHITECTS, INC.
STATION19.COM | 612.623.1800

PRELIMINARY/
NOT FOR
CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #:

DATE: 2/9/2024

ST. KATHARINE DREXEL

7101 143RD AVE NW RAMSEY MN 55303

PROJECT NO: 4532

DRAWN BY: GT

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NO	DATE	DESCRIPTION

CITY SUBMISSION

TITLE SHEET

T00

GENERAL CODE NOTES

A. ALTERATIONS TO BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROTECTION PROVIDED.
B. AREAS SHOWN GREY ARE EXISTING TO REMAIN.
C. EXTEND AND MODIFY EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS FOR NEW WORK.

PLUMBING REVIEW SUMMARY

MN BUILDING CODE 2020 SECTION 2902

MINIMUM NUMBER OF PLUMBING FIXTURES
TOTAL OCCUPANCY: 544 OCC.
668 OCC./2 = 334 MEN AND 334 WOMEN

	REQUIRED	PROVIDED
MENS WATER CLOSETS (334/150)	3	3
MENS LAVATORIES (334/200)	2	2
WOMENS WATER CLOSETS (334/75)	5	5*
WOMENS LAVATORIES (334/200)	2	3*
UNISEX RESTROOMS	1	2
DRINKING FOUNTAIN (1:1000) EACH FOUNTAIN TO BE HI-LO	1	1
SERVICE SINK	1	1

*1 UNISEX RESTROOM WC AND LAV COUNTED TOWARDS REQUIRED COUNTS FOR WOMEN.

CODE REVIEW SUMMARY

MN BUILDING CODE 2020

CH. 3 **DESCRIPTION OF OCCUPANCY:**
A-3 & B NON-SEPARATED*
(S305.1) EDUCATIONAL ROOMS AS ACCESSORY TO PLACES OF RELIGIOUS WORSHIP AND HAVE OCCUPANT LOADS LESS THAN 100 PEOPLE PER ROOM SHALL BE CLASSIFIED AS A-3
*MEET MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 PER 508.3.1

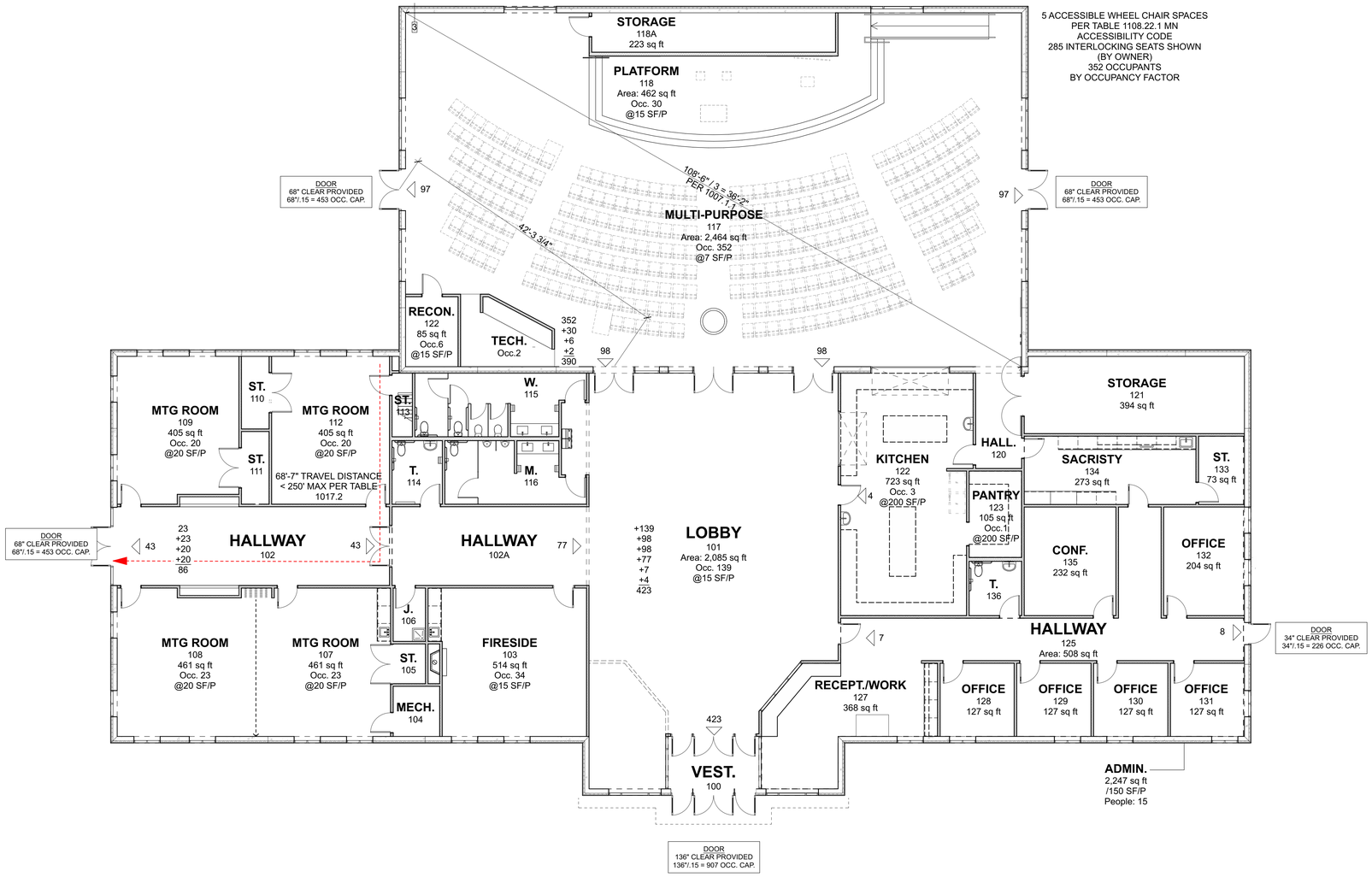
CH. 6 **TYPE OF CONSTRUCTION:**
TYPE 4B CONSTRUCTION, FULLY SPRINKLERED

T601 **FIRE RESISTANCE RATING REQUIREMENTS**	**REQUIRED**	**PROVIDED**
STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES)	0 HR	0 HR
BEARING WALLS - EXTERIOR	0 HR	0 HR
BEARING WALLS - INTERIOR	0 HR	0 HR
NONBEARING WALLS - EXTERIOR	0 HR	0 HR
NONBEARING WALLS - INTERIOR	0 HR	0 HR
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS & JOISTS	0 HR	0 HR
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMNS & JOISTS	0 HR	0 HR

T602 **FIRE RESISTANCE RATING REQ. FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE**
FIRE SEPARATION DISTANCE: >30' REQUIRED SEPARATION: 0 HR

ALLOWABLE HEIGHT AND BUILDING AREAS

S504	ALLOWABLE HEIGHT	3 STORIES, 75 FT
	PROPOSED HEIGHT	1 STORY, **25 FT**
S506	ALLOWABLE AREA PER FLOOR (Aa = 38,000+(6000x.75))	**42,500 SF**
	BASE ALLOWABLE AREA (At): NS = 9,500 S1= 38,000	
	FRONTAGE INCREASE (If): (If = (F/P-0.25)W/30)	
	BUILDING PERIMETER WHICH FRONTS A PUBLIC WAY (F)	578 FT
	PERIMETER OF ENTIRE BUILDING (P)	578 FT
	WIDTH OF PUBLIC WAY OR OPEN SPACE (W)	> 30 FT
	PROPOSED/EXISTING AREA	
	MAIN LEVEL	15,207 SF TOTAL-OK



1 / A11 CODE PLAN
SCALE: 1/8" = 1'-0"

N

0 4' 8' 16'

STATION 19 ARCHITECTS, INC.
STATION19.COM | 612.623.1800

PRELIMINARY/
NOT FOR
CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #:

DATE: 2/9/2024

ST. KATHARINE DREXEL

7101 143RD AVE NW RAMSEY MN 55303

PROJECT NO: 4532

DRAWN BY: GT

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NO	DATE	DESCRIPTION

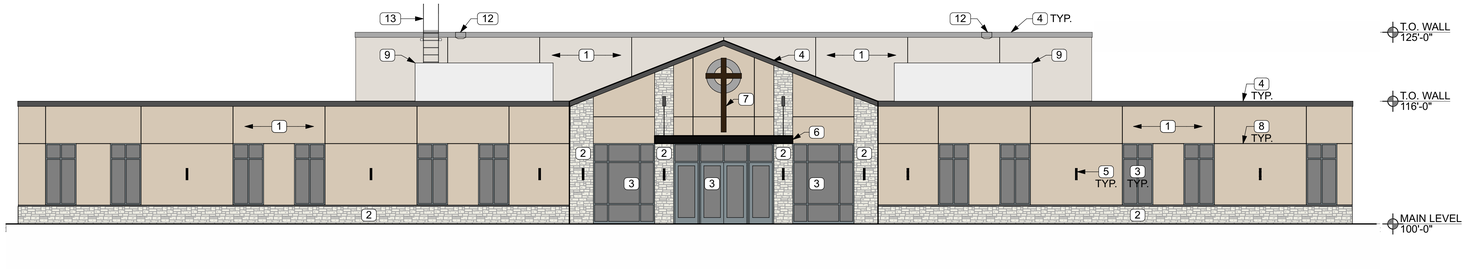
CITY SUBMISSION

MAIN LEVEL CODE PLAN

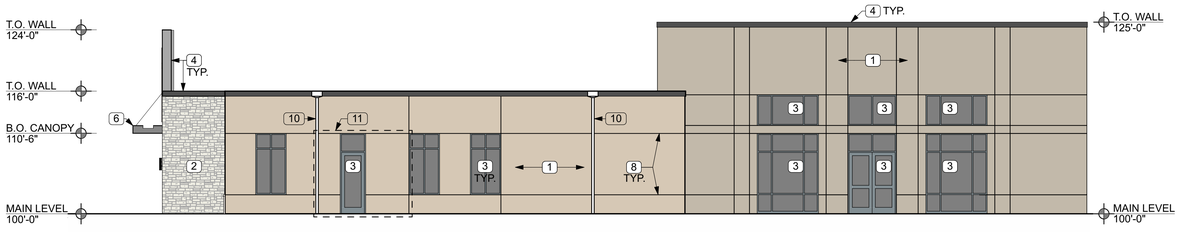
A11

ELEVATION NOTES

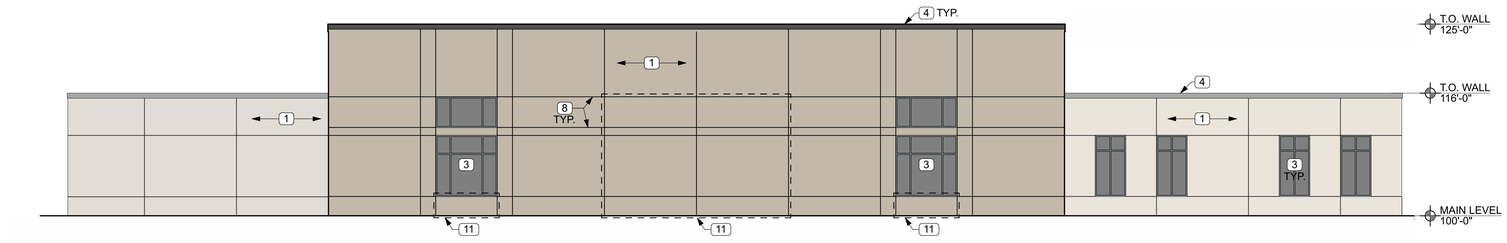
1. PRECAST CONCRETE PANEL W/ ALT ETCHED FINISH
2. MFG STONE - ALT. #6
3. ALUMINUM STOREFRONT WINDOWS AND DOORS
4. PREFIN. MTL PARAPET CAP
5. EXTERIOR SCONCE LED LIGHTING
6. PREFIN. MTL CANOPY
7. RELOCATED EXISTING CROSS
8. PRECAST REVEAL JOINT
9. RTU SCREENING - PRELIMINARY LOCATION
10. PREFIN MTL. THRU-WALL SCUPPER W/ OVERFLOW, DOWNSPOUT, & CONCRETE SPLASH BLOCK
11. KNOCK-OUT PANEL FOR FUTURE ADDITIONS
12. THRU-WALL OVERFLOW SCUPPER
13. GALVANIZED STEEL PERMANENT ACCESS LADDER - PAINTED



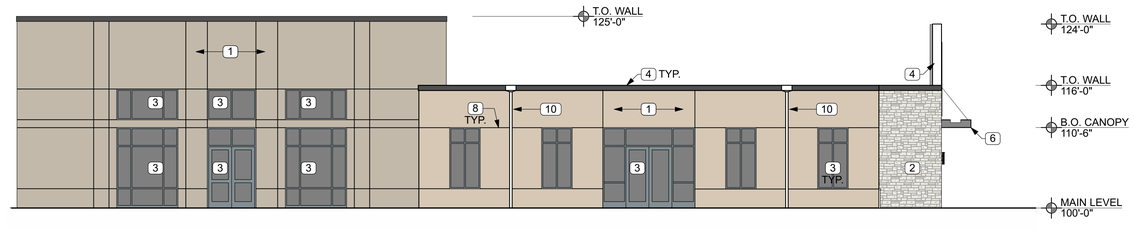
1 SOUTH ELEVATION (color)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (color)
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (color)
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (color)
SCALE: 1/8" = 1'-0"

STATION 19 ARCHITECTS, INC.

STATION19.COM | 612.623.1800

PRELIMINARY/ NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #:

DATE: 3/13/2024

ST. KATHARINE DREXEL

7101 143RD AVE NW RAMSEY MN 55303

PROJECT NO: 4532

DRAWN BY: GT

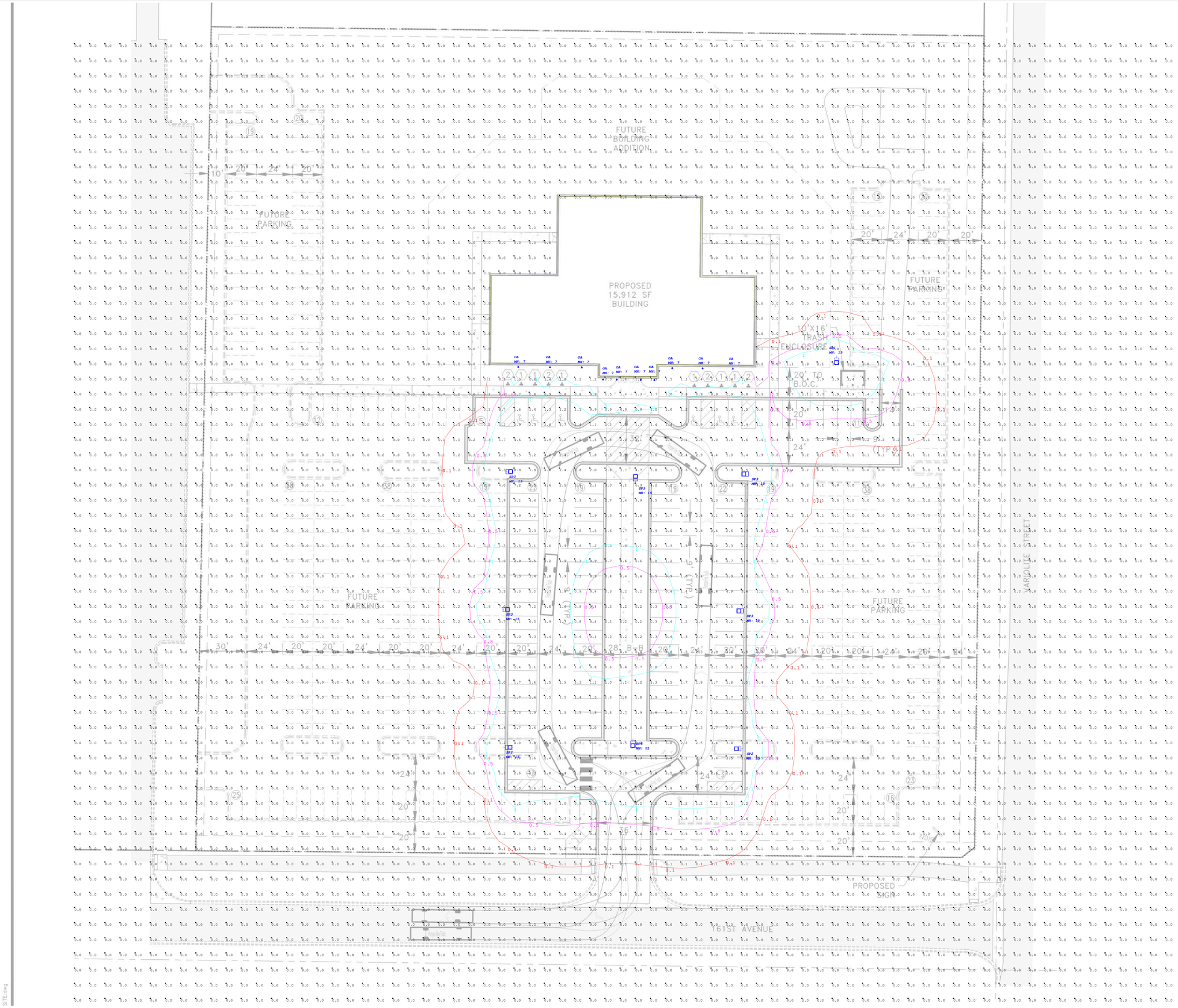
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NO	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS - COLOR



1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.28	8.9	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	10	OA		3-751	Single	808	20.4	0.900
	1	SP1		PRV-PA1A-740-U-T4W	Single	7484	54	0.900
	2	SP2		PRV-PA1B-740-U-T4W	Single	9738	74	0.900
	4	SP3		PRV-PA2B-740-U-T4W	Single	19431	151	0.900
	2	SP5		PRV-PA2B-740-U-5WQ	Single	20332	151	0.900

MLAZGAR ASSOCIATES
10340 VIKING DR.
SUITE 150
EDEN PRAIRIE, MN 55344
(p) 952-943-8080
(f) 952-943-8088
www.mlazgar.com

#	Date	Comments

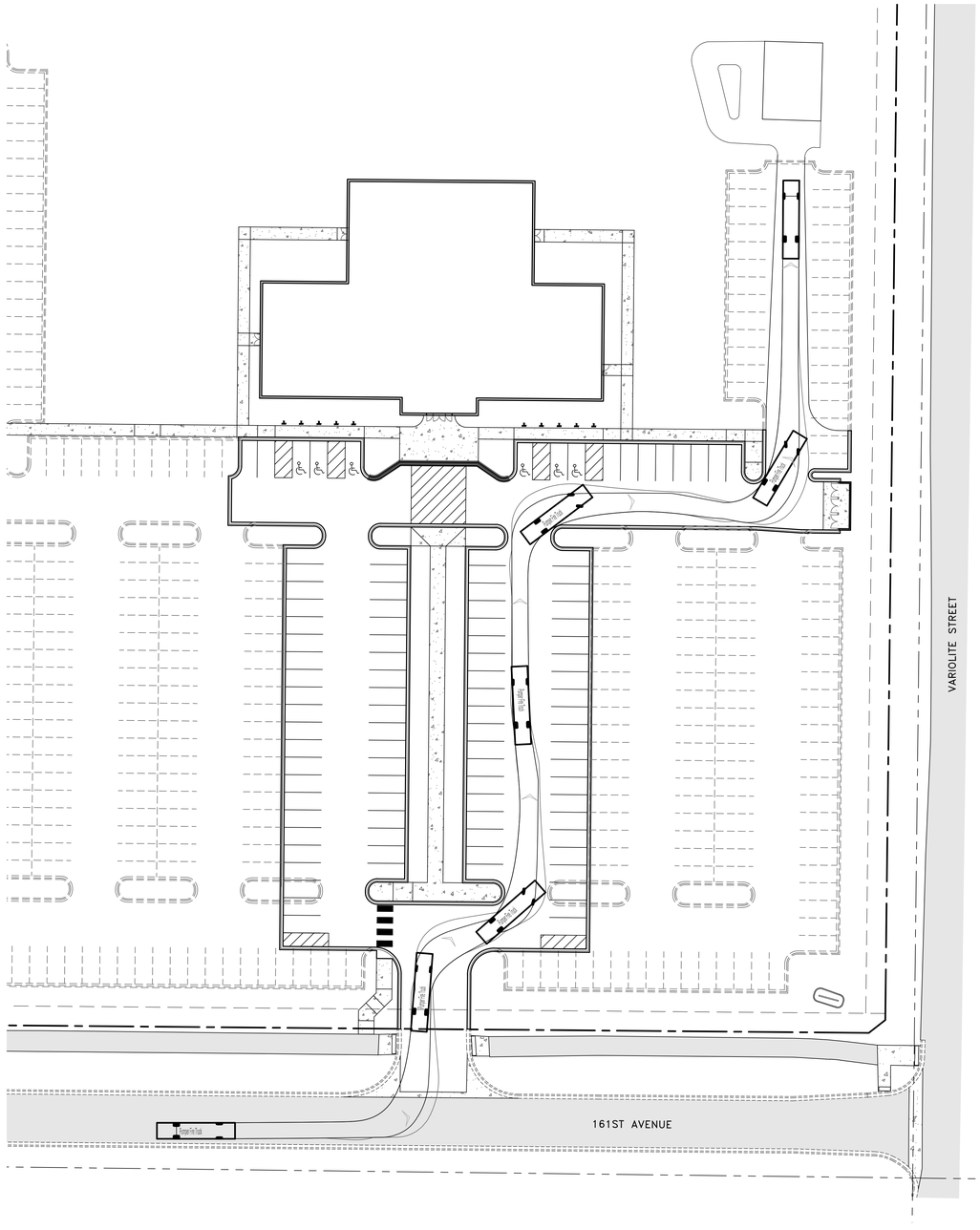
Revisions

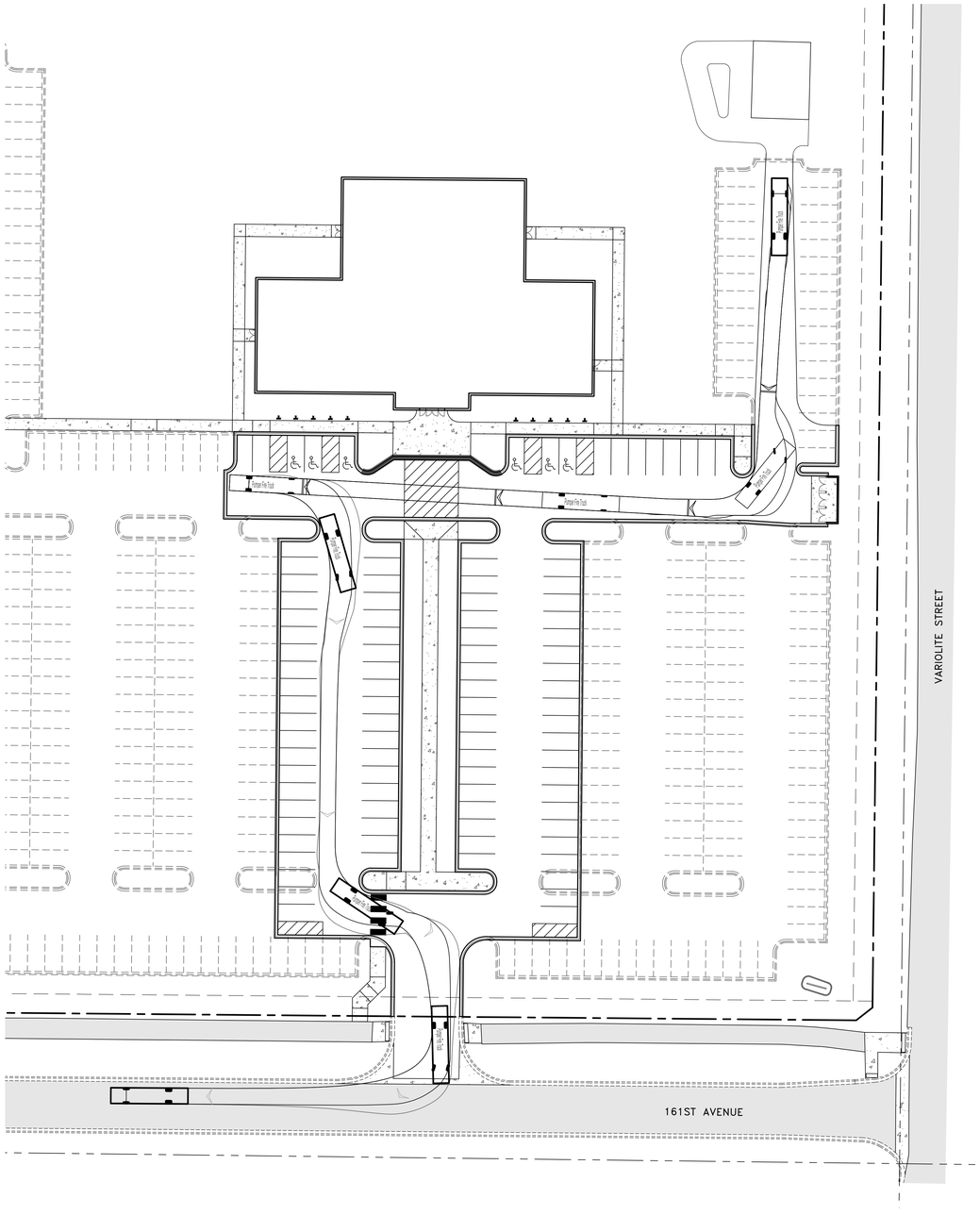
RLMA Project #: 154145
Drawn By: BS
Date:3/13/2024

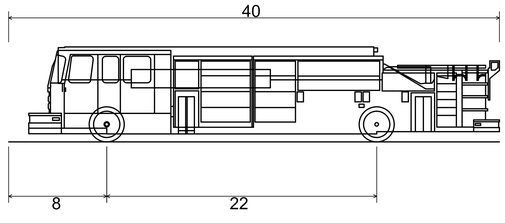
Scale: 1" = 25'

PHOTOMETRIC

ST KATHERINE DREXEL
RAMSEY, MN







Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

N

30 0 30 60
SCALE IN FEET

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ST. KATHARINE DREXEL

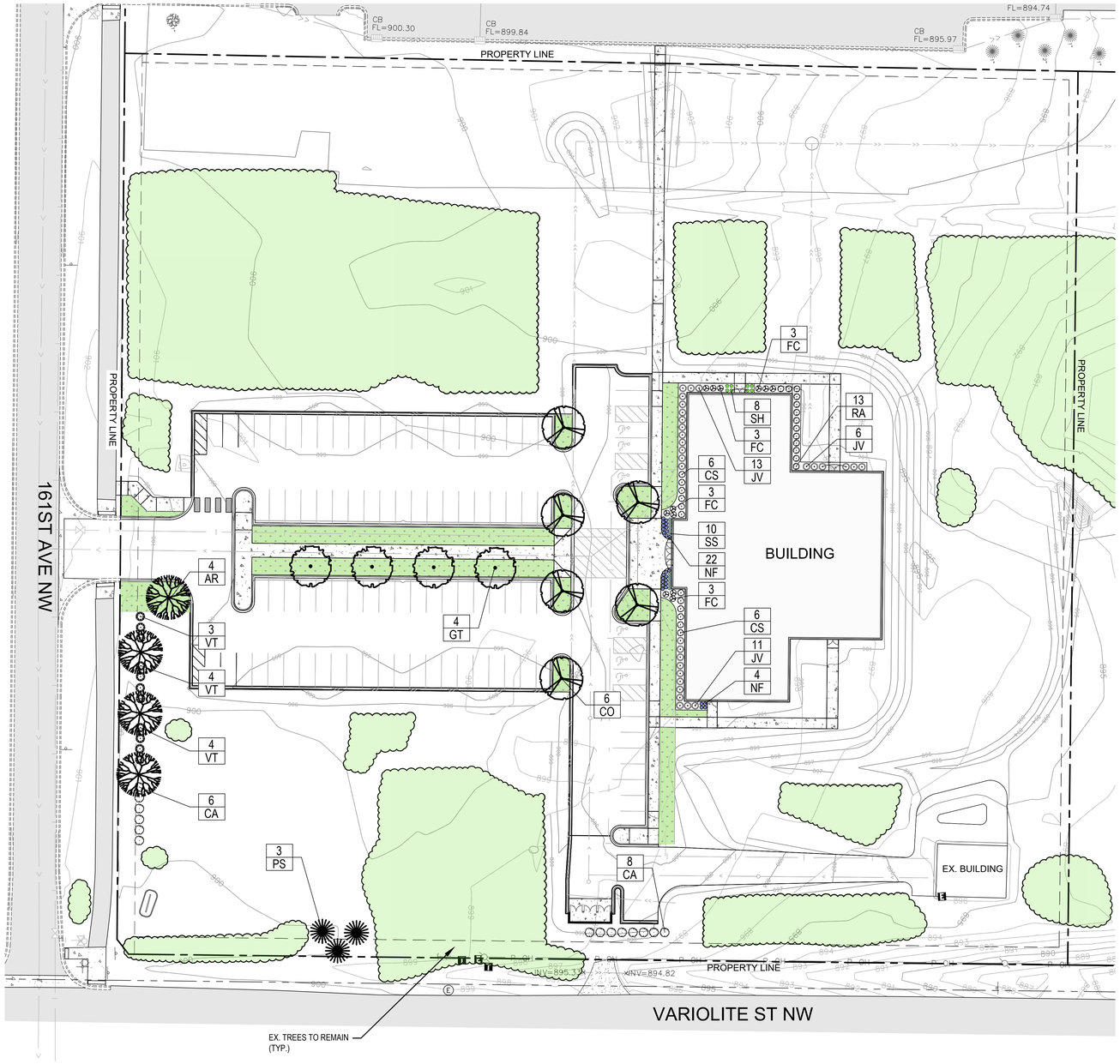
FIRE TRUCK TURNING EXHIBIT

CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

4719.02

Date: 11/25/24 - 2:07pm
K:\PRHA ENG\4719.02\ENGINEERING\EXHIBITS\471902_FIRE TRUCK TURNING EXHIBIT.dwg



LANDSCAPE REQUIREMENTS

DETERMINING NUMBER OF PLANTS		
LOT PERIMETER: 2,106 LF		
BUILDING FOOTPRINT: 15,912 SF		
PI PUBLIC/INSTITUTIONAL DISTRICT		
TREES BASED ON LOT PERIMETER	**REQUIRED**	**ON THIS PLAN**
DECIDUOUS/CONIFEROUS TREES PER 50 LF = 42 TREES, ADDITIONAL 30% FOR BUFFERYARD = 13 TREES	55	
PROPOSED TREES		17
EXISTING DECIDUOUS TREES TO REMAIN		58
EXISTING CONIFEROUS TREES TO REMAIN		246
SHRUBS BASED ON LOT PERIMETER	**REQUIRED**	**ON THIS PLAN**
SHRUBS PER 30 LF = 70 SHRUBS, ADDITIONAL 30% FOR BUFFERYARD = 21 SHRUBS	91	92
TREE DISTRIBUTION	**REQUIRED**	**ON THIS PLAN**
DECIDUOUS OVERSTORY TREES ≥ 25%	≥ 11	72
CONIFEROUS TREES ≥ 25%	≥ 11	249
DECIDUOUS UNDERSTORY TREES ≤ 25%	≤ 11	0
PARKING LOT LANDSCAPING - 98 STALLS	**REQUIRED**	**ON THIS PLAN**
1 TREE PER 10 STALLS	9	11
BUFFERYARDS		
SCREEN RESIDENTIAL TO THE EAST, ACCOMPLISHED WITH PRESERVATION OF EX. TREES & ADDITIONAL CONIFERS AND SHRUBS WHERE EXISTING BUFFER IS THIN.		

PLANT SCHEDULE

SYMBOL	QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
			OVERSTORY TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)			
	4	AR	ACER RUBRUM 'RED SUNSET'	2"	BB	SPACE 35' 0.C.
			REDSUNSET MAPLE			
	6	CO	CELTIS OCCIDENTALIS	2"	BB	SEE PLAN FOR SPACING
			HACKBERRY			
	4	GT	GLEDITSIA TRIACANTHOS 'HARVE'	2"	BB	SPACE 35' O.C.
			NORTHERN ACCLAIM HONEYLOCUST			
			CONIFEROUS TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)			
	3	PS	PINUS STROBUS	6'	BB	SPACE 15' O.C.
			WHITE PINE			
			ORNAMENTAL TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)			
	0	MS	MALUS 'SHOTIZAM'	1.5"	BB	SEE PLAN FOR SPACING
			SHOW TIME CRABAPLE			
			SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)			
	12	CS	CORNUS SERICEA 'BAILADELINE'	#5	CONT.	SPACE 4.5' O.C.
			FIREDANCE REDTWIG DOGWOOD			
	14	CA	CORYLUS AMERICANA	#5	CONT.	SPACE 6' O.C.
			AMERICAN HAZELNUT			
	30	JV	JUNIPERUS VIRGINIANA 'GREY OWL'	#5	CONT.	SPACE 4.5' O.C.
			GREY OWL JUNIPER			
	12	FC	FORSYTHIA 'COURTASOL'	#2	CONT.	SPACE 4' O.C.
			GOLD TIDE FORSYTHIA			
	13	RA	RHUS AROMATIC 'GRO-LOW'	#5	CONT.	SPACE 4.5' O.C.
			GRO-LOW SUMAC			
	11	VT	VIBURNUM TRILOBUM	#5	CONT.	SPACE 6' O.C.
			AMERICAN CRANBERRYBUSH			
			PERENNIALS			
	26	NF	NEPETA FAASSENII 'NOVANEPJUN'	#1	CONT.	SPACE 2' O.C.
			JUNIOR WALKER CATMINT			
	10	SS	SCHIZACHYRIUM SCOPARIUM	#1	CONT.	SPACE 2' O.C.
			LITTLE BLUESTEM			
	8	SH	SPOROBOLUS HETEROLEPIS	#1	CONT.	SPACE 2' O.C.
			PRAIRIE DROPSEED			

NOTES:
1. SEE SHEET L2 FOR PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
2. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING, REQUIRES 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT.
3. ALL SOD, TREES, AND PLANTING BEDS TO BE IRRIGATED.
4. ALL DISTURBED AREAS NOT CALLED OUT FOR SOD OR PLANTING BEDS TO BE SEEDED WITH LOW MAINTENANCE TURF SEED (SEE CIVIL RESTORATION PLAN AND SPECIFICATIONS).

LEGEND

SOD

30 0 30 60
SCALE IN FEET

DATE	REVISION
03.13.2024	PLAN REVISIONS PER CITY REVIEW

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. Name: Carmen Simonet

Signature: Carmen Simonet

License # 24236 Date: 02.08.24

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ST. KATHARINE DREXEL

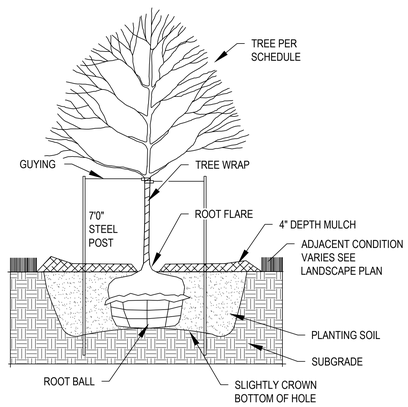
LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET L1 OF L2 SHEETS

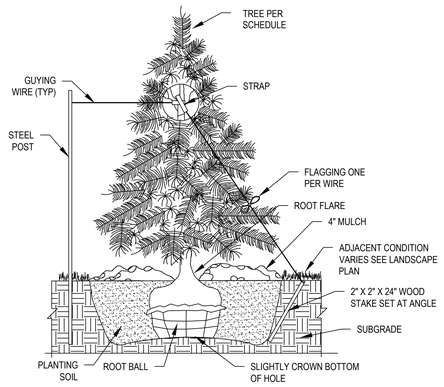
4719.02

PLANTING DETAILS



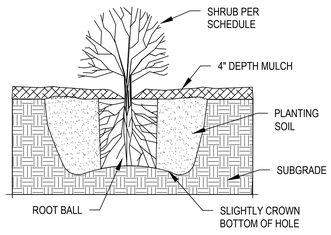
NOTES:
1. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE TREE. DO NOT CUT THE LEADER.
2. WIDTH OF PLANTING HOLES: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
3. DEPTH OF HOLE: ROOT FLARE TO SIT AT, OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
4. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
5. SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
6. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL TWINE.
7. REMOVE OR CORRECT STEM GIRDLING ROOTS.
8. SLIT REMAINING BURLAP AT 6" INTERVALS.
9. PLUMB & BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
10. BACKFILL VOIDS AND WATER A SECOND TIME.
11. PLACE 4" SHREDDED HARDWOOD MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK.
12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. IF NEEDED, STAKE TREES USING 16" LONG, 1.5" WIDE STRAPS, AND ATTACH TO POST WITH WIRE. INSTALL POST 3' INTO GROUND. REMOVE WITHIN ONE YEAR.
13. WRAP TRUNK IN FALL REMOVE IN SPRING.
14. REFER TO SPECS. FOR ADDITIONAL INFORMATION.

1 L2 TREE PLANTING DETAIL



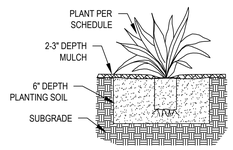
NOTES:
1. WIDTH OF PLANTING HOLE: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
2. DEPTH OF HOLE: ROOT FLARE TO SIT AT OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
3. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
4. SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
5. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL TWINE.
6. REMOVE OR CORRECT STEM GIRDLING ROOTS OR REJECT PLANT.
7. SLIT REMAINING BURLAP AT 6" INTERVALS.
8. PLUMB & BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
9. BACKFILL VOIDS AND WATER A SECOND TIME.
10. PLACE SHREDDED HARDWOOD MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK OR BRANCHES.
11. TWO ALTERNATE METHODS OF STAKING TREES ARE ILLUSTRATED IN DETAIL.
12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. IF NEEDED, STAKE TREES USING 16" X 1.5" POLYPROPYLENE OR POLYETHYLENE STRAPS, ATTACH TO POST, OR STAKE WITH 10 GAUGE WIRE. REMOVE WITHIN ONE YEAR.
13. REFER TO PLAN AND SPECS. FOR ADDITIONAL INFORMATION.

2 L2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



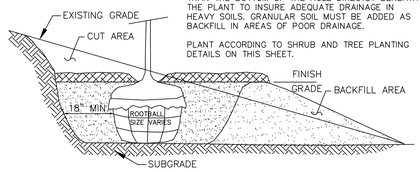
NOTES:
1. DIG SHRUB HOLE 12" MIN. LARGER THAN CONTAINER SIZE, ALL SIDES.
2. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
3. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE SHRUB.
4. HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL. SCORE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS.
5. SET SHRUB ON UNDISTURBED SOIL OR ON THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
6. PLUMB AND BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN SHRUB PRIOR TO PLACING MULCH.
7. ALL SHRUB PLANTINGS RECEIVE 4" DEPTH MULCH.
8. REFER TO SPECS. FOR ADDITIONAL INFORMATION.

3 L2 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. PLANT INTO PREPARED PLANTING BED. REMOVE WEEDS, LOOSEN COMPACTED SOILS TO A DEPTH OF 6", AND AMEND PLANTING SOIL WITH COMPOST.
2. PLANT AT SAME DEPTH AS IN CONTAINER.
3. PLACE SHREDDED HARDWOOD MULCH OVER PERENNIAL BED. DO NOT PLACE ANY MULCH ON VEGETATION.
4. THOROUGHLY WATER IN PLANTS.
5. REFER TO PLAN AND SPECS. FOR ADDITIONAL INFORMATION.

4 L2 PERENNIAL PLANTING DETAIL
NOT TO SCALE



NOTES:

EXTEND EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

PLANT ACCORDING TO SHRUB AND TREE PLANTING DETAILS ON THIS SHEET.

5 L2 PLANTING ON A SLOPE DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

TREES, SHRUBS, AND PERENNIALS

1. REFERENCES
   - A. MnDOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2020 Edition.
   - B. American Standard for Nursery Stock, ANSI Z60.1-2014.
   - C. ASTM, American Society for Testing and Materials.
2. QUALITY ASSURANCE
   - A. Work shall be performed by a landscape contractor with extensive horticulture knowledge, and a min. of 3 years of experience.
   - B. Handle plants in such a way as to protect from damage either physical or by exposure to sun and wind. Mishandled plants are subject to rejection by Landscape Architect.
   - C. Plants used on this project shall meet the grading standards recommended by the ANSI Z60.1-2014.
3. PRODUCTS
   - A. Plants: Provide as specified on Plant Schedule. ANY SPECIES SUBSTITUTIONS REQUIRE PRIOR APPROVAL BY THE CITY OF RAMSEY.
   - B. Edging: Steel edging: 3/16" x 4" w/ 15" stakes, black color, Sure-loc or equal.
   - C. Mulch: Shredded hardwood mulch.
   - D. Water: Contractor to provide.
   - E. Planting Soil: rich friable, loam topsoil, free of debris and seeds, conforming to MnDOT 3877.2, Loam Topsoil Borrow with not more than 35% sand content.
   - F. Compost: Conforming to MnDOT 3890.2, Grade 2.
   - G. Tree Wrap: Two-ply weather resistant paper product.
4. PLANTING DATES: Spring Planting: Apr. 1 - June 15. These dates may be extended if daytime temps. remain below 80 degrees. Fall: Sept. 30 - Oct. 30th. Daytime temps. need to drop below 80 degrees before planting begins, and may continue until freeze up. Coniferous trees Aug. 15 - Oct. 1st. Plant under favorable weather conditions, do not plant during days of extreme heat.
5. EXECUTION
   - A. Prior to digging, Contractor to have utilities located.
   - B. Contractor to notify Owner and Landscape Architect 3 days in advance of when planting work will occur.
   - C. Plant into prepared planting beds.
   - D. Install trees, shrubs, and perennials per planting details, adjust location if in conflict with utilities. Verify new location with Landscape Architect prior to planting.
   - E. Separate all shrub and perennial beds from sod areas with edger.
   - F. Clean-up entire site following planting operations.
6. ACCEPTANCE OF PLANTING WORK
   - A. Contractor to notify Owner when planting work is complete for review and punch list.
   - B. Contractor to water and maintain the trees, shrubs, and perennials until Owner Acceptance.
   - C. Owner will give Acceptance of Work following satisfactory correction of punch list items.
   - D. Watering and regular landscape maintenance of trees, shrubs, and perennials will be Owners responsibility following acceptance of work.
7. GUARANTEE PERIOD
   - A. Contractor to warranty trees, shrubs and perennials for **2-years** following acceptance of Work by Owner.
   - B. Contractor to maintain the trees in a plumb position throughout the guarantee period.
   - C. Contractor to remove all staking/wiring/ straps and plant tags from trees at the end of the guarantee period.
   - D. Replacements: At the end of the guarantee period, all plants which are unhealthy, dead, not having a normal density, size, shape or color shall be shall be replaced. Replacements shall match caliper and/or height of the other plants at time of replacement. Selection of replacement material and installation practices shall follow the requirements of the Drawings and Specifications.

SODDING

1. AREAS TO SOD
   - A. Sod areas as shown on plan.
2. REFERENCES
   - A. MnDOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2020 Edition.
3. PRODUCTS
   - A. Sod: Provide drought tolerant, strongly rooted sod, machine cut to pad thickness of 1", excluding top growth and thatch. Sod to be at least 2 years old, free of weeds, disease, or other material which might be detrimental to the development of the sod. Sod to be moist when cut and maintained in moist condition during transportation and storage at the site. Do not use sod that shows signs of visible heating on this project.
   - B. Fertilizer: Slow release 5-10-5 starter fertilizer.
   - C. Water: Contractor to provide.
   - D. Topsoil: provide rich friable loam, free of debris and seeds, and conforming to MnDOT 3877.2 Common Topsoil Borrow with not more than 35% sand content.
4. SOIL PREPARATION
   - A. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING, REQUIRES 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT.
   - B. Immediately prior to sodding, loosen topsoil to minimum depth of 3".
   - C. On slopes operate cultivating equipment at right angles to the direction of surface drainage.
   - D. Contractor to work all areas to receive sod until the soil is smooth and an even grade is established. Fill all holes, depressions and rivulets to ensure an even grade and that proper elevation is established. Fill material shall be compacted sufficiently to provide uniform density and to resist erosion. Remove all rubble, sticks, branches, stones and other extraneous material over 1/2" in diameter on the surface prior to sodding.
   - E. For all areas to be sodded work in dry, free flowing slow release starter fertilizer into the top 1 inch of soil.
5. EXECUTION
   - A. Install sod during favorable weather, do not sod if ground is frozen or sod is dormant.
   - B. Lay sod with tightly fitting joints, no overlapping joints, and stagger rows to offset joints. Anchor sod on slopes to prevent slippage.
   - C. Thoroughly water sod immediately after installing. Continue watering at frequency necessary to initiate rooting, and until the work is accepted by Owner.
   - D. Clean up and remove all debris resulting from sodding activity and dispose of properly. Restore all areas disturbed by sodding operation to their original condition.
6. ACCEPTANCE OF SOD WORK
   - A. Contractor to notify Owner when sod work is complete for review and punch list.
   - B. Owner to accept work following satisfactory correction of punch list items.
   - C. Contractor will maintain all turf areas in a healthy, growing condition by watering, mowing, and any other maintenance necessary to establish the lawn, for a minimum of 30 days from time of acceptance.
   - D. Any sod that does not show definite growth and establishment during the 30 days from time of acceptance, shall be replaced and established at the proper season by the Contractor at Contractor's expense.

IRRIGATION

1. DESCRIPTION
   - A. Work includes: design, furnish, and install complete, fully automatic and programmable underground irrigation system, capable of alternate date watering for all landscape areas identified on sheet L1. The system shall provide full coverage with uniform levels of total precipitation throughout all irrigated areas.
   - B. The system is to include water efficient technologies including: a WaterSense labeled controller, a flow meter, soil moisture and/or evapotranspiration (ET) sensors, a rain sensor, and be calibrated to meet all applicable City Codes.
   - C. Dripline to be used in perennial and shrub beds not covered by lawn sprinklers.
   - D. The system is to meet state department of health standards and have a backflow preventer.
   - E. Materials, equipment, and methods of design and installation shall comply with, but not be limited to, the following codes and standards:
     - All local and state laws and ordinances, and with all the established codes applicable thereto.
     - National Electrical Code.
     - American Society for Testing and Materials (ASTM).
     - National Sanitation Foundation (NSF).
     - The best management practices developed by the Irrigation Association.
   - F. The designer shall provide balanced pressure and flow and optimum operating efficiency.
   - G. The contractor is responsible for obtaining all permits and licenses required for installation of irrigation system.
2. QUALITY ASSURANCE
   - A. The irrigation system shall be designed and installed by a contractor specializing in irrigation work, and will have a minimum of 5 years of experience designing and installing systems of similar scope and size.
   - B. The contractor shall maintain a skilled foreman on site during the installation of all work and the foreman will have a Minnesota Power Limited Technician License.
3. SUBMITTALS
   - A. Shop Drawings: submit irrigation plan, product schedule, and specifications for review and acceptance.
   - B. Operation and Maintenance Manual: following completion of work, provide the Owner with an operation and maintenance manual of the complete system in a digital pdf file format and one hard copy.
   - C. As-Built Plan: following completion of work, contractor to furnish Owner a scaled as-built irrigation map, with dimensions as needed, on durable paper or laminated to be mounted on wall with the main control panel and a digital file in pdf format. The map shall indicate the zones, location of all controls, piping and depths, heads (including type), drip-lines, valves, connection to water service, and other related components.
4. PRODUCTS
   - A. Select products suitable to the landscape areas.
   - B. All products and materials used in the system shall be new and professional grade.
   - C. Provide sprinkler heads, driplines, electric valves, and automatic controller from one manufacturer: Toro, Rainbird, Hunter Industries, or equal.
5. EXECUTION
   - A. Prior to digging, contractor to have utilities located.
   - B. Water Coverage: Provide uniform water coverage over sod areas, planting beds, and trees outside of sod areas.
   - C. Sod: Sod areas to be irrigated with spray heads. Locate heads to avoid overspray onto sidewalks, parking areas, signs and buildings.
   - D. Planting Beds: All continuous shrubs, trees, perennial beds to be irrigated with a drip system and spray heads where drip lines are impractical.
   - E. Trees: Trees outside of sod and planting beds to be irrigated.
   - F. Winterization: System to accommodate winterization by blowing system dry with compressed air.
   - G. Install the irrigation system per contractor's plan and specifications.
   - H. Instructions: Contractor to instruct the Owner in proper operation and maintenance of the system.
   - I. Cleanup: Replace landscaping disturbed by operations. Cleanup all debris and restore site to original condition.
6. REVIEW AND ACCEPTANCE
   - A. Contractor to test system to a hydrostatic pressure of not less than 100 psi. Remove and replace any components that do not pass test.
   - B. Contractor to contact Owner and perform operational test after system is fully in place and demonstrate to the Owner that the irrigation system meets coverage requirements and that automatic controls function properly. Any corrective work identified shall be completed within two weeks of receipt of comments.
   - C. Owner to accept work following: satisfactory completion of any corrective work, receiving hands-on instructions for operation, and receiving as-built plan and operation and maintenance manual submittals.
7. MAINTENANCE
   - A. Contractor to drain and winterize irrigation system in the fall, following first year of operation, and shall put the system back in service the following spring as part of the work of this contract at no additional cost to the Owner.
8. GUARANTEE
   - A. Warranty irrigation system materials and labor for one year following acceptance of work by Owner. Contractor to promptly furnish and install, at no cost to Owner, any parts that prove defective in material or workmanship.

DATE	REVISION
03.13.2024	PLAN REVISIONS PER CITY REVIEW

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. Name: Carmen Simonet
Signature: Carmen Simonet
License # 24236 Date 02.08.24

LANDSCAPE ARCHITECT:
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354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

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3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ST. KATHARINE DREXEL

PLANTING DETAILS & LANDSCAPE SPECS.

CITY OF RAMSEY, MINNESOTA

SHEET L2 OF L2 SHEETS

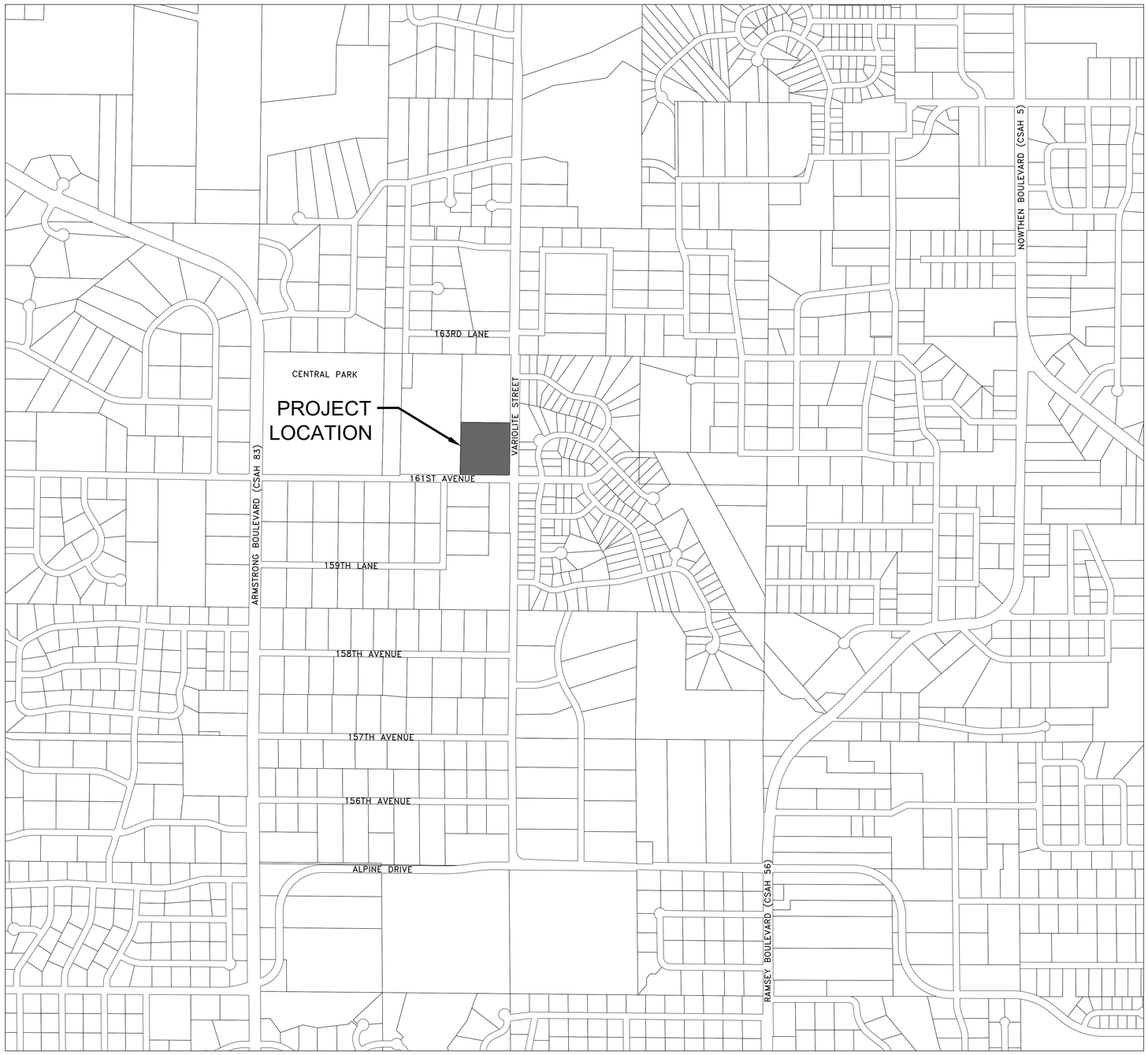
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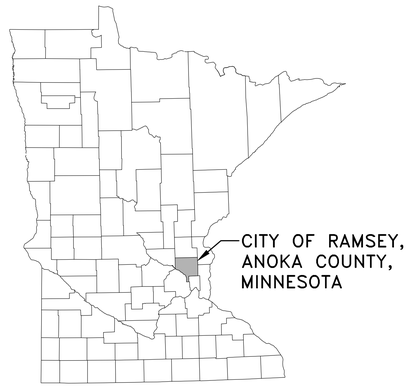
ST. KATHARINE DREXEL

CONSTRUCTION PLANS FOR SITE GRADING AND STORM SEWER, SANITARY SEWER, WATERMAIN, PARKING LOT AND MISCELLANEOUS CONSTRUCTION

FOR CHURCH OF ST. KATHARINE DREXEL

IN THE CITY OF RAMSEY





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GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN FOR STORM SEWER AND PARKING LOT WORK.

THE 2023 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

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 LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 15 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3	DETAILS
C4–C6	CITY STANDARD PLATES
C7	TREE INVENTORY AND SUMMARY
C8	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C9	SITE PLAN
C10	GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN
C11	STAKING PLAN
C12	UTILITY PLAN
C13	RESTORATION AND PAVING PLAN
L1	LANDSCAPE PLAN
L2	PLANTING DETAILS & LANDSCAPE SPECS.

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.

TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 LIC. NO.

DATE 2/12/24

DATE	REVISION
3/19/24	PLAN REVISIONS PER LRRWMO REVIEW

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

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."

BENCHMARKS:

1. TOP NUT OF THE HYDRANT LOCATED IN THE NORTHWEST CORNER OF 161ST AVENUE AND VARIOLITE STREET.
   ELEVATION=902.92 (NAVD 88)
2. TOP NUT OF THE HYDRANT LOCATED ON THE WEST SIDE OF VARIOLITE STREET, APPROXIMATELY 1100 FEET NORTH OF 161ST AVENUE.
   ELEVATION=875.68 (NAVD 88)

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GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE AVAILABLE GEOTECHNICAL EXPLORATION REPORTS FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG. WEEKLY INSPECTION LOGS AND INSPECTION LOGS AFTER EVERY 1/2" RAIN EVENT SHALL BE SUBMITTED TO THE CITY INSPECTOR.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY SHALL REVIEW AND APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL TO THE MPCA.

REFERENCE NOTES:

① SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.

② CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.

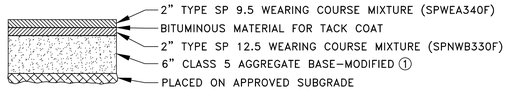
③ CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.

④ INFILTRATION BASIN SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN HAS BEEN PROVIDED.

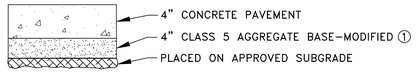
⑤ THE INFILTRATION RATE FOR THE SOILS IN THE BOTTOM OF THE INFILTRATION BASIN SHALL BE BETWEEN 0.60 AND 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT.

⑥ COMPACTED SOIL WITHIN THE INFILTRATION BASIN SHALL BE SCARIFIED TO A DEPTH OF 12" PRIOR TO RESTORATION.

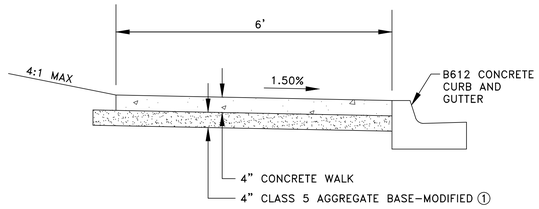
⑦ BITUMINOUS AND CONCRETE SECTIONS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.



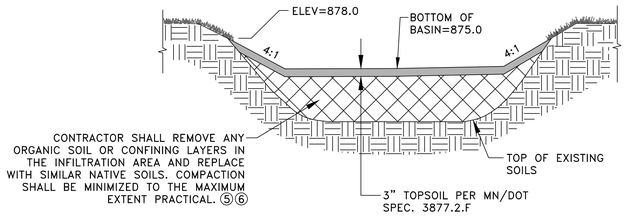
1 / C2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION ⑦
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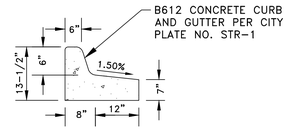
2 / C2 CONCRETE WALK/PAVEMENT SECTION ⑦
NO SCALE



3 / C2 CONCRETE SIDEWALK ⑦
NO SCALE



4 / C2 INFILTRATION BASIN ②③④
NO SCALE



5 / C2 TIPOUT CURB DETAIL
NO SCALE

DATE	REVISION	DATE	REVISION
3/19/20	PLAN REVISIONS PER CLIENT REVIEW		

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.
TIMOTHY A. EGGERTHS, P.E.
Date 2/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
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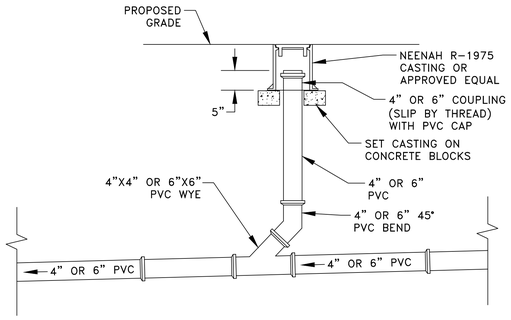
ST. KATHARINE DREXEL

CONSTRUCTION NOTES AND DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET C2 OF C13 SHEETS

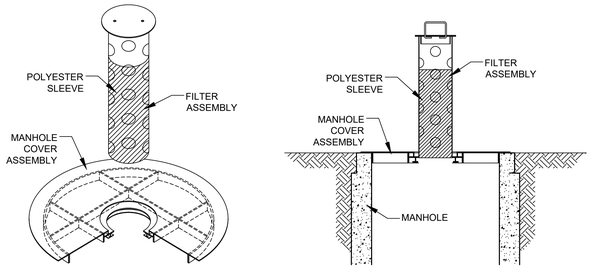
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1 / C3 SANITARY SEWER CLEANOUT

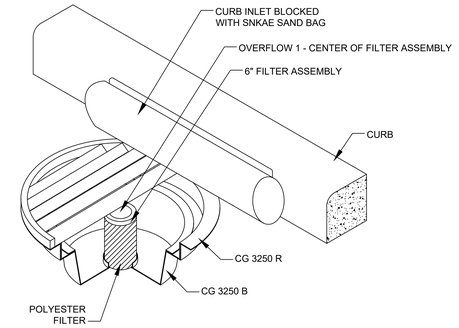
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ISOMETRIC VIEW

IN-PLACE ELEVATION VIEW

2 / C3 STORM DRAIN INLET PROTECTION ①



3 / C3 STORM DRAIN INLET PROTECTION ①

REFERENCE NOTES:

① INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODELS CG 3250 R AND RD 27 ARE SHOWN.

DATE	REVISION	DATE	REVISION
3/13/24	PLAN REVISIONS PER CITY REVIEW		
3/19/20	PLAN REVISIONS PER CLIENT REVIEW		

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.

TIMOTHY A. EDGERTHS, P.E.

Date 2/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
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ST. KATHARINE DREXEL

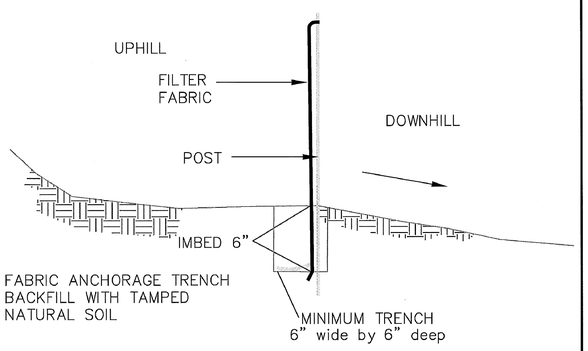
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C13 SHEETS

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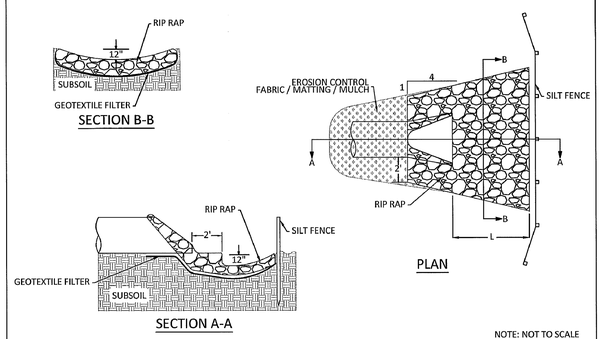


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SILT FENCE
		CITY PLATE No. ERO–1



NOTE: NOT TO SCALE

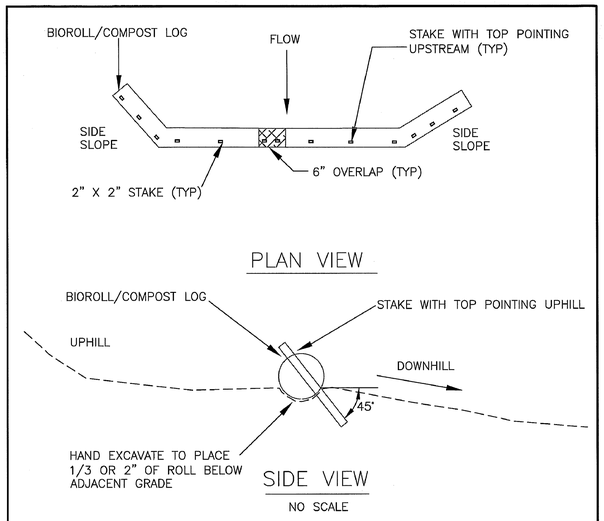
NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED:		STANDARD DETAILS:
9 – 2016	City of RAMSEY	RIP–RAP
		CITY PLATE No. ERO–3



NO SCALE

NOTE:

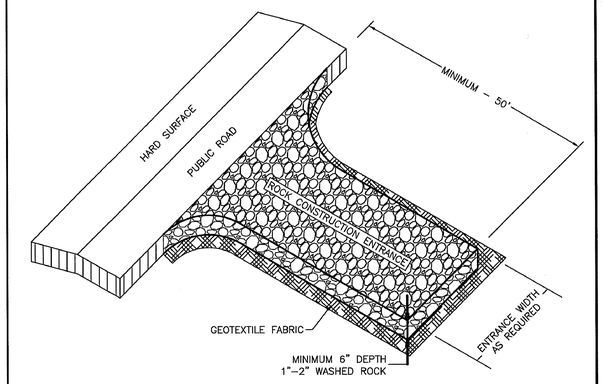
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG

WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK

WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED:		STANDARD DETAILS:
3 – 2016	City of RAMSEY	BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

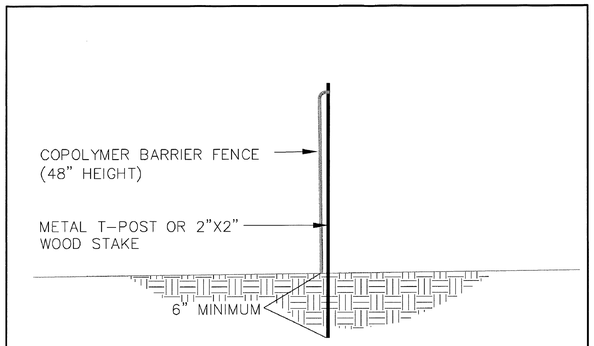


NOTE:

1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5



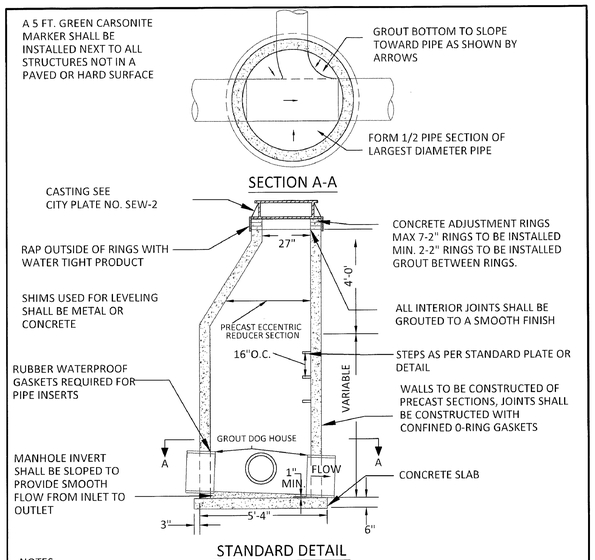
NOTES:

1. TREE FENCE TO BE PLACED MIN. 1 FOOT PER CALIPER IN. OF TREE DIAMETER FROM TREE
2. ANCHOR POST MAX. 10' SEPARATION
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MIN. TWO ATTACHMENTS PER POST

TREE FENCE DETAIL

NO SCALE

APPROVED:		STANDARD DETAILS:
2 – 2023	City of RAMSEY	TREE FENCE
		CITY PLATE No. ERO–8

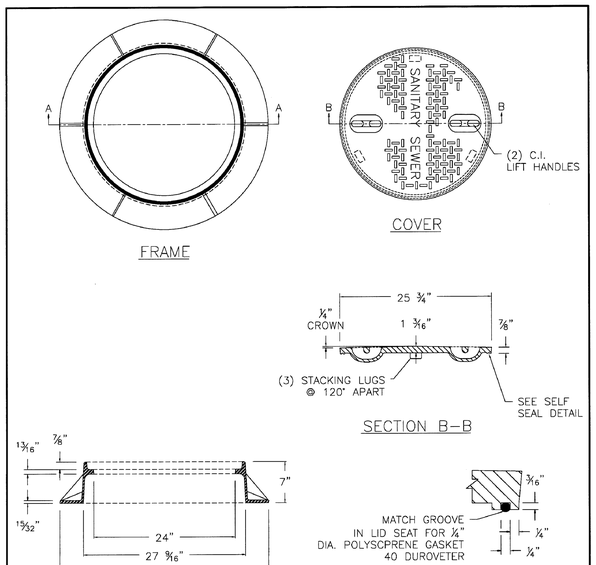


STANDARD DETAIL

NOTES:

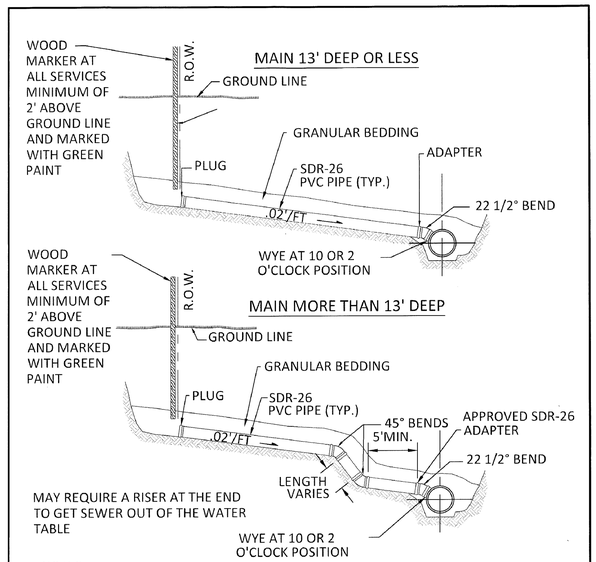
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW-1



NOTE: NOT TO SCALE

APPROVED:		STANDARD DETAILS:
11 – 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW–2



NOTES:

1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3

DATE	REVISION	DATE	REVISION
3/13/24	PLAN REVISIONS PER CITY REVIEW		

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.

TIMOTHY A. EHLERICHS, P.E. Lic. No. 43362

Date 2/12/24

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
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ST. KATHARINE DREXEL

CITY STANDARD PLATES

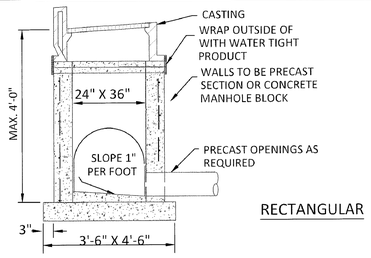
CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C13 SHEETS

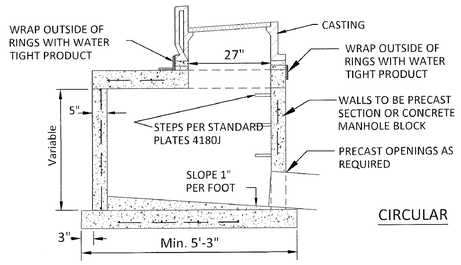
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Mar 11, 2024 - 2:12pm
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A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



RECTANGULAR



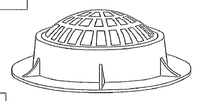
CIRCULAR

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-1

R-2560 Series Beehive Grates with Frames

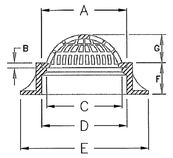
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R-2560-E

Catalog No.	Dimensions In Inches A	B	C	D	E	F	G	Wt. LBS
R-2560-A	12	1	11	12 1/2	19	4	4	80
R-2560-B	15 1/2	1 1/4	15	15	21	5	3	120
R-2560-C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R-2560-C1	22	1 1/2	20	23	28	4	4 1/2	195
R-2560-C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R-2560-D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R-2560-D1	22	1 1/2	20	23	28 1/4	4	7	210
R-2560-D2	22	1 1/2	20 1/2	24	35	6	7	285
R-2560-D3	22	1 1/2	20	24 1/2	36	9	7	345
R-2560-E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R-2560-EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R-2560-EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R-2560-E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R-2560-E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R-2560-E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R-2560-E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R-2560-E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R-2560-E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R-2560-E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R-2560-E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R-2560-G	32	1 1/2	30	36	46	7	4	535

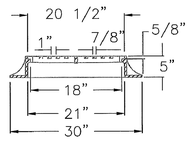
Furnished standard with ground bearing surfaces.



R-2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



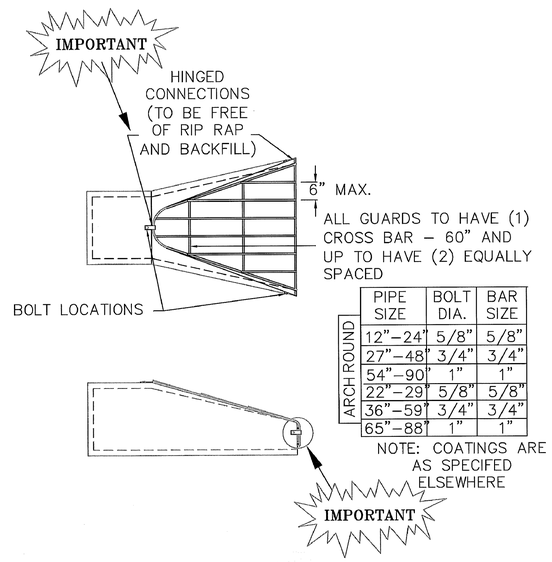
Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON-TRAFFIC AREAS
NTS

APPROVED:		STANDARD DETAILS:
9 - 2011	City of RAMSEY	STORM CASTING - NON TRAFFIC AREAS
		CITY PLATE No. STO-6

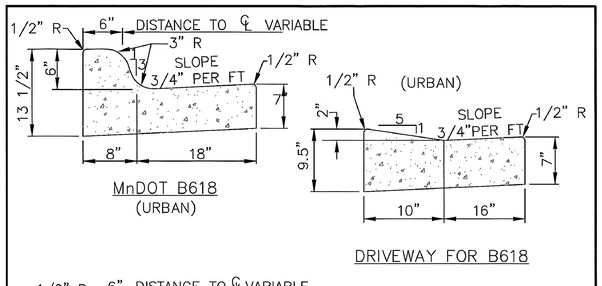
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND PIPE SIZE	BOLT DIA.	BAR SIZE
12"-24"	5/8"	5/8"
27"-48"	3/4"	3/4"
54"-90"	1"	1"
22"-29"	5/8"	5/8"
36"-59"	3/4"	3/4"
65"-88"	1"	1"

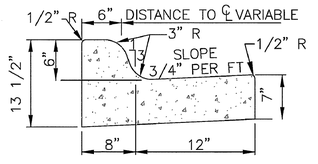
NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

APPROVED:		STANDARD DETAILS:
2 - 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO-8

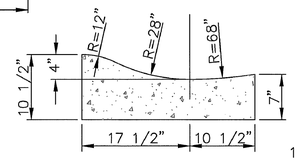


MnDOT B618
(URBAN)

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:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR-1

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:		STANDARD DETAILS:
2 - 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26

DATE	REVISION	DATE	REVISION
3/13/24	PLAN REVISIONS PER CITY REVIEW		

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.

TIMOTHY A. EGGERICHS, P.E.
Date 2/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ST. KATHARINE DREXEL

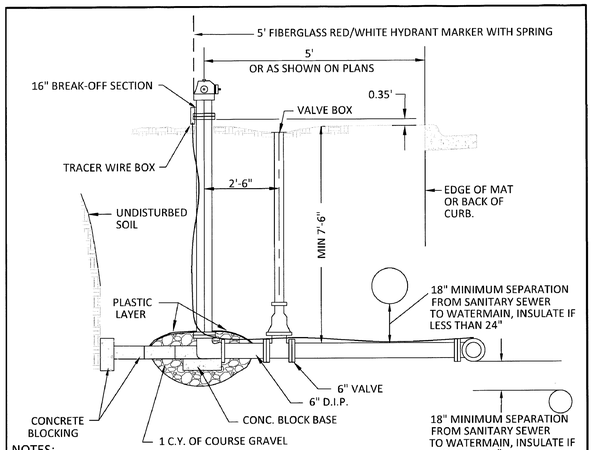
CITY STANDARD PLATES

CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C13 SHEETS

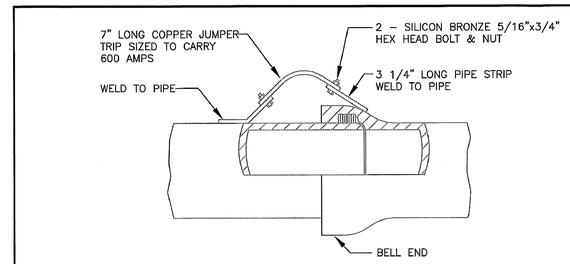
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Mar 11, 2024 - 1:12pm
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NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.
8. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

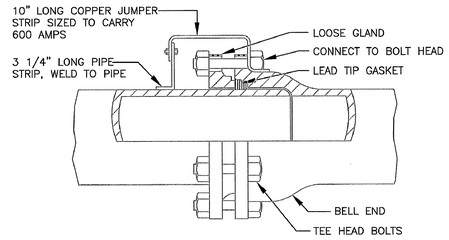
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



PUSH ON JOINT

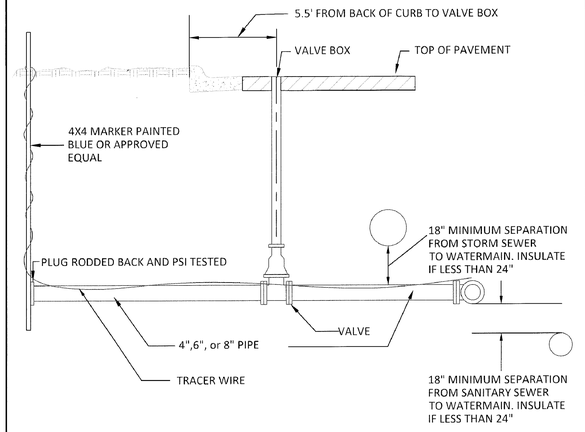
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



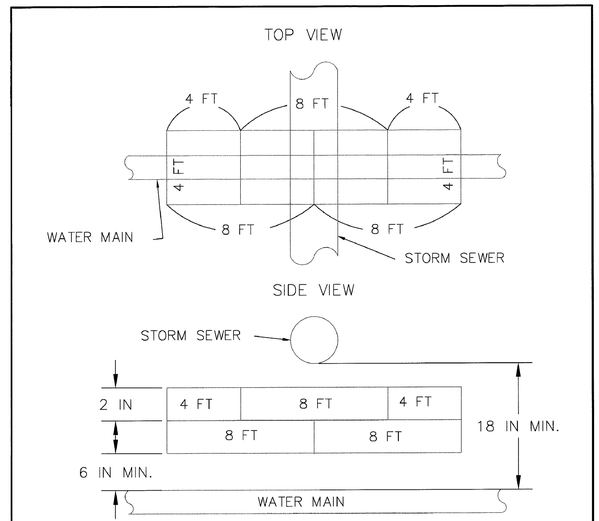
MECHANICAL JOINT

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT–4



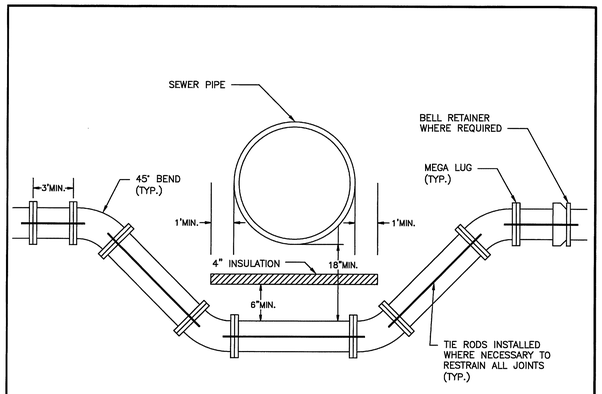
NOTES:
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



NOTES:
1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

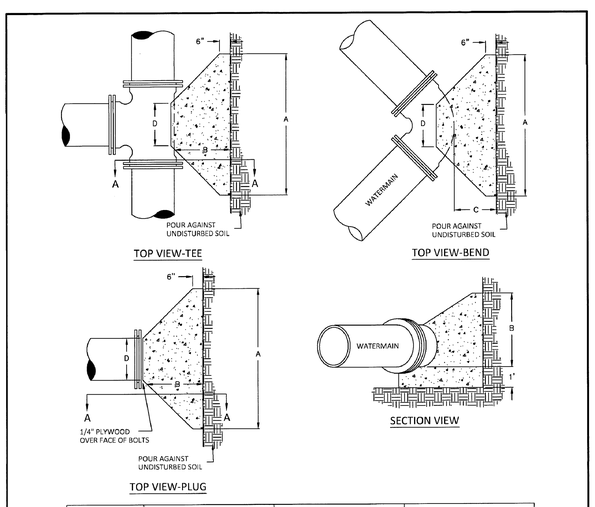
APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER MAIN INSULATION
		CITY PLATE No. WAT-6



NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 – 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT–5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 – 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT–7



PIPE SIZE	22 ½% BEND			45% BEND			90% BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-2"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	--	--	3'-6"	9'-3"	6'-0"	3'-6"	17'-0"	6'-0"	3'-6"

DIMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

NOTES:
1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: THRUST BLOCKS
		CITY PLATE No. WAT-8

DATE	REVISION	DATE	REVISION
3/13/24	PLAN REVISIONS PER CITY REVIEW		

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.
TIMOTHY A. EDBERG, P.E.
Date 2/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
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ST. KATHARINE DREXEL

CITY STANDARD PLATES

CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C13 SHEETS

4719.02

Mar 11, 2024 - 2:12pm
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SIGNIFICANT TREE INVENTORY TABULATION

Tree Number	Common Name	Diameter (inches)	Action
1	Jack Pine	12	Protect
2	Jack Pine	16	Protect
3	Jack Pine	8	Protect
4	Jack Pine	10	Protect
5	Jack Pine	8	Protect
6	Jack Pine	6	Protect
7	Jack Pine	4	Protect
10	Jack Pine	14	Protect
11	Jack Pine	12	Protect
12	Jack Pine	10	Protect
14	Red Pine	18	Protect
15	Red Pine	17	Protect
16	Jack Pine	17	Protect
17	Red Pine	6	Protect
18	Red Pine	12	Protect
19	Red Pine	10	Protect
20	Jack Pine	14	Protect
21	Red Pine	18	Protect
22	Red Pine	18	Protect
23	Jack Pine	10	Protect
24	Red Pine	15	Protect
25	Red Pine	17	Protect
26	Jack Pine	24	Protect
27	Red Pine	19	Protect
28	Red Pine	8	Protect
30	Red Pine	18	Protect
31	Red Pine	18	Protect
32	Red Pine	18	Protect
33	Jack Pine	15	Protect
34	Red Pine	12	Protect
35	Red Pine	12	Protect
36	Red Pine	18	Protect
37	Red Pine	14	Protect
38	Red Pine	14	Protect
41	Red Pine	8	Protect
42	Green Ash	24	Protect
43	Cottonwood	24	Protect
45	Red Pine	8	Protect
46	Red Pine	10	Protect
47	Red Pine	12	Protect
48	Red Pine	10	Protect
49	Red Pine	14	Protect
50	Red Pine	8	Protect
51	Red Pine	7	Protect
52	Red Pine	10	Protect
55	Red Pine	8	Protect
56	Red Pine	10	Protect
57	Red Pine	8	Protect
58	Red Pine	6	Protect
59	Red Pine	8	Protect
60	Red Pine	10	Protect
61	Red Pine	16	Protect
62	Red Pine	12	Protect
63	Red Pine	10	Protect
64	Red Pine	7	Protect
65	Red Pine	10	Protect
67	Red Pine	14	Protect
68	Red Pine	14	Protect
69	Red Pine	10	Clear & Grub - Storm Sewer
70	Red Pine	10	Clear & Grub - Storm Sewer
71	Red Pine	10	Clear & Grub - Storm Sewer
72	Red Pine	10	Clear & Grub - Storm Sewer
73	Red Pine	12	Clear & Grub - Storm Sewer
74	Red Pine	10	Clear & Grub - Storm Sewer
75	Red Pine	12	Clear & Grub - Storm Sewer
76	Red Pine	14	Clear & Grub - Storm Sewer
77	Red Pine	12	Clear & Grub - Storm Sewer
78	Red Pine	12	Clear & Grub - Storm Sewer
80	Red Pine	10	Clear & Grub - Storm Sewer
81	Red Pine	10	Clear & Grub - Storm Sewer
82	Red Pine	12	Clear & Grub - Storm Sewer
83	Red Pine	14	Clear & Grub - Storm Sewer
84	Red Pine	11	Clear & Grub - Storm Sewer
85	Red Pine	12	Clear & Grub - Storm Sewer
86	Red Pine	14	Clear & Grub - Storm Sewer
87	Red Pine	12	Clear & Grub - Storm Sewer
89	Red Pine	10	Clear & Grub - Storm Sewer
92	White Ash	16	Protect
93	Red Pine	14	Clear & Grub - Sidewalk
94	Red Pine	16	Clear & Grub - Sidewalk
95	Red Pine	14	Clear & Grub - Sidewalk
96	Red Pine	11	Clear & Grub - Sidewalk
97	Red Pine	12	Protect
98	Red Pine	17	Protect
99	Red Pine	8	Protect
100	Red Pine	12	Protect
101	Red Pine	13	Protect
103	Cottonwood	16	Protect
104	Red Pine	13	Protect
105	Red Pine	18	Protect
106	Red Oak	10	Protect
107	White Ash	10	Protect
109	Red Pine	14	Protect
110	Red Pine	13	Protect
111	Red Pine	12	Protect
112	Red Pine	13	Protect
113	Red Pine	8	Clear & Grub - Storm Sewer
114	Red Pine	14	Protect
116	Red Pine	12	Protect
117	Red Pine	13	Clear & Grub - Storm Sewer
118	Red Pine	11	Protect
119	White Ash	12	Clear & Grub - Storm Sewer
120	Red Pine	8	Protect
121	Red Pine	10	Clear & Grub - Storm Sewer
122	Red Pine	10	Clear & Grub - Storm Sewer
123	Red Pine	8	Clear & Grub - Storm Sewer
124	Red Pine	8	Clear & Grub - Storm Sewer
125	Red Pine	14	Clear & Grub - Storm Sewer
126	Red Pine	10	Clear & Grub - Storm Sewer
127	Red Pine	9	Clear & Grub - Storm Sewer

SIGNIFICANT TREE INVENTORY TABULATION

Tree Number	Common Name	Diameter (inches)	Action
128	Red Pine	9	Clear & Grub - Storm Sewer
129	Red Pine	8	Clear & Grub - Storm Sewer
130	Cottonwood	26	Clear & Grub - Storm Sewer
132	Red Pine	8	Clear & Grub - Storm Sewer
133	Red Pine	14	Protect
134	Red Pine	11	Protect
135	Red Pine	10	Protect
136	Red Pine	13	Protect
137	Red Pine	10	Protect
138	White Ash	16	Protect
139	Red Pine	8	Protect
140	Red Pine	16	Protect
141	Red Pine	8	Protect
142	Red Pine	12	Protect
143	Red Pine	16	Protect
144	Red Pine	16	Protect
145	Red Pine	18	Protect
148	Green Ash	28	Protect
149	Red Pine	6	Protect
150	Red Pine	10	Protect
151	Red Pine	15	Protect
152	Red Pine	8	Protect
153	Red Pine	12	Protect
154	Red Pine	10	Protect
155	Red Pine	9	Protect
156	Red Pine	13	Protect
158	Green Ash	17	Protect
159	Green Ash	16	Protect
160	Red Pine	10	Protect
161	Red Pine	14	Protect
162	Red Pine	11	Protect
163	Red Pine	8	Protect
164	Red Pine	12	Protect
165	Red Pine	10	Protect
166	Red Pine	14	Protect
167	Red Pine	16	Protect
168	Red Pine	12	Protect
169	Red Pine	14	Protect
170	Red Pine	16	Protect
171	Red Pine	7	Protect
172	Red Pine	4	Protect
173	Red Pine	19	Protect
174	Red Pine	13	Protect
175	Red Pine	20	Protect
176	Red Pine	16	Protect
177	Red Pine	16	Protect
178	Red Pine	12	Protect
179	Red Pine	8	Protect
180	Red Pine	14	Protect
181	Red Pine	14	Clear & Grub - Pond
182	Red Pine	12	Clear & Grub - Pond
183	Red Pine	14	Clear & Grub - Pond
184	Red Pine	11	Clear & Grub - Pond
185	Red Pine	9	Clear & Grub - Pond
186	Red Pine	10	Clear & Grub - Pond
187	Red Pine	10	Clear & Grub - Pond
188	Red Pine	12	Clear & Grub - Pond
189	Red Pine	14	Clear & Grub - Pond
190	Red Pine	12	Clear & Grub - Pond
191	Red Pine	12	Clear & Grub - Pond
192	Jack Pine	10	Clear & Grub - Pond
193	Red Pine	12	Clear & Grub - Pond
194	Red Pine	14	Clear & Grub - Pond
196	Red Pine	23	Clear & Grub - Pond
197	Red Pine	10	Clear & Grub - Pond
198	Jack Pine	5	Clear & Grub - Pond
199	Jack Pine	6	Clear & Grub - Pond
200	Jack Pine	8	Clear & Grub - Pond
201	Jack Pine	10	Clear & Grub - Pond
202	Red Pine	11	Clear & Grub - Pond
203	Red Pine	10	Clear & Grub - Pond
204	Jack Pine	10	Clear & Grub - Pond
205	Red Pine	13	Clear & Grub - Pond
206	Red Pine	13	Clear & Grub - Pond
207	Red Pine	6	Clear & Grub - Pond
208	Red Pine	13	Clear & Grub - Pond
209	Red Pine	15	Clear & Grub - Pond
210	Red Pine	12	Clear & Grub - Pond
211	Red Pine	11	Clear & Grub - Pond
212	Red Pine	11	Clear & Grub - Pond
213	Red Pine	14	Clear & Grub - Pond
214	Red Pine	14	Clear & Grub - Pond
215	Red Pine	14	Clear & Grub - Pond
216	Red Pine	17	Clear & Grub - Pond
217	Red Pine	14	Clear & Grub - Pond
218	Red Pine	16	Clear & Grub - Pond
219	Red Pine	12	Clear & Grub - Pond
223	Red Pine	16	Clear & Grub - Pond
224	Red Pine	12	Clear & Grub - Pond
225	Red Pine	5	Clear & Grub - Pond
226	Red Pine	5	Clear & Grub - Pond
227	Red Pine	5	Clear & Grub - Pond
228	Red Pine	4	Clear & Grub - Pond
229	Red Pine	14	Clear & Grub - Pond
230	Green Ash	12	Protect
232	Cottonwood	40	Protect
233	Red Oak	20	Protect
234	Quaking Aspen	9	Protect
237	Boxelder	40	Clear & Grub - Pond
239	Boxelder	20	Protect
241	White Ash	13	Clear & Grub - Pond
242	Red Cedar	9	Clear & Grub - Pond
243	Red Cedar	7	Clear & Grub - Pond
245	Red Cedar	12	Clear & Grub - Pond
246	Red Cedar	7	Clear & Grub - Pond
249	Boxelder	21	Clear & Grub - Pond
250	White Ash	18	Clear & Grub - Pond
253	White Ash	14	Protect
256	Red Pine	10	Protect

SIGNIFICANT TREE INVENTORY TABULATION

Tree Number	Common Name	Diameter (inches)	Action
257	Red Cedar	8	Protect
258	Red Pine	12	Protect
259	Red Cedar	4	Protect
260	Red Pine	16	Protect
262	Peachleaf Willow	52	Protect
265	Boxelder	11	Clear & Grub - Pond
266	White Oak	7	Clear & Grub - Pond
267	White Oak	5	Clear & Grub - Pond
268	Red Cedar	13	Protect
269	White Oak	9	Clear & Grub - Pond
287	Red Oak	6	Protect
289	Bur Oak	6	Protect
290	Bur Oak	16	Protect
291	Bur Oak	21	Protect
293	Red Oak	6	Protect
296	Bur Oak	19	Protect
302	Bur Oak	16	Protect
303	Bur Oak	14	Protect
304	Bur Oak	24	Protect
305	Red Cedar	9	Protect
308	Bur Oak	24	Protect
309	Jack Pine	4	Protect
310	Bur Oak	12	Protect
312	Bur Oak	8	Protect
313	Bur Oak	8	Protect
314	Bur Oak	10	Protect
315	Red Oak	12	Protect
316	Bur Oak	12	Protect
317	Jack Pine	4	Protect
318	Red Oak	15	Protect
322	Red Cedar	20	Protect
323	Jack Pine	16	Protect
324	Red Cedar	11	Protect
325	Red Oak	6	Protect
327	Jack Pine	12	Protect
328	Jack Pine	13	Protect
330	Jack Pine	12	Protect
331	Jack Pine	16	Protect
332	Jack Pine	6	Protect
333	Jack Pine	14	Protect
334	Jack Pine	13	Protect
335	Jack Pine	8	Protect
336	Jack Pine	10	Protect
337	Jack Pine	25	Protect
338	Red Cedar	18	Protect
340	Red Pine	17	Protect
341	Red Pine	12	Clear & Grub - Parking Lot
342	Red Pine	15	Clear & Grub - Parking Lot
343	Red Pine	16	Protect
344	Red Pine	6	Protect
345	Red Pine	10	Protect
346	Red Pine	12	Protect
347	Jack Pine	5	Protect
348	Red Pine	8	Protect
349	Red Pine	14	Protect
350	Red Pine	10	Protect
351	Red Pine	6	Clear & Grub - Building
352	Red Pine	15	Clear & Grub - Building
353	Red Pine	9	Clear & Grub - Building
354	Red Pine	11	Clear & Grub - Building
355	Red Pine	15	Clear & Grub - Building
357	Red Pine	14	Clear & Grub - Building
358	Red Pine	17	Clear & Grub - Building
360	Red Pine	12	Clear & Grub - Building
361	Red Pine	17	Clear & Grub - Building
362	Red Cedar	10	Clear & Grub - Building
363	Bur Oak	22	Clear & Grub - Building
364	Bur Oak	17	Clear & Grub - Building
365	Bur Oak	20	Clear & Grub - Building
366	Bur Oak	26	Clear & Grub - Building
367	Red Pine	14	Clear & Grub - Building
368	Red Pine	14	Clear & Grub - Building
369	Red Pine	12	Clear & Grub - Building
370	Red Pine	14	Clear & Grub - Building
371	Red Pine	17	Clear & Grub - Building
372	Red Pine	12	Clear & Grub - Building
373	Red Pine	13	Clear & Grub - Building
375	Red Pine	17	Clear & Grub - Building
376	Red Pine	9	Protect
377	Red Pine	12	Protect
378	Red Pine	12	Protect
379	Red Pine	13	Protect
380	Red Pine	14	Protect
385	Red Cedar	6	Clear & Grub - Parking Lot
386	Red Cedar	12	Clear & Grub - Parking Lot
387	Red Cedar	12	Clear & Grub - Parking Lot
388	Red Cedar	17	Clear & Grub - Parking Lot
389	Red Pine	11	Clear & Grub - Parking Lot
390	Red Pine	16	Protect
391	Red Pine	15	Protect
393	White Pine	18	Clear & Grub - Building
394	Red Pine	19	Clear & Grub - Building
395	White Pine	21	Clear & Grub - Building
396	White Pine	16	Clear & Grub - Building
398	Bur Oak	27	Clear & Grub - Parking Lot
399	Bur Oak	20	Protect
400	Bur Oak	20	Clear & Grub - Parking Lot
402	Bur Oak	23	Protect
406	Red Cedar	23	Clear & Grub - Parking Lot
407	Red Cedar	30	Protect
408	Hackberry	25	Protect
409	Cottonwood	39	Protect
410	Siberian Elm	12	Protect
411	Siberian Elm	26	Protect
412	Red Pine	17	Protect
413	Green Ash	13	Protect
414	Red Pine	13	Protect
415	Red Pine	11	Protect
416	Red Pine	16	Protect
417	Red Pine	13	Protect
418	Red Pine	14	Protect

SIGNIFICANT TREE INVENTORY TABULATION

Tree Number	Common Name	Diameter (inches)	Action
419	White Ash	22	Protect
420	White Ash	16	Clear & Grub - Parking Lot
422	Red Cedar	15	Clear & Grub - Parking Lot
423	Red Cedar	17	Clear & Grub - Parking Lot
424	Hackberry	24	Clear & Grub - Parking Lot
425	Bur Oak	30	Clear & Grub - Parking Lot
426	Jack Pine	12	Protect
427	Jack Pine	14	Protect
428	Jack Pine	14	Protect
432	Jack Pine	12	Clear & Grub - Parking Lot
433	Jack Pine	13	Clear & Grub - Parking Lot
434	Jack Pine	18	Clear & Grub - Parking Lot
436	Jack Pine	14	Clear & Grub - Parking Lot
437	Jack Pine	12	Clear & Grub - Parking Lot
439	Scots Pine	14	Clear & Grub - Parking Lot
440	Jack Pine	13	Clear & Grub - Parking Lot
441	Jack Pine	9	Clear & Grub - Parking Lot
443	Jack Pine	14	Clear & Grub - Parking Lot
444	Jack Pine	12	Clear & Grub - Parking Lot
452	White Ash	18	Clear & Grub - Parking Lot
453	Jack Pine	10	Clear & Grub - Parking Lot
454	Jack Pine	11	Clear & Grub - Parking Lot
456	Bur Oak	4	Protect
457	Quaking Aspen	10	Protect
459	Red Oak	6	Protect
460	Bur Oak	6	Protect
461	Bur Oak	12	Protect
463	Red Pine	8	Protect
464	Red Pine	5	Protect
465	Red Pine	10	Protect
466	Red Pine	9	Protect
467	Red Pine	6	Protect
468	Red Oak	8	Protect
469	Red Oak	4	Protect
470	Red Oak	9	Protect
471	Red Cedar	7	Protect
472	Red Cedar	8	Clear & Grub - Storm Sewer
473	Cottonwood	12	Clear & Grub - Storm Sewer
474	Cottonwood	45	Clear & Grub - Storm Sewer
475	Red Cedar	7	Clear & Grub - Storm Sewer
476	Red Oak	6	Clear & Grub - Storm Sewer
477	Red Oak	8	Clear & Grub - Storm Sewer
478	Cottonwood	24	Clear & Grub - Building
480	Red Oak	8	Protect
481	Red Oak	11	Protect
482	Red Oak	15	Protect
484	Bur Oak	4	Protect
486	Red Pine	9	Clear & Grub - Sidewalk
487	Red Pine	11	Clear & Grub - Sidewalk
488	Red Pine	5	Clear & Grub - Sidewalk
489	Cottonwood	18	Clear & Grub - Storm Sewer
490	Red Pine	6	Clear & Grub - Sidewalk
492	Red Pine	5	Clear & Grub - Sidewalk
493	Red Pine	8	Clear & Grub - Parking Lot
494	Red Cedar	12	Clear & Grub - Parking Lot
495	Red Oak	32	Clear & Grub - Storm Sewer
496	Cottonwood	14	Clear & Grub - Storm Sewer
497	Red Cedar	8	Clear & Grub - Storm Sewer
498	Red Pine	14	Clear & Grub - Storm Sewer
499	Red Pine	10	Clear & Grub - Storm Sewer
503	Jack Pine	4	Protect
505	Jack Pine	8	Protect
506	Jack Pine	6	Protect
507	Jack Pine	10	Protect
508	Jack Pine	6	Protect
511	Red Pine	4	Protect
512	Red Pine	6	Protect
513	Red Pine	7	Protect
514	Jack Pine	6	Protect
515	Jack Pine	4	Protect
516	Jack Pine	8	Protect
517	Jack Pine	9	Protect
518	Jack Pine	7	Protect
520	Jack Pine	9	Protect
521	Jack Pine	6	Protect
522	Jack Pine	6	Protect
523	Jack Pine	6	Protect
524	Jack Pine	8	Protect
526	Jack Pine	5	Protect
527	Jack Pine	8	Protect
528	Jack Pine	6	Protect
529	Jack Pine	8	Protect
531	Jack Pine	8	Protect
532	Jack Pine	6	Protect
533	Red Pine	10	Protect
535	Jack Pine	9	Protect
536	Jack Pine	9	Protect
537	Jack Pine	11	Protect
541	Jack Pine	14	Protect
543	Jack Pine	6	Protect
544	Red Pine	12	Protect
565	Jack Pine	8	Protect
566	Jack Pine	8	Protect
568	Jack Pine	4	Protect
569	Jack Pine	7	Protect
570	Jack Pine	5	Protect
571	Jack Pine	6	Protect
572	Jack Pine	7	Protect
573	Red Pine	6	Protect
576	Red Oak	5	Protect
577	Red Oak	4	Protect
578	Red Oak	5	Protect
579	Red Pine	5	Protect
580	Red Oak	8	Protect
581	Red Cedar	9	Protect
582	Jack Pine	6	Protect
583	Cottonwood	10	Protect
584	Red Oak	9	Clear & Grub - Storm Sewer
585	Jack Pine	6	Protect
586	Red Pine	9	Protect
587	Jack Pine	16	Protect

SIGNIFICANT TREE INVENTORY TABULATION

Tree Number	Common Name	Diameter (inches)	Action
588	White Ash	14	Clear & Grub - Storm Sewer
589	White Ash	8	Clear & Grub - Storm Sewer
590	Red Pine	13	Protect
591	Jack Pine	8	Clear & Grub - Building
608	Jack Pine	4	Protect
609	Red Pine	6	Protect
610	Jack Pine	5	Protect
611	Jack Pine	4	Protect
613	Jack Pine	7	Protect
614	Red Pine	10	Protect
616	Red Pine	4	Protect
617	Jack Pine	6	Protect
618	Jack Pine	4	Protect
620	Red Oak	12	Protect
621	Jack Pine	7	Protect
622	Pin Oak	9	Protect
623	Jack Pine	5	Protect
624	Jack Pine	5	Protect
625	Jack Pine	6	Protect
626	Red Pine	4	Protect
627	Red Pine	6	Protect
628	Red Pine	4	Protect
629	Jack Pine	8	Protect
630	Red Pine	7	Protect
631	Jack Pine	8	Protect
633	Red Pine	9	Clear & Grub - Parking Lot
635	Red Oak	4	Clear & Grub - Parking Lot
636	Red Cedar	5	Clear & Grub - Parking Lot
637	Red Cedar	4	Clear & Grub - Building
638	Red Pine	4	Clear & Grub - Building
639	Red Pine	5	Clear & Grub - Building
640	Red Oak	11	Clear & Grub - Sidewalk
641	Red Oak	10	Clear & Grub - Sidewalk
642	Red Oak	12	Clear & Grub - Storm Sewer
643	Red Pine	5	Clear & Grub - Building
3001	Red Cedar	4	Clear & Grub - Building
3002	Red Cedar	4	Clear & Grub - Building
3003	Cottonwood	11	Clear & Grub - Storm Sewer
3004	Red Oak	4	Clear & Grub - Storm Sewer
3005	Red Pine	5	Protect
3006	Red Cedar	11	Protect
3007	Red Cedar	10	Protect
3008	Red Cedar	10	Protect
3009	Red Cedar	5	Protect
3010	Red Pine	21	Protect
3011	Red Pine	5	Protect
3012	Red Pine	6	Protect
3013	Red Pine	4	Protect
3014	Red Pine	17	Clear & Grub - Pond
3015	Red Pine	4	Clear & Grub - Pond
3016	Red Pine	4	Clear & Grub - Pond
3017	Red Pine	4	Clear & Grub - Pond
3018	Red Pine	4	Clear & Grub - Pond
3084	Bur Oak	16	Protect
3085	Quaking Aspen	9	Protect
3086	Red Oak	14	Protect
3088	Quaking Aspen	8	Protect
3089	Boxelder	23	Protect
3099	Red Oak	4	Protect
3100	Red Oak	4	Protect
3101	Cottonwood	12	Protect
3104	Red Oak	7	Protect
3105	Red Oak	6	Protect
3106	Red Cedar	4	Protect
3107	Red Pine	4	Protect
3108	Red Pine	5	Protect
3109	Red Pine	17	Clear & Grub - Pond
3110	Red Oak	5	Clear & Grub - Pond
3111	Red Oak	5	Clear & Grub - Pond
3112	Red Oak	7	Clear & Grub - Pond
3161	Bur Oak	34	Protect
3165	Bur Oak	22	Protect
3166	Bur Oak	18	Protect
3177	Bur Oak	10	Protect
3178	Bur Oak	6	Protect
3179	Bur Oak	7	Protect
3180	Red Oak	8	Protect
3181	Red Oak	16	Protect
3182	Quaking Aspen	10	Protect
3183	Boxelder	31	Protect
3190	Red Oak	4	Protect
3191	Red Oak	6	Protect
3192	Red Cedar	5	Protect
3193	Red Cedar	5	Protect
3194	Red Oak	6	Protect
3195	Red Oak	7	Protect
3196	Red Cedar	7	Protect
3197	Red Oak	9	Protect
3198	Red Oak	6	Protect
3199	Red Oak	8	Protect
3200	Red Cedar	6	Protect
3201	Red Oak	10	Protect
3202	Green Ash	8	Protect
3203	Red Oak	6	Protect
3204	Red Oak	4	Protect
3205	Red Oak	4	Protect
3206	Red Oak	4	Protect
3207	Jack Pine	10	Protect
3208	Siberian Elm	20	Clear & Grub - Building
3313	Red Oak	7	Protect
3351	Green Ash	8	Protect
3356	Bur Oak	6	Protect
3361	Red Cedar	7	Protect
3362	Jack Pine	14	Protect
3363	Red Oak	8	Protect
3364	Red Cedar	8	Protect
3381	Quaking Aspen	12	Protect
3401	Jack Pine	7	Protect
3402	Red Oak	7	Protect
3403	Red Oak	10	Protect
3404	Red Cedar	13	Protect

SIGNIFICANT TREE INVENTORY TABULATION

Tree Number	Common Name	Diameter (inches)	Action
3405	Jack Pine	10	Protect
3542	Green Ash	10	Protect
3543	Siberian Elm	9	Protect
3544	Boxelder	21	Protect
3545	Green Ash	9	Protect
3546	Pin Oak	16	Protect
3547	Green Ash	13	Protect
3548	Boxelder	8	Protect
3549	Boxelder	30	Protect
3550	Hackberry	9	Protect
3552	Boxelder	14	Clear & Grub - Pond
3553	Green Ash	10	Clear & Grub - Pond
3554	Red Oak	14	Clear & Grub - Pond
3555	Black Walnut	8	Clear & Grub - Pond
3556	Hackberry	13	Clear & Grub - Pond
3557	Green Ash	9	Clear & Grub - Pond
3558	Hackberry	10	Clear & Grub - Pond
3559	Peachleaf Willow	52	Clear & Grub - Pond
3560	Boxelder	8	Clear & Grub - Pond
3561	Red Oak	8	Clear & Grub - Pond
3562	White Ash	10	Clear & Grub - Pond
3563	Red Oak	20	Clear & Grub - Pond
3564	Hackberry	12	Clear & Grub - Pond
3565	Green Ash	13	Protect
3566	White Ash	9	Protect
3567	Siberian Elm	12	Protect
3568	Red Cedar	16	Protect
3569	Siberian Elm	11	Protect
3570	Green Ash	8	Protect
3571	Bur Oak	25	Clear & Grub - Building
3572	White Pine	4	Clear & Grub - Building
3573	White Pine	12	Clear & Grub - Building
3574	Siberian Elm	13	Clear & Grub - Building
3576	Red Pine	15	Clear & Grub - Building
3577	Scots Pine	6	Clear & Grub - Building
3578	Scots Pine	6	Clear & Grub - Building
3579	Siberian Elm	10	Clear & Grub - Building
3581	White Oak	4	Clear & Grub - Building
3582	Red Pine	5	Clear & Grub - Building
3583	White Pine	5	Clear & Grub - Building
3584	Siberian Elm	8	Clear & Grub - Building
3585	Red Pine	4	Clear & Grub - Building
3586	Red Pine	7	Clear & Grub - Building
3588	Scots Pine	5	Clear & Grub - Building
3589	Red Pine	5	Clear & Grub - Building
3590	Red Pine	6	Clear & Grub - Building
3591	Jack Pine	4	Clear & Grub - Building
3592	Red Pine	8	Clear & Grub - Building
3593	Red Pine	5	Clear & Grub - Building
3594	Scots Pine	7	Protect
3595	Red Pine	7	Protect
3596	White Pine	4	Protect
3597	Red Oak	4	Protect
3598	Red Pine	16	Clear & Grub - Building
3599	White Pine	27	Clear & Grub - Building
3600	Siberian Elm	13	Protect
3640	Jack Pine	7	Protect
3643	Red Cedar	6	Protect
3644	White Oak	5	Protect
3645	Red Cedar	6	Protect
3646	White Pine	5	Protect
3647	White Oak	4	Protect
3648	Red Cedar	4	Protect
3649	Red Cedar	7	Protect
3650	Red Cedar	4	Protect
3651	Red Cedar	5	Protect
3652	Hackberry	10	Protect
3653	Red Cedar	5	Protect
3654	Boxelder	23	Clear & Grub - Parking Lot
3656	Black Walnut	10	Clear & Grub - Parking Lot
3657	Red Cedar	9	Clear & Grub - Parking Lot
3658	Red Oak	8	Clear & Grub - Parking Lot
3659	Red Cedar	8	Clear & Grub - Parking Lot
3660	Jack Pine	5	Clear & Grub - Parking Lot
3661	Scots Pine	9	Clear & Grub - Parking Lot
3662	Jack Pine	7	Clear & Grub - Parking Lot
3664	Jack Pine	7	Clear & Grub - Parking Lot
3665	Jack Pine	5	Clear & Grub - Parking Lot
3666	Red Pine	7	Clear & Grub - Parking Lot
3667	Red Cedar	5	Clear & Grub - Parking Lot
3668	Hackberry	8	Clear & Grub - Parking Lot
3669	Jack Pine	5	Clear & Grub - Parking Lot
3670	Jack Pine	6	Clear & Grub - Parking Lot
3671	Green Ash	10	Protect
3672	Red Cedar	4	Protect
3673	Jack Pine	4	Protect
3674	Red Cedar	4	Protect
3675	Green Ash	10	Protect
3681	Red Cedar	9	Clear & Grub - Parking Lot
3683	Red Cedar	8	Protect
3684	Bur Oak	8	Protect
3685	Bur Oak	8	Protect
3686	Bur Oak	5	Protect
3687	Bur Oak	4	Protect



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- XXX EXISTING CONTOUR
- EXISTING CONCRETE CURB
- G GAS MAIN
- P–BUR BURIED ELECTRIC LINE
- T–BUR BURIED TELEPHONE LINE
- TV–BUR BURIED TELEVISION LINE
- P–OH OVERHEAD UTILITY LINE
- I WATERMAIN
- > EXISTING SANITARY SEWER
- >> EXISTING STORM SEWER
- W W WETLAND LINE
- EXISTING SILT FENCE
- EXISTING EDGE OF BRUSH OR TREE DRIPLINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASINS
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- LIGHT POLE
- E T UTILITY PEDESTALS OR TRANSFORMERS
- E T UTILITY MANHOLES
- UTILITY POLE
- GUY WIRE
- SIGNS
- DECIDUOUS AND CONIFEROUS TREES PLANTED WITH PREVIOUS PROJECT
- SB-X APPROXIMATE SOIL BORING LOCATION
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING RIPRAP
- REMOVE BITUMINOUS PAVEMENT
- CLEAR AND GRUB TREES
- TREE PROTECTION FENCE ①
- #XXX TREE NUMBER ②

GENERAL NOTES:

1. SILT FENCE/TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
2. CLEARING OF ANY OAK TREES SHALL NOT OCCUR PRIOR TO JULY 15TH. IF OAK TREE CLEARING IS NECESSARY PRIOR TO JULY 15TH, AN OAK WILT MANAGEMENT PLAN MUST BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW TO ENSURE ADEQUATE MEASURES ARE IMPLEMENTED TO PROTECT FROM THE INTRODUCTION OF OAK WILT.
3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).

REFERENCE NOTES:

① FENCE MATERIAL SHALL MEET THE REQUIREMENTS OF CITY PLATE NO. ERO-8. FENCE SHALL BE INSTALLED PER MN/DOT SPEC. 2572.3.A.1.

② ONLY THE SIGNIFICANT TREES, AS DEFINED BY THE CITY OF RAMSEY, ARE NUMBERED. SEE SHEET C7 FOR THE SIGNIFICANT TREE INVENTORY TABULATION.

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SCALE IN FEET

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3/19/20	PLAN REVISIONS PER CLIENT REVIEW		

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TIMOTHY A. EDWARDS, P.E.
Date 2/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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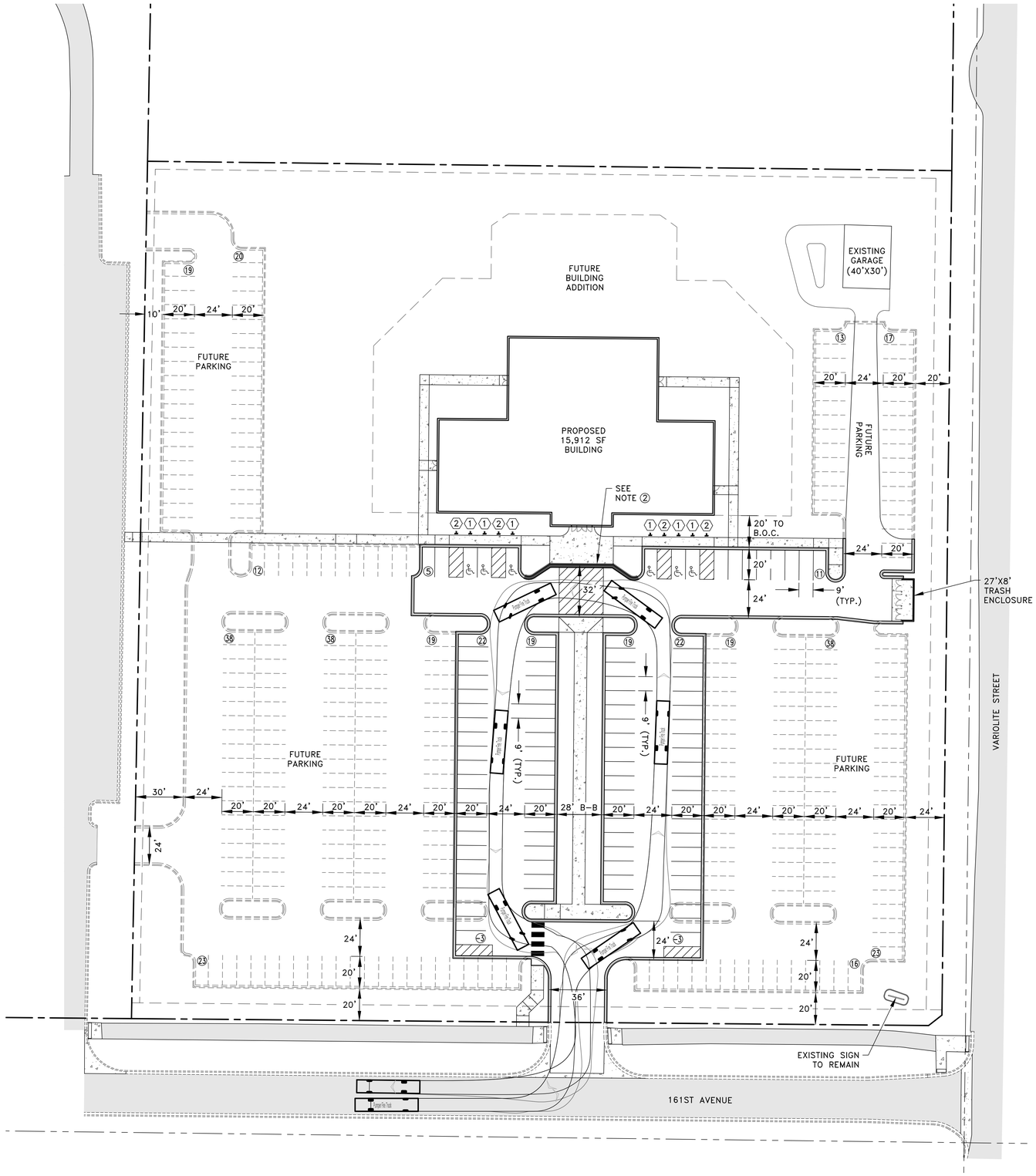
ST. KATHARINE DREXEL

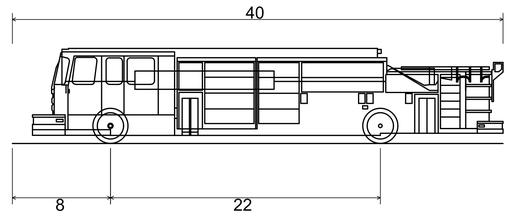
EXISTING TOPOGRAPHY AND REMOVALS PLAN
CITY OF RAMSEY, MINNESOTA

SHEET C8 OF C13 SHEETS

4719.02

Mar 20, 2024 - 7:46am
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Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- (XX) PARKING STALL COUNT

SIGN LEGEND

① PARKING VEHICLE 'E' ID REQUIRED UP TO $200 FINE FOR VIOLATION — R7-8m 12"X18"

② ACCESS AISLE NO PARKING — 12"X18"

LEGAL DESCRIPTION
LOT 1, BLOCK 1-ST. KATHARINE DREXEL CHURCH ADDITION

ZONING: PI: PUBLIC/INSTITUTIONAL

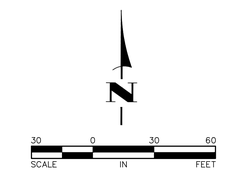
LOT SUMMARY

TOTAL LOT AREA=	277,969 SF	
PHASE 1 DISTURBED AREA=	206,140 SF	①
PRE-CONSTRUCTION IMPERVIOUS AREA=	6,360 SF	
POST CONSTRUCTION IMPERVIOUS AREA (PHASE 1)=	72,025 SF	(26%)
POST CONSTRUCTION IMPERVIOUS AREA (PHASES 1 & 2)	197,255 SF	(71%)
BUILDING COVERAGE AREA (PHASE 1)	17,112 SF	(6%)③
BUILDING COVERAGE AREA (PHASES 1 & 2)	43,991 SF	(16%)③
GREEN SPACE AREA (PHASE 1)	205,944 SF	(74%)
GREEN SPACE AREA (PHASES 1 & 2)	80,714 SF	(29%)

PARKING SUMMARY

PROPOSED PARKING STALLS (PHASE 1)	98
PROPOSED PARKING STALLS (PHASES 1 & 2)	387

REFERENCE NOTES:
① INCLUDES AREA OUTSIDE THE PROPERTY BOUNDARY.
② NO PARKING-FIRE LANE. CURB SHALL BE PAINTED YELLOW.
③ AREA INCLUDES EXISTING 1,200 SQUARE FOOT GARAGE.



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ST. KATHARINE DREXEL

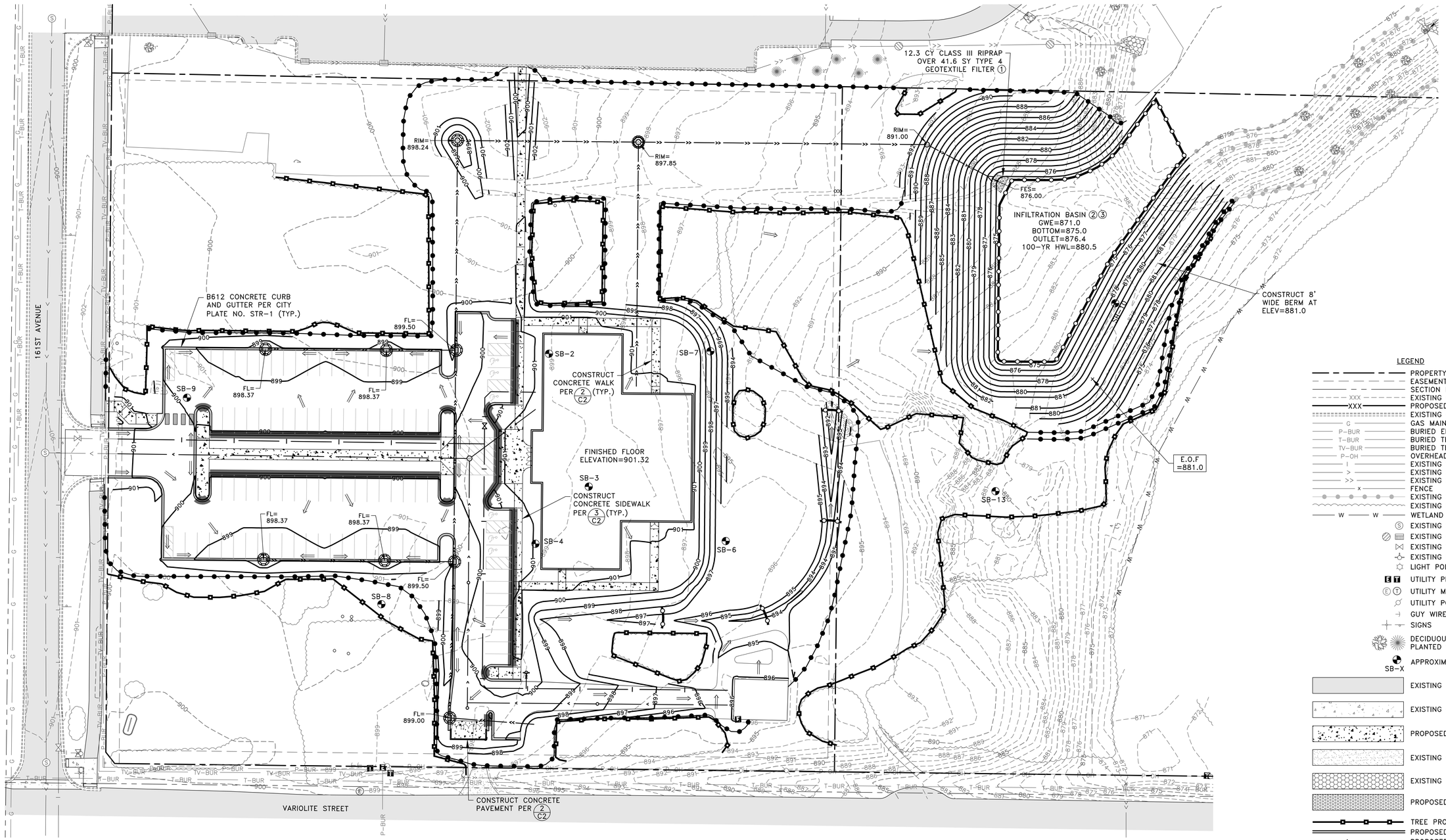
SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C9 OF C13 SHEETS

4719.02

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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- EXISTING CONCRETE CURB
- G GAS MAIN
- P-BUR BURIED ELECTRIC LINE
- T-BUR BURIED TELEPHONE LINE
- TV-BUR BURIED TELEVISION LINE
- P-OH OVERHEAD UTILITY LINE
- I EXISTING WATERMAIN
- > EXISTING SANITARY SEWER
- >> EXISTING STORM SEWER
- x FENCE
- EXISTING SILT FENCE
- EXISTING EDGE OF BRUSH OR TREE DRIPLINE
- W W WETLAND LINE
- S EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASINS
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- LIGHT POLE
- E T UTILITY PEDESTALS OR TRANSFORMERS
- E T UTILITY MANHOLES
- UTILITY POLE
- GUY WIRE
- SIGNS
- DECIDUOUS AND CONIFEROUS TREES PLANTED WITH PREVIOUS PROJECT
- SB-X APPROXIMATE SOIL BORING LOCATION
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING RIPRAP
- PROPOSED RIPRAP
- TREE PROTECTION FENCE
- PROPOSED CONCRETE CURB AND GUTTER
- I PROPOSED WATERMAIN
- > PROPOSED SANITARY SEWER
- >> PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN/POND OUTLET STRUCTURE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- PROPOSED TIPOUT CURB PER 5/C2
- SILT FENCE PER CITY PLATE NO. ERO-1 5
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 4
- X/X DETAIL NUMBER
- SHEET NUMBER
- STORM DRAIN INLET PROTECTION DEVICE PER 2/C3 AND 3/C3
- DRAINAGE ARROW
- E.O.F =XXX.X EMERGENCY OVERFLOW ELEVATION

GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT ROCK CONSTRUCTION ENTRANCES AS NEEDED PER CITY PLATE NO. ERO-5. ROCK CONSTRUCTION ENTRANCES SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C11 FOR THE STAKING PLAN.
4. SEE SHEET C12 FOR THE UTILITY PLAN.
5. SEE SHEET C13 FOR THE RESTORATION AND PAVING PLAN.
6. CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE STABILIZATION WITHIN SEVEN CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
7. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
8. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
9. PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF NYMORE LOAMY SAND. SEE THE AVAILABLE GEOTECHNICAL EXPLORATION REORTS FOR ADDITIONAL INFORMATION.
10. MAXIMUM FINISHED GRADES SLOPES SHALL BE 4:1.

REFERENCE NOTES:

1. PLACE RIPRAP PER CITY PLATE NO. ERO-3.
2. CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.
3. CONSTRUCT INFILTRATION BASIN PER 4/C2.
4. PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.
5. PLACE SILT FENCE AT, OR OUTSIDE, THE DRIPLINE OF TREES.

PROJECT SUMMARY-PHASE 1

DISTURBED AREA	= 4.73 ACRES
EXISTING IMPERVIOUS AREA	= 0.15 ACRES
PROPOSED IMPERVIOUS AREA	= 1.65 ACRES

N

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SCALE IN FEET

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3/19/20	PLAN REVISIONS PER CLIENT REVIEW		

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TIMOTHY A. EGGERICHS, P.E.
Date 2/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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ST. KATHARINE DREXEL

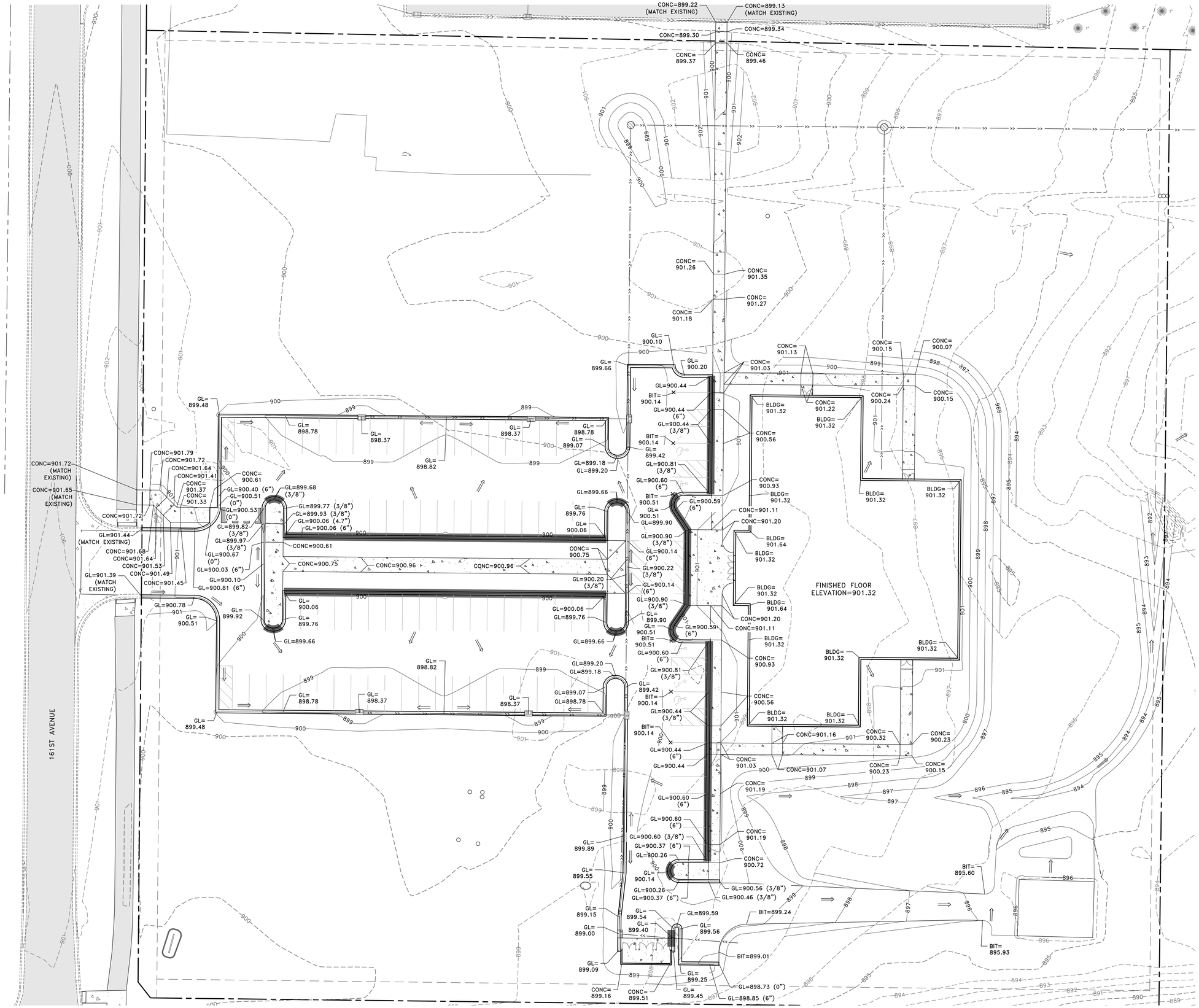
GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C10 OF C13 SHEETS

4719.02

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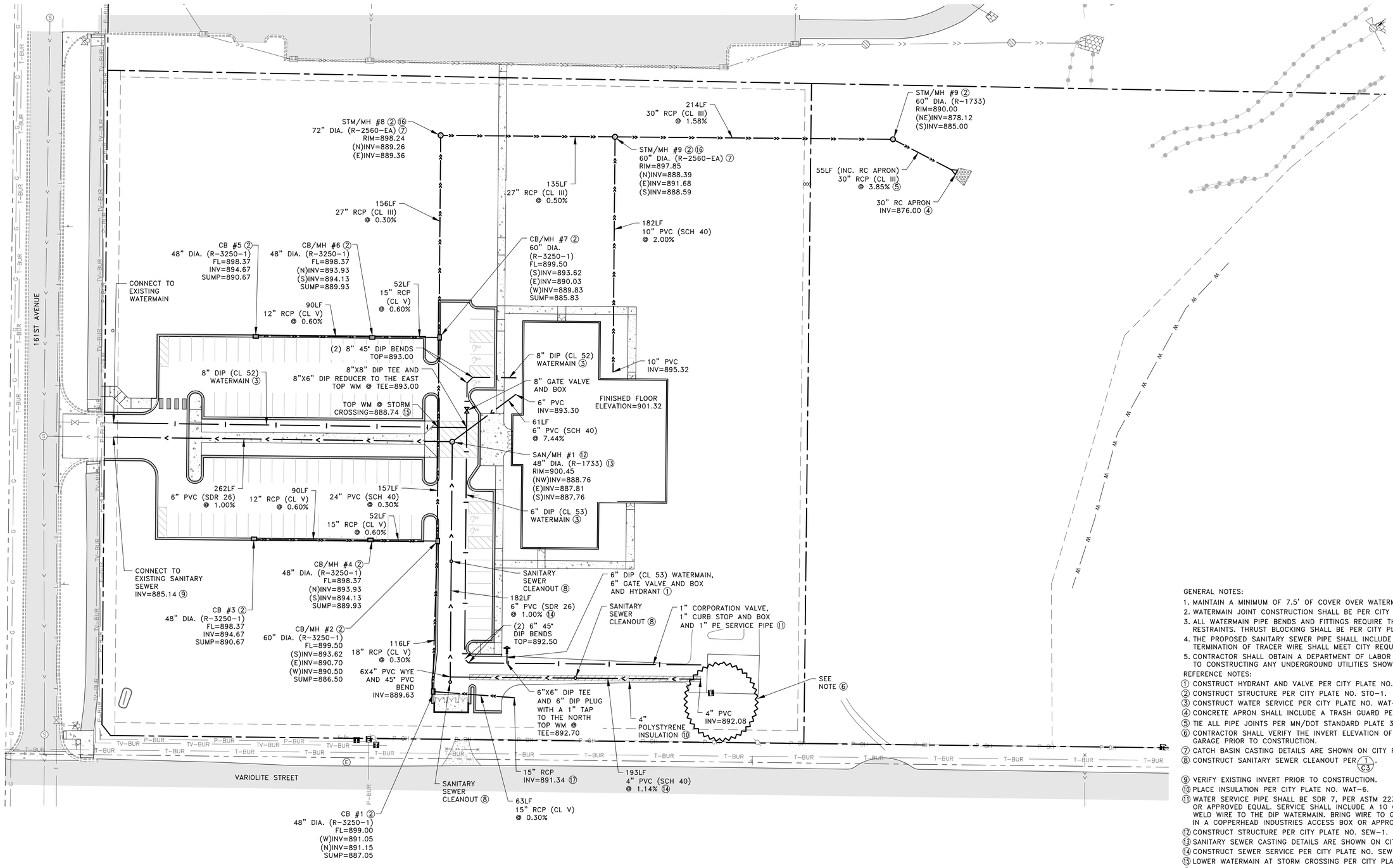
STAKING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C11 OF C13 SHEETS

4719.02

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GENERAL NOTES:

1. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATERMAIN AND WATER SERVICE.
2. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
3. ALL WATERMAIN PIPE BENDS AND FITTINGS REQUIRE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS. THRUST BLOCKING SHALL BE PER CITY PLATE NO. WAT-8.
4. THE PROPOSED SANITARY SEWER PIPE SHALL INCLUDE TRACER WIRE. GROUNDING AND TERMINATION OF TRACER WIRE SHALL MEET CITY REQUIREMENTS.
5. CONTRACTOR SHALL OBTAIN A DEPARTMENT OF LABOR AND INDUSTRY PLUMBING PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS.

REFERENCE NOTES:

① CONSTRUCT HYDRANT AND VALVE PER CITY PLATE NO. WAT-1.
② CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
③ CONSTRUCT WATER SERVICE PER CITY PLATE NO. WAT-5.
④ CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
⑤ TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145.
⑥ CONTRACTOR SHALL VERIFY THE INVERT ELEVATION OF THE EXISTING SEWER SERVICE AT THE GARAGE PRIOR TO CONSTRUCTION.
⑦ CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-6.
⑧ CONSTRUCT SANITARY SEWER CLEANOUT PER (1/C3).
⑨ VERIFY EXISTING INVERT PRIOR TO CONSTRUCTION.
⑩ PLACE INSULATION PER CITY PLATE NO. WAT-6.
⑪ WATER SERVICE PIPE SHALL BE SDR 7, PER ASTM 2239. MANUFACTURER SHALL BE ENDOPURE OR APPROVED EQUAL. SERVICE SHALL INCLUDE A 10 GAGE SOLID COPPER TRACER WIRE. CAD WELD WIRE TO THE DIP WATERMAIN. BRING WIRE TO GRADE AT THE BUILDING AND TERMINATE IN A COPPERHEAD INDUSTRIES ACCESS BOX OR APPROVED EQUAL.
⑫ CONSTRUCT STRUCTURE PER CITY PLATE NO. SEW-1.
⑬ SANITARY SEWER CASTING DETAILS ARE SHOWN ON CITY PLATE NO. SEW-2.
⑭ CONSTRUCT SEWER SERVICE PER CITY PLATE NO. SEW-3.
⑮ LOWER WATERMAIN AT STORM CROSSING PER CITY PLATE NO. WAT-7.
⑯ MANHOLE SHALL INCLUDE A 12" BARREL SECTION UNDER THE MANHOLE COVER. THIS WILL ALLOW FOR FUTURE ADJUSTMENTS, IF NECESSARY.
⑰ BULKHEAD 15" RC PIPE WITH A GASKETED CONCRETE PLUG PLACED IN THE BELL END OF THE PIPE.

SCALE: 30 0 30 60 IN FEET

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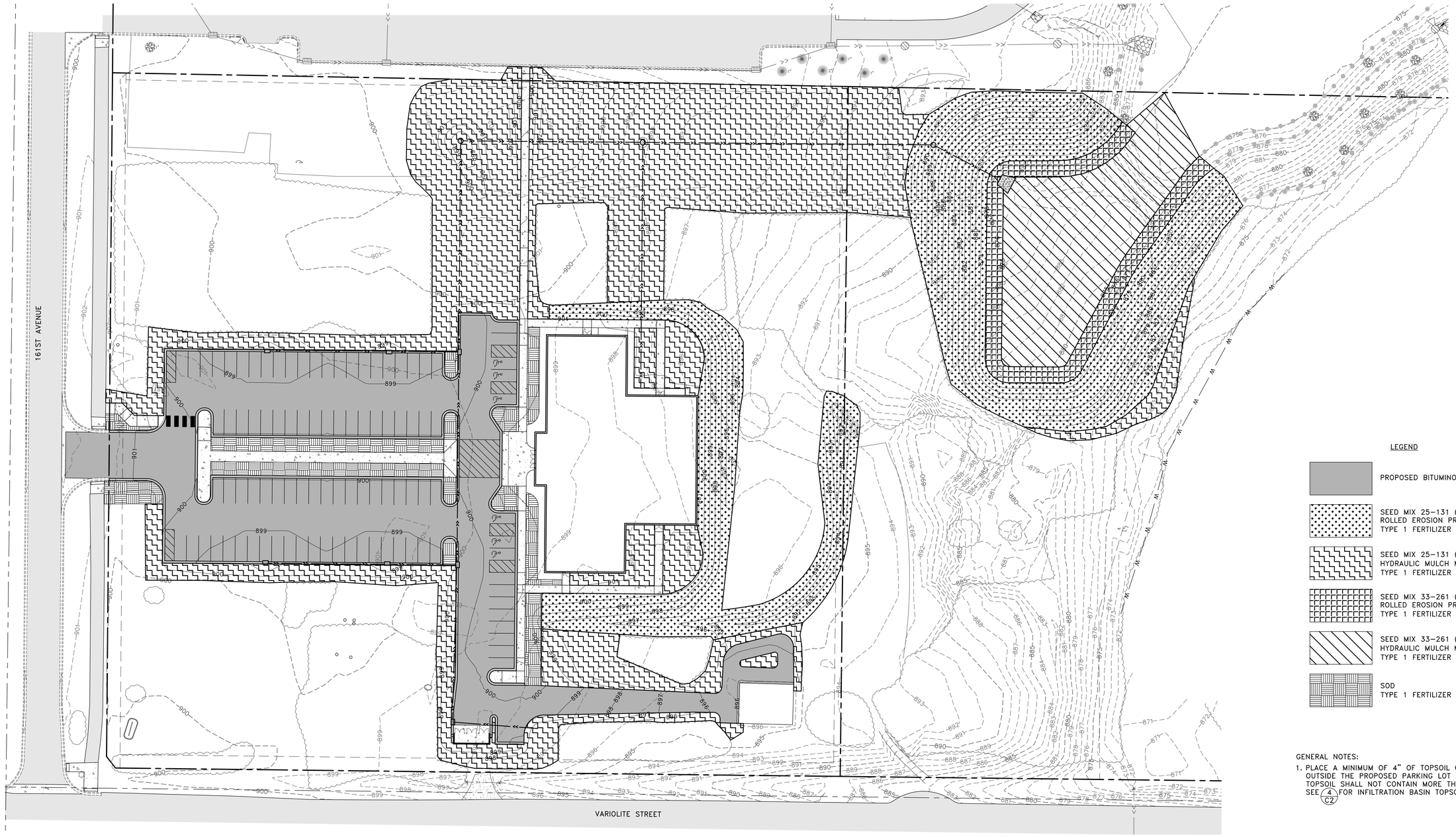
ST. KATHARINE DREXEL

UTILITY PLAN
CITY OF RAMSEY, MINNESOTA

SHEET C12 OF C13 SHEETS

4719.02

Mar 20, 2024 - 2:36pm
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LEGEND

- PROPOSED BITUMINOUS PAVEMENT PER (X/X)
- SEED MIX 25-131 (220 POUNDS/ACRE)
  ROLLED EROSION PREVENTION CATEGORY 20
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 25-131 (220 POUNDS/ACRE)
  HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE)
  ROLLED EROSION PREVENTION CATEGORY 20
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE)
  HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SOD
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:

1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND CONTENT. SEE (4/C2) FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.

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ST. KATHARINE DREXEL

RESTORATION AND PAVING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C13 OF C13 SHEETS

4719.02

Mar 20, 2024 - 7:48am
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ST. KATHARINE DREXEL CHURCH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 16, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, owner of the following described property:

Outlot B, PACT ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as ST. KATHARINE DREXEL CHURCH ADDITION and does hereby dedicate to the public for public use the drainage and utility easement as created by this plat.

In witness whereof said The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, has caused these presents to be signed by its proper officer this ____ day of _____ , 20____ .

SIGNED: The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation.

By _____ , Vice President and Pastor
Paul Jaroszeski

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Paul Jaroszeski, Vice President and Pastor of The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, on behalf of the corporation.

_____ _____

Notary Public, _____ Notary Printed Name

My commission expires _____

SIGNED: The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation.

By _____ , Secretary
Kathy Reed

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Kathy Reed, Secretary of The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, on behalf of the corporation.

_____ _____

Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian Person 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___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 20___ by Brian Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

City Council, City of Ramsey, Minnesota

By : _____ , Mayor By : _____ , Clerk

ANOKA 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____ .

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA 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

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of ST. KATHARINE DREXEL CHURCH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____ , 20___ , at_____o'clock___ .M. and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy

N

40 0 40 80
SCALE IN FEET

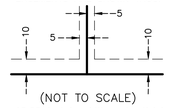
1 INCH = 40 FEET

○ Denotes a 1/2 inch by 14 inch iron monument with a plastic cap marked R.L.S. No. 49138 set

● Denotes an iron monument found

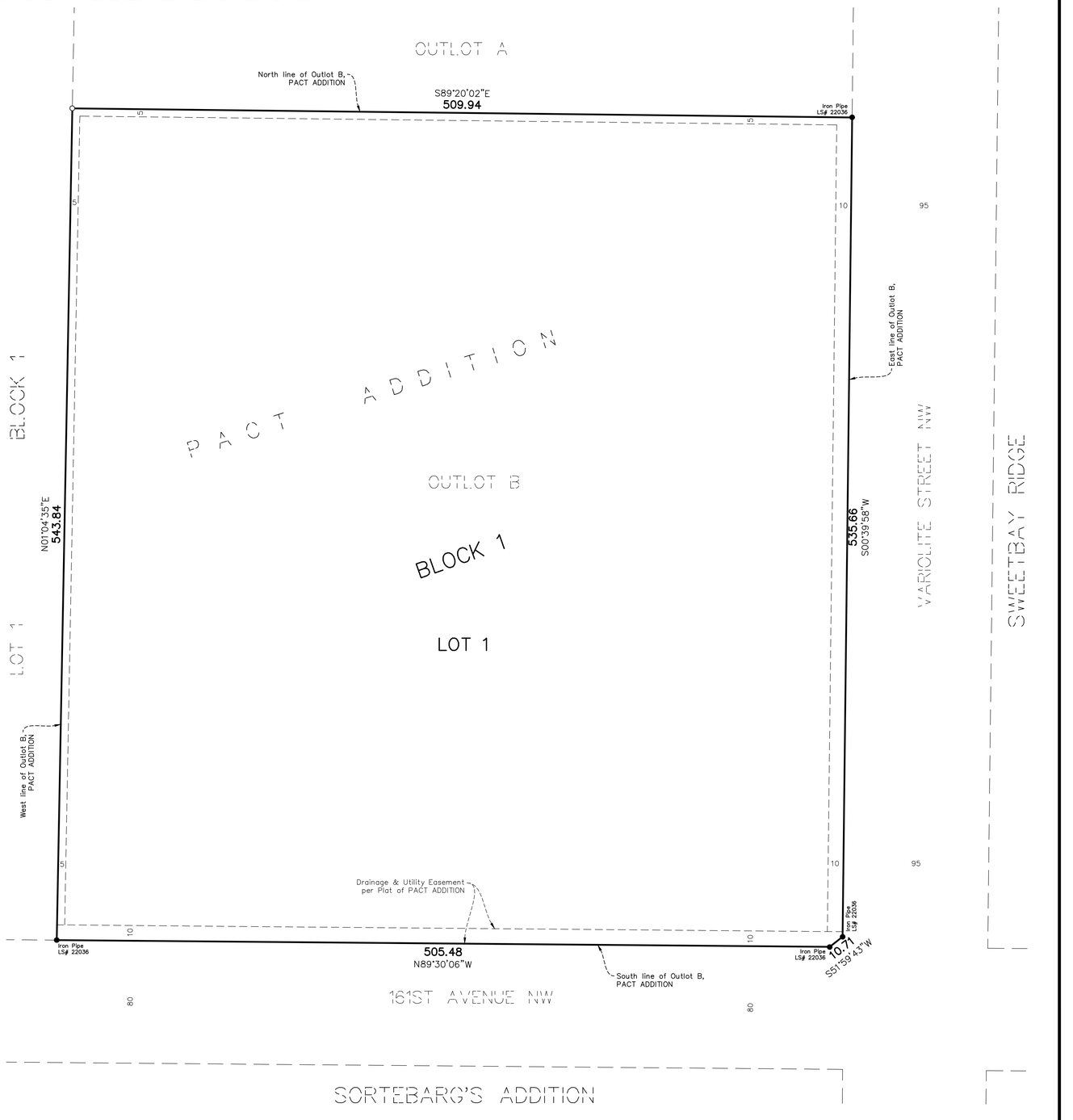
For the purposes of this plat the East line of Outlot B, PACT ADDITION is assumed to bear S00°39'58"W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.



Hakanson Anderson

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolutions #24-097 and #24-102 Approving Change Order #1 for Improvement Project #24-02 and Petition and Waiver Agreement for Municipal Water Connection at 6014 157th Lane NW.

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolutions #24-097 and #24-102 approving Change Order #1 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02, and the Petition and Waiver Agreement for municipal water connection at 6014 157th Lane NW.

Background:

Included in the Halls Dover Acres Street Reconstructions project is the extension of trunk watermain along 157th Lane NW, to complete a necessary trunk watermain loop. At the direction of the Public Works Committee, Staff sent letters out to property owners along the proposed watermain route, notifying of the ability to connect to municipal water as part of the reconstruction project.

After award of the contract, City Staff was contacted by the residents at 6014 157th Lane with an inquiry to connect to city water. This change order includes the necessary work to extent a 1" water service line to the right of way at 6014 157th Lane NW, which the property owner can then connect to.

Because no pay items exist in the project for the water service connection, Staff has worked with the Dave Perkins Contracting, the Contractor awarded the construction contract, on Change Order #1 to complete the necessary improvements, for a total amount of $2,253.00.

The trunk and lateral connection fees for this connection are $8,963.00 per City of Ramsey 2024 rates and charges. The property owners desire to assess the entire amount. The City considers this to be acceptable based on current policies and regulations.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

If the improvements proposed under Change Order #1 had been contemplated earlier and included in the plans, the bid prices would have reflected a commensurate increase in construction costs.

In order to allow costs to be assessed against the property, the property owners must enter into the attached Petition and Waiver Agreement, thereby waiving any rights to appeal the assessment. The attached agreement is currently under review by the City Attorney and may be subject to minor revisions.

The assessed amount will be spread over ten (10) years and will be charged interest in the amount of 2% over the rate at which the City sells bonds, or 2% over the 10-year treasury rate if the City does not bond for funding.

Alternatives:
Alternative #1 – Motion to adopt Resolutions #24-097 and #24-102 approving Change Order #1 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02, and the Petition and Waiver Agreement for municipal water connection at 6014 157th Lane NW.

Recommendation:
City Staff recommends Alternative #1.

Action:
Motion to adopt Resolutions #24-097 and #24-102 approving Change Order #1 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02, and the Petition and Waiver Agreement for municipal water connection at 6014 157th Lane NW.

Attachments

Res 24-097

Res 24-102

Petition and Waiver Agreement 6014 157th Ln

24-02 Change Order #1

24-02 Final Plans - Revised 03_28_24

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/04/2024 01:30 PM
Brian Hagen	Brian Hagen	04/04/2024 02:55 PM
Form Started By: Joe Feriancek		Started On: 03/28/2024 09:11 AM
Final Approval Date: 04/04/2024		

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

RESOLUTION #24-097

RESOLUTION ACCEPTING CHANGE ORDER #1 FOR HALLS DOVER ACRES STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-02

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Halls Dover Acres subdivision; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-198, adopted August 22, 2023, the City Council ordered the City Engineer to prepare plans and specifications for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-014, adopted January 9, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-064, adopted February 26, 2024, Dave Perkins Contracting of Nowthen, Minnesota, was awarded the construction contract in the amount of $844,919.01 for the total bid construction of the improvements in accordance with the approved plans and specifications and advertisement for bids; and

WHEREAS, Change Order #1 in the amount of $2,253.00 will allow for the connection to City water service as requested by the residents at 6014 157th Lane NW.

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

1) The City Council hereby approves Change Order #1 in the total amount of $2,253.00 for Dave Perkins Contracting to add water service line to allow connection to municipal water at 6014 157th Lane NW.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

Mayor

ATTEST:

City Clerk

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

RESOLUTION #24-102

RESOLUTION APPROVING PETITION AND WAIVER AGREEMENT FOR MUNICIPAL WATER CONNECTION TO 6014 157TH LANE NW

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Halls Dover Acres subdivision; and

WHEREAS, Change Order #1 for Halls Dover Acres Street Reconstructions includes water supply service line improvements needed to facilitate water supply connection to the property at 6014 157th Lane NW as requested by the property owner; and

WHEREAS, the property owner agrees to be assessed for the necessary water service line improvements at a cost up to $8,963.00, plus interest, using a petition and waiver agreement; and

WHEREAS, the City is willing to levy such costs to the aforementioned property.

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

1) The City Council hereby approves the assessment of up to $8,963.00, plus interest, as detailed within the Petition and Waiver Agreement, contingent upon the property owner entering into said Petition and Waiver Agreement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

City Clerk

(reserved for recording)

PETITION AND WAIVER AGREEMENT

This agreement made this _____ day of _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation ("City"), and **James Michael** and **Megan Michael**, husband and wife, owners of real property located at 6014 157th Lane NW, Ramsey, Minnesota 55303, PID 14-32-25-34-0032, ("Owner").

WITNESSETH:

WHEREAS, the Owner is the fee owner of the real property described as follows; LOT 1, BLOCK 6, HALLS DOVER ACRES, ANOKA COUNTY, MINNESOTA. (the "Subject Property"); and

WHEREAS, the Owner desires to have the City construct public utility (water supply) service to the Subject Property (hereinafter referred to as the "Improvement Project"); and

WHEREAS, the Owner wishes the City to construct the Improvement Project without notice of hearing or hearing on the special assessments levied to finance the Improvement Project, and to levy up to **$8,963** of the cost of the Improvement Project against the Subject Property; and

WHEREAS, the City is willing to construct the Improvement Project without certain notices or hearings, provided the assurances and covenants stated below are made by the Owner to ensure that the City will have valid and collectable special assessments as they relate to the Subject Property to finance all of the costs of the Improvement Project, at no cost to the City; and

WHEREAS, were it not for the assurances and covenants hereinafter provided, the City would not construct the Improvement Project

NOW, THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The Owner hereby petitions the City for construction of the Improvement Project.

2. The Owner represents and warrants that they are the owner of 100 percent of the Subject Property, that they have full legal power and authority to encumber the Subject Property as herein provided, and that as of the date hereof, they have fee simple absolute title in the Subject Property, which is not subject to an liens, interests or encumbrances.

3. The Owner requests that up to $8,963 of the cost of the Improvement Project be assessed against the Subject Property. The parties agree and understand that the principal amount to be assessed for the Improvement Project will not exceed $8,963.

4. The Owner waives notice of hearing and hearing pursuant to Minn. Stat. section 429.031, on the Improvement Project, notice of hearing and hearing on the special assessments levied to finance the Improvement Project pursuant to Minn. Stat. section 429.061, and any notice of hearing or procedure specified under the City Charter, and specifically requests that the Improvement Project be constructed and special assessments be levied against the Subject Property without hearings.

5. The Owner waives the right to appeal the levy of the special assessments in accordance with this Agreement pursuant to Minnesota Statutes section 429.081, or reapportionment thereof upon land division pursuant to Minnesota Statutes section 429.071, subdivision 3, or otherwise, and further specifically agrees with respect to such special assessments against the Subject Property or reapportionment that:

    a. Any requirements of Minnesota Statutes chapter 429 or the City Charter with which the City does not comply are hereby waived by the Owner,

    b. The increase in fair market value of the Subject Property resulting from construction of the Improvement Project will be at least equal to the amount specified in paragraph 3, and that such increase in fair market value is a special benefit to the Subject Property;

    c. Assessment of the above-specified cost of the Improvement Project against the Subject Property is reasonable, fair and equitable and there are no other properties against which such cost should be assessed; and

    d. The Owner further specifically waives notice and right to appeal reapportionment of such special assessments upon land division pursuant Minnesota Statutes section 429.071, subdivision 3.

6. The Owner understands and agrees that the City may provide for the payment of such special assessments in installments over a period of ten (10) years bearing an interest rate set at 2% over the rate at which the city sells bonds, or 2% over the 10-year treasury rate if the City does not bond for funding the Improvement Project. However, the decision regarding the period of time over which the special assessments may be paid and the interest rate to be applied is the absolute and sole discretion of the city council, subject only to limitations imposed by law.

7. The Owner represents and warrants that the Subject Property is not so classified for tax purposes as to result in deferral of the obligation to pay special assessments, and Owner agrees that it will take no action to secure such tax status for the Subject Property during the term of this Agreement.

8. The covenants, waivers and agreements contained in this Agreements shall bind the successors and assigns of the Owner and shall run with the Subject Property and bind all successors in interest thereof. It is the intent of the parties hereto that this Agreement be in a form that is recordable among the land records of Anoka County, Minnesota, and they agree to make any changes in this Agreement which may be necessary to effect the recording and filing of this Agreement against the title of the Subject Property.

9. This Agreement shall terminate upon the final payment of all special assessments levied against the Subject Property regarding the Improvement Project, and the City shall thereupon execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.

IN WITNESS WHEREOF, the parties have set their hands the and year first written above.

(left blank intentionally; signature pages to follow)

CITY OF RAMSEY

By:_____
Mark E. Kuzma,
Its Mayor

By:_____
Brian Hagen,
Its City Administrator

STATE OF MINNESOTA)
)SS.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this _____ day of _____ 2024, by Mark E. Kuzma and Brian Hagen, the Mayor and the City Administrator, respectively, of City of Ramsey, a Minnesota municipal corporation pursuant to the authority granted by its City Council.

_____
Notary Public

PROPERTY OWNERS

By:_____
James Michael

By: _____
Megan Michael

STATE OF MINNESOTA)
)SS.
COUNTY OF ANOKA)

The foregoing instrument as acknowledged before me this _____ day of _____ 2024, by James Michael and Megan Michael, husband and wife, owners of real property located at 6014 157th Lane NW, Ramsey, Minnesota 55303, PID 14-32-25-34-0032.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
(763) 427-1410

ESTIMATE

Prepared For

Change order for Halls Dover Acres
RAMSEY

Perkins Contracting

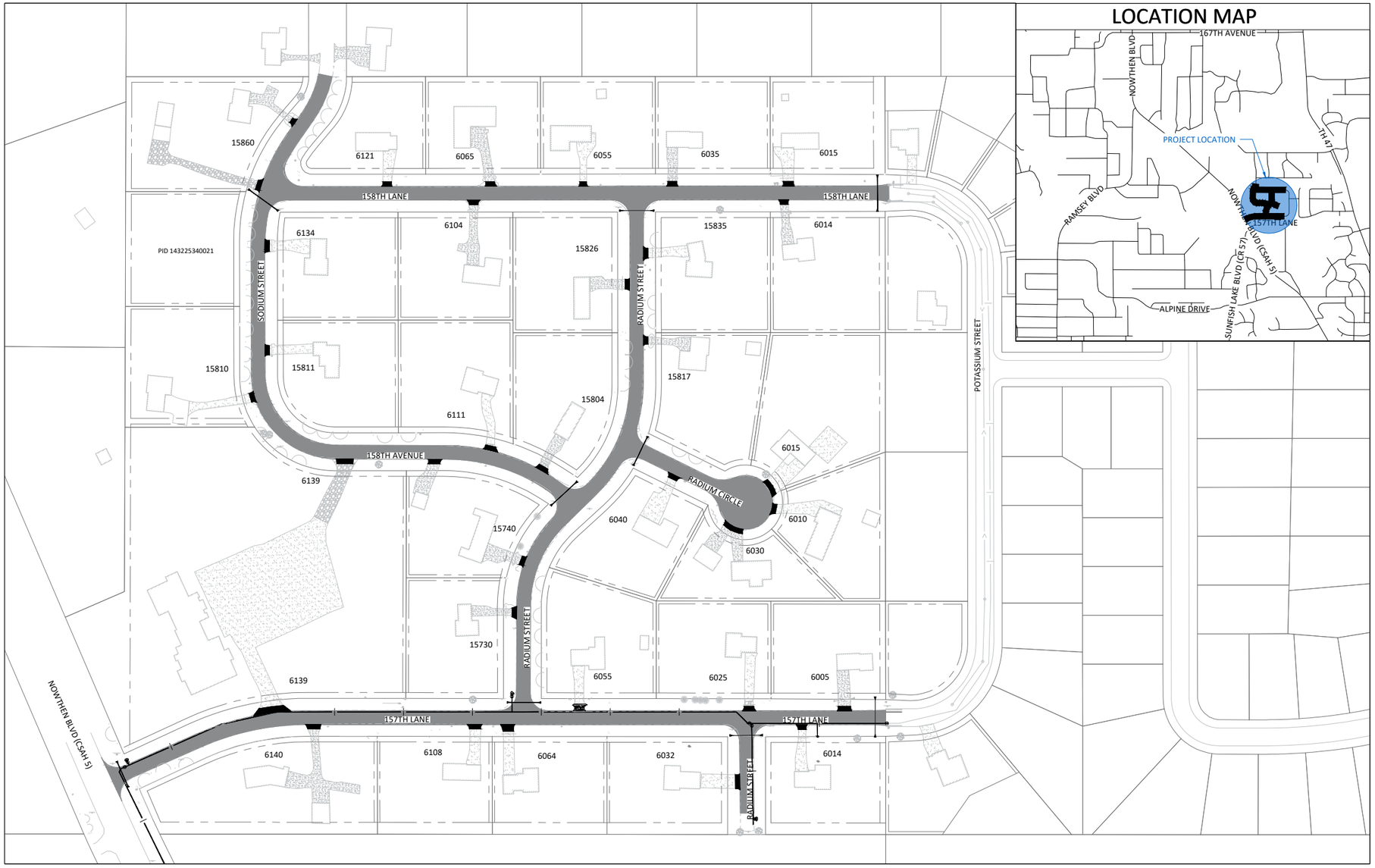
19745 Nowhen Blvd. NW
Anoka, Minnesota 55303
Phone: (612) 363-6459
Email: Rperkins@perkinscontractinginc.com

Estimate #	10446
Date	03/28/2024
PO #	CHANGE ORDER REQUEST # 1
Business / Tax #	Perkins contracting. inc

Description	Rate	Quantity	Total
1" Corporation Stop	$859.00	1	$859.00
1" Curb Stop and Box	$750.00	1	$750.00
1" Copper Pipe Type K	$28.00	23	$644.00

Subtotal	$2,253.00
Total	**$2,253.00**

CITY OF RAMSEY
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY IMPROVEMENT PROJECT NO. 24-02



LOCATION MAP

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2023 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR MUNICIPAL UTILITY WORK.

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 65 SHEETS

SHEET No.	DESCRIPTION	
01	TITLE SHEET	
02	STATEMENT OF ESTIMATED QUANTITIES	
03	ALIGNMENT LAYOUT	
04	TYPICAL SECTION	
05 - 08	DETAILS	
15	TRAFFIC CONTROL LAYOUT	
16 - 17	SWPPP	
18 - 24	EROSION CONTROL & GRADING	
25 - 31	EXISTING CONDITIONS & REMOVALS	
32 - 40	STREET & STORM SEWER	
41	SUNFISH LAKE TRAIL & STORM SEWER	
42 - 46	WATERMAIN CONSTRUCTION	
47 - 53	RESTORATION	
54 - 56	CROSS SECTIONS	157TH LANE
57 - 59	CROSS SECTIONS	158TH AVE & SODIUM ST
60 - 61	CROSS SECTIONS	158TH LANE
62 - 63	CROSS SECTIONS	RADIUM STREET
64	CROSS SECTIONS	RADIUM CIRCLE
65	CROSS SECTIONS	RADIUM STREET STUB

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	FENCE
SIGN	SILT FENCE
MAILBOX	WATERMAIN
PEDESTAL - TELECOM	SANITARY SEWER
PEDESTAL - ELECTRIC	STORM SEWER
HAND HOLE	DRAIN TILE
DRIVE - BITUMINOUS	LANDSCAPE - ROCK
DRIVE - CONCRETE	LANDSCAPE - MULCH
DRIVE - GRAVEL	LANDSCAPE - RIP RAP
CONCRETE WALK	PR. DRIVE - BITUMINOUS
BITUMINOUS TRAIL	PR. DRIVE - CONCRETE
REMOVE BIT PAVE	PR. DRIVE - GRAVEL
REMOVE CONCRETE PAVE	PR. CONCRETE WALK
REMOVE GRAVEL SURFACE	PR. CONCRETE
MILL BIT PAVEMENT	PR. SEEDING AREA
RECLAIM BIT PAVEMENT	PR. SODDING AREA

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

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095 LIC. NO.

DATE 1/23/24

0 100 200 300
SCALE (FEET)

N

City of RAMSEY

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

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

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

GSOC

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

DATE	REVISION
3/06/24	REVISE TRAFFIC CONTROL
3/28/24	ADD 1" WATER SERVICE - 6014 157TH LN.

Mar 28, 2024 - 7:32am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Title Sheet.dwg

24-02 HALLS DOVER ACRES STREET RECONSTRUCTION

STATEMENT OF ESTIMATED QUANTITIES

NOTES	ITEM NO.	MNDOT SPEC NO.	ITEM DESCRIPTION	UNIT	TOTAL	STREET	STORM	WATER
	1	2021.501	MOBILIZATION	LS	1.00	0.6	0.05	0.35
	2	2101.502	CLEARING	EA	6			6
	3	2101.502	GRUBBING	EA	6			6
11	4	2104.502	SALVAGE MAIL BOX SUPPORT	EA	28	28		
1	5	2104.503	SAWING PAVEMENT (FULL DEPTH)	LF	823	697		126
1	6	2104.503	REMOVE WATERMAIN	LF	15			15
1	7	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	1022	382		640
1	8	2104.504	REMOVE CONCRETE PAVEMENT	SY	205	205		
1	9	2104.504	REMOVE AGGREGATE SURFACING	SY	79	79		
	10	2104.602	LANDSCAPE RESTORATION	EA	15	15		
14	11	2106.507	EXCAVATION - COMMON (EV)	CY	834	834		
2, 13	12	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1495	1495		
	13	2112.519	SUBGRADE PREPARATION - ROADWAY	RDST	41	41		
15	14	2112.604	SUBGRADE PREPARATION	SY	609			609
	15	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	24	20		4
	16	2130.523	WATER	MGAL	82	82		
2	17	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	1789	1709		80
2	18	2211.604	AGGREGATE BASE CLASS 5 SURFACING - DRIVEWAYS	SY	97	97		
1, 13	19	2215.504	FULL DEPTH RECLAMATION	SY	14351	14351		
1	20	2232.504	MILL BITUMINOUS PAVEMENT 2.0"	SY	55	33		22
	21	2301.604	CONCRETE PAVEMENT DRIVEWAYS 6.0"	SY	225	225		
4	22	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1032	1017		15
5	23	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1653	1641		12
5	24	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	1218	1206		12
5	25	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) DRIVEWAYS	TON	41	41		
5	26	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) TRAIL	TON	71			71
	27	2501.502	15" RC PIPE APRON	EA	18		18	
	28	2501.502	18" CS PIPE APRON	EA	1		1	
	29	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	459		459	
	30	2503.503	18" CMP PIPE SEWER	LF	37		37	
	31	2504.602	6" GATE VALVE & BOX	EA	5			5
	32	2504.602	8" GATE VALVE & BOX	EA	2			2
	33	2504.602	12" GATE VALVE & BOX	EA	3			3
	34	2504.602	ADJUST VALVE BOX	EA	10			10
	35	2504.602	CONNECT TO EXISTING WATERMAIN	EA	2			2
	36	2504.602	HYDRANT (8.5' BURY)	EA	5			5
	37	2504.602	8" WATERMAIN PLUG	EA	1			1
	38	2504.603	6" WATERMAIN DUCTILE IRON CL 53	LF	64			64
	39	2504.603	8" WATERMAIN PVC (C900)	LF	412			412
	40	2504.603	12" WATERMAIN PVC (C900)	LF	2165			2165
	41	2504.608	WATERMAIN FITTINGS	LBS	1676			1676
	42	2521.504	6" CONCRETE WALK	SY	10			10
	43	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	4			4
	44	2531.618	TRUNCATED DOMES	SF	21			21
	45	2540.602	TEMPORARY MAIL BOX CLUSTER	EA	2	2		
11	46	2540.602	INSTALL MAIL BOX SUPPORT	EA	28	28		
12	47	2563.601	TRAFFIC CONTROL	LS	1.0	0.25		0.75
	48	2572.503	TEMPORARY TREE PROTECTION FENCE	LF	20	20		
	49	2573.602	STABILIZED CONSTRUCTION EXIT	EA	4	4		
	50	2573.502	STORM DRAIN INLET PROTECTION	EA	2	2		
	51	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	575		575	
	52	2573.503	SILT FENCE; TYPE MS	LF	2921	1238		1683
3	53	2574.507	TOPSOIL (LV)	CY	1394	1085		309
9	54	2574.508	FERTILIZER TYPE 3	LBS	398	310		88
	55	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	2234	498		1736
	56	2575.505	SEEDING	ACRE	1.99	1.55		0.44
10	57	2575.508	HYDRAULIC MULCH MATRIX	LBS	6100	5780		320
7	58	2575.508	SEED MIXTURE 25-141	LBS	24	2		22
8	59	2575.508	SEED MIXTURE 25-151	LBS	322	306		16
	60	2582.503	4" DOUBLE SOLID LINE PAINT (EPOXY)	LF	16			16
	61	2582.503	4" SOLID LINE PAINT (EPOXY)	LF	43			43
	CO 62	2504.602	1" CORPORATION STOP	EA	1			1
	CO 63	2504.602	1" CURB STOP AND BOX	EA	1			1
	CO 64	2504.603	1" COPPER PIPE TYPE K	LF	23			23

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. LV TO CV CONVERSION FACTOR = 1.25.
3. LV TO CV CONVERSION FACTOR = 1.30.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
5. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
6. ESTIMATED QUANTITY BASED ON U.S. PIPE MECHANICAL JOINT FITTINGS TABLES.
7. ESTIMATED QUANTITY BASED ON 59 LB/ACRE.
8. ESTIMATED QUANTITY BASED ON 200 LB/ACRE.
9. ESTIMATED QUANTITY BASED ON 200 LB/ACRE.
10. ESTIMATED QUANTITY BASED ON 4000 LB/ACRE.
11. PAY ITEM INCLUDES ALL EXISTING MAILBOX SUPPORTS, REGARDLESS OF MATERIAL(S), SIZE, FOOTING TYPE, LOCATION, OR EXISTING ELECTRICAL SERVICE.
12. 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, INCLUDING FOR ANY DETOUR ROUTES.
13. EXCESS RECLAMATION MATERIAL SHALL BE HAULED TO 16600 SAINT FRANCIS BOULEVARD. THE EXPECTED RECLAMATION DEPTH IS 8 INCHES. THE TOP 2.5 INCHES ARE PROPOSED TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT AND PERSONAL REQUIRED TO HAUL AND STOCKPILE THE RECLAMATION MATERIAL.
14. COMMON EXCAVATION INCLUDES REMOVAL OF EXISTING 4-INCHES OF MATERIAL IN ALL DISTURBED AREAS, AS REQUIRED TO PLACE 4-INCHES OF TOPSOIL IN DISTURBED AREAS. THE EXCAVATION REQUIRED FOR UTILITY INSTALLATION IS INCIDENTAL TO THE UTILITY PAY ITEM.
15. SUBGRADE PREPARATION FOR BITUMINOUS TRAIL AND COUNTY ROAD PATCH AREAS.

GENERAL NOTES:

1. 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.
2. 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.
3. SALVAGE AND INSTALL MAILBOX SUPPORTS IN THE SAME LOCATION, UNLESS OTHERWISE DIRECTED. THE INSTALLATION WILL BE THE SAME TYPE AS ORIGINAL INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING MAILBOX SUPPORTS WHICH ARE DAMAGED DURING SALVAGE AND/OR INSTALLATION UNLESS CONTRACTOR NOTIFIES CITY OF DAMAGED MAILBOX SUPPORTS BEFORE SALVAGE OPERATIONS BEGIN. SALVAGED MAILBOX SUPPORTS SHALL BE STORED BY CONTRACTOR DURING PROJECT.
4. PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.

WATERMAIN TABULATION

STRUCTURE	HYDRANT	VALVE	BEND		NOTE
STATION	EACH	SIZE	TYPE	SIZE	
0+04.00		12" GV			CONNECT TO EXISTING WATERMAIN
0+07.00			45° ELBOW	12"	
0+11.20			45° ELBOW	12"	
1+84.00	HYDRANT	6" GV	TEE	12" X 6"	HYDRANT AT R 6.0'
4+27.24			22.5° ELBOW	12"	
5+28.56			22.5° ELBOW	12"	
6+02.63			45° ELBOW	12"	
6+08.29			45° ELBOW	12"	
6+23.00	HYDRANT	6" GV	TEE	12" X 6"	HYDRANT AT R 9.6'
10+36.90			45° ELBOW	12"	
10+42.44			45° ELBOW	12"	
10+50.44		12" GV			
10+58.52	HYDRANT	6" GV	TEE	12" X 6"	HYDRANT AT R 10.0'
12+35.02			11.25° ELBOW	12"	
13+34.45			11.25° ELBOW	12"	
17+42.83	HYDRANT	6" GV	TEE	12" X 6"	HYDRANT AT L 31.9'
21+33.88			45° ELBOW	12"	
21+61.67			45° ELBOW	12"	
21+64.67		12" GV			

STRUCTURE	HYDRANT	VALVE	BEND		NOTE
STATION	EACH	SIZE	TYPE	SIZE	
21+68.67			TEE	12" X 8"	TEE TO RADIUM STREET STUB
21+71.67			REDUCER	12" X 8"	
22+83.21					1" CORPORATION STOP
24+03.91		8" GV			CONNECT TO EXISTING WATERMAIN
WATERMAIN TABULATION - RADIUM STREET STUB					
0+04		8" GV			
1+66.54	HYDRANT	6" GV	TEE	8" X 6"	HYDRANT AT L 6.0'
1+76.54			PLUG	8"	PLUG END OF WATERMAIN

DATE	REVISION
3/28/24	ADD 1" WATER SERVICE - 6014 157TH LN.

Mar 26, 2024 - 7:41pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Title Sheet.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

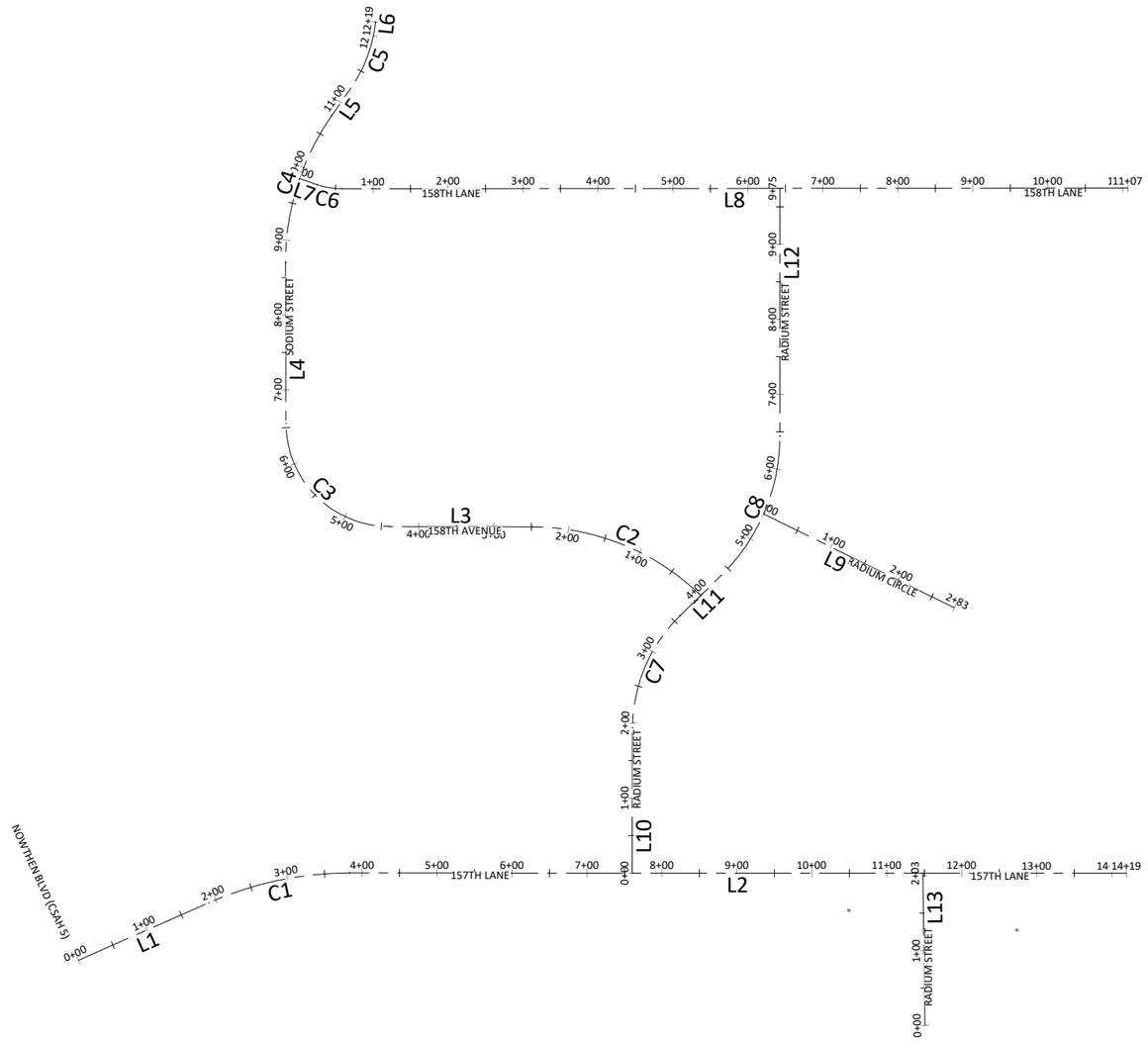
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STATEMENT OF ESTIMATED QUANTITIES

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

0 100 200 300
SCALE (FEET)

N



Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	189.999	N66° 09' 25.27"E	(459355.2462,180473.7540)	(459529.0305,180550.5578)
L2	1035.703	S89° 59' 15.21"E	(459717.0992,180590.2424)	(460752.8025,180590.0175)
L7	24.994	S70° 56' 20.64"E	(459650.0416,181516.3655)	(459673.6650,181508.2031)
L8	1048.313	N89° 56' 44.59"E	(459706.4171,181502.7204)	(460754.7295,181503.7135)
L9	283.262	S63° 45' 44.70"E	(460269.0984,181069.2056)	(460523.1755,180943.9770)
L13	203.281	N00° 45' 01.42"W	(460484.0360,180386.8128)	(460481.3738,180590.0764)
L3	191.881	N89° 53' 14.55"W	(459961.5508,181051.8457)	(459769.6702,181052.2229)
L4	214.599	N00° 08' 39.81"W	(459631.9419,181189.8748)	(459631.4011,181404.4736)
L5	44.960	N34° 56' 23.93"E	(459692.6841,181600.0546)	(459718.4334,181636.9105)
L6	0.724	N06° 21' 22.62"E	(459751.5125,181724.6919)	(459751.5926,181725.4109)
L10	193.680	N00° 09' 27.94"E	(460093.6955,180590.1606)	(460094.2288,180783.8395)
L11	76.755	N45° 40' 55.62"E	(460157.5138,180933.5110)	(460212.4299,180987.1348)
L12	330.228	N00° 01' 28.83"E	(460290.7838,181173.0462)	(460290.9260,181503.2741)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	465.000	193.605	N78° 05' 05.03"E	(459529.0305,180550.5578)	(459717.0992,180590.2424)
C2	320.000	247.568	N67° 43' 26.05"W	(460184.9719,180960.3229)	(459961.5508,181051.8457)
C3	138.000	216.151	N45° 00' 57.18"W	(459769.6702,181052.2229)	(459631.9419,181189.8748)
C7	210.000	166.855	N22° 55' 11.78"E	(460094.2288,180783.8395)	(460157.5138,180933.5110)
C8	260.000	207.187	N22° 51' 12.22"E	(460212.4299,180987.1348)	(460290.7838,181173.0462)

DATE	REVISION

Mar 28, 2024 - 7:42am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Alignment Layout.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

City of RAMSEY

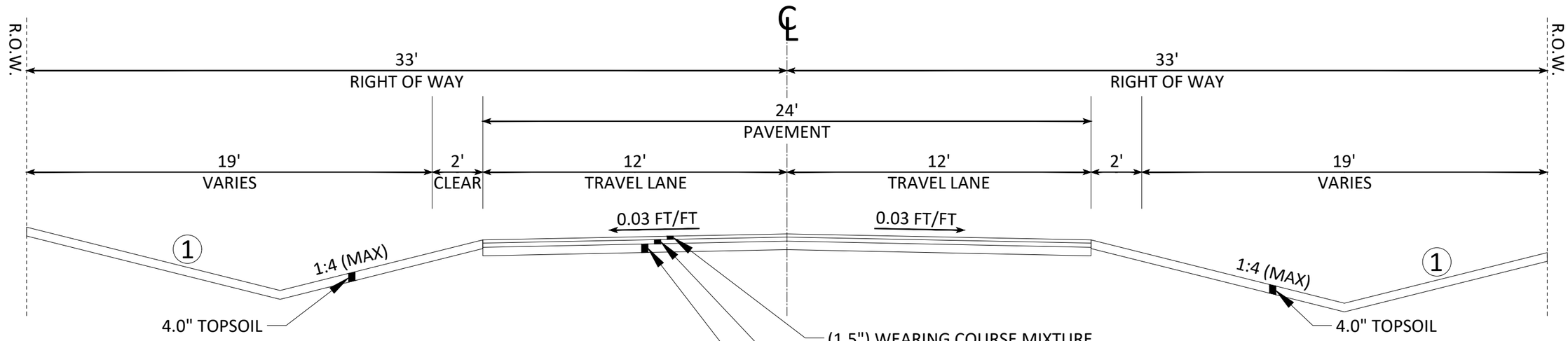
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ALIGNMENT LAYOUT

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 03 OF 65 SHEETS

TYPICAL SECTION: CITY STREETS



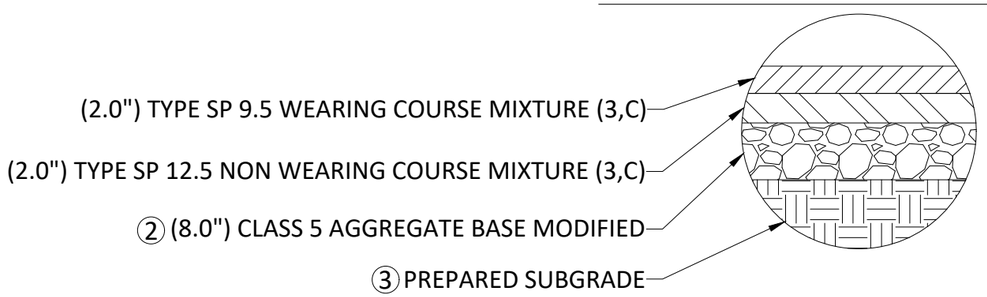
REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 4" TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151. SEE CITY DETAIL ERO-6 FOR TOPSOIL REQUIREMENTS.

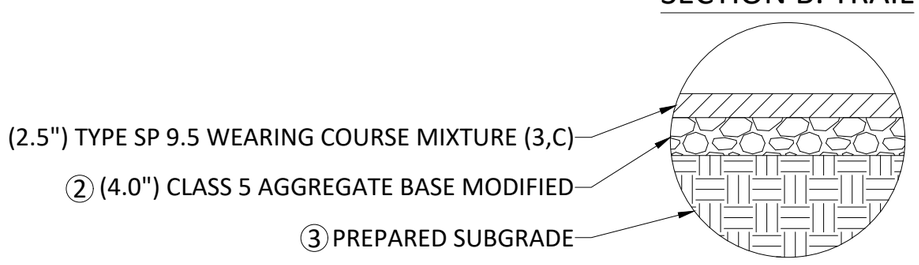
② MODIFY CLASS 5 AGGREGATE BASE PER CITY STANDARD DETAIL STR-26. SEE SHEET 09. RECYCLED RECLAMATION MATERIAL MEETING STR-26 MAY BE USED AS AGGREGATE BASE.

③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING CLASS 5 AGGREGATE BASE. THIS PROCESS SHALL BE INCIDENTAL TO THE SUBGRADE PREPARATION PAY ITEM.

SECTION A: NOWTHEN BOULEVARD



SECTION B: TRAIL



DATE	REVISION

Mar 26, 2024 - 7:43am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Alignment Layout.dwg

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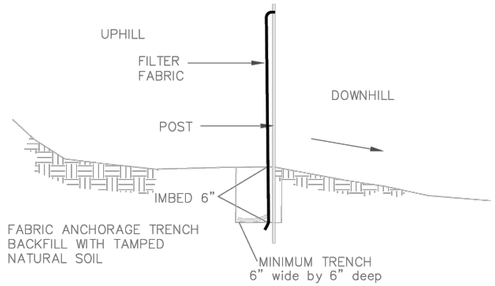
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

TYPICAL SECTION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

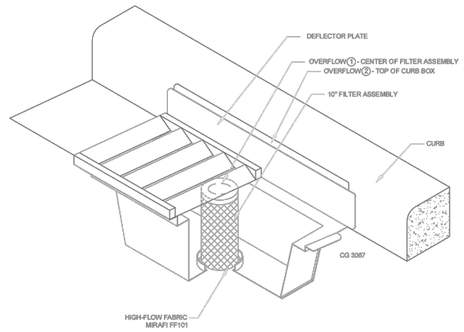


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

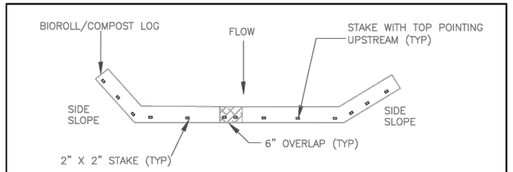


INLET PROTECTION – WIMCO OR EQUAL

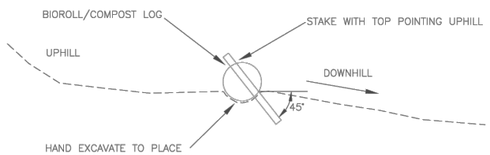
N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



PLAN VIEW

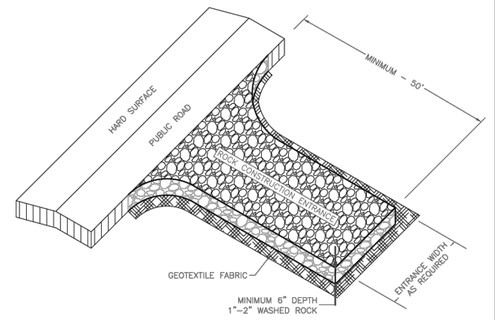


SIDE VIEW

NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



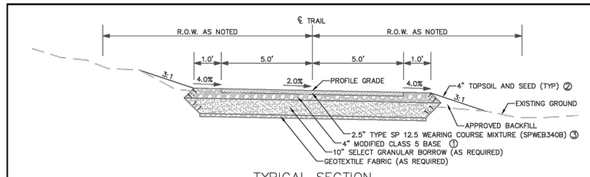
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

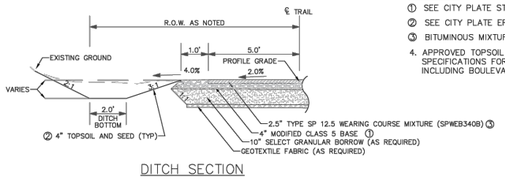
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

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

APPROVED: 7 – 2019	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6



TYPICAL SECTION

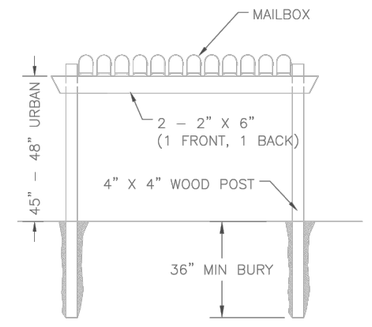


DITCH SECTION

NOTES:
① SEE CITY PLATE STR–26
② SEE CITY PLATE ERO–6
③ BITUMINOUS MIXTURE MAY BE MODIFIED PER PLAN.
4. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

NOTE: NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	CITY PLATE No. PARK–1	STANDARD DETAILS: BITUMINOUS TRAIL



TEMPORARY MAILBOX

NOTES:
MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORT DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

APPROVED: 9 – 2011	City of RAMSEY	STANDARD DETAILS: NESTED MAILBOX CLUSTER
		CITY PLATE No. STR–10

DATE	REVISION

Jan 23, 2024 - 11:35am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Details.dwg

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

Joe Ferlancek

JOE FERLANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

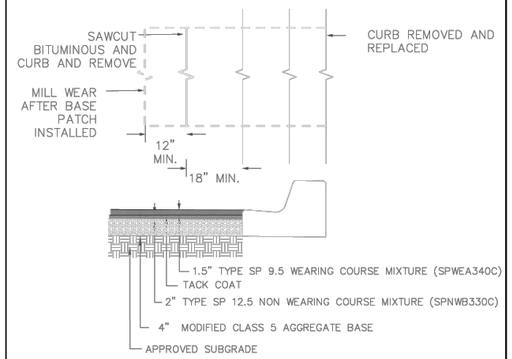
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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DETAILS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 05 OF 65 SHEETS



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

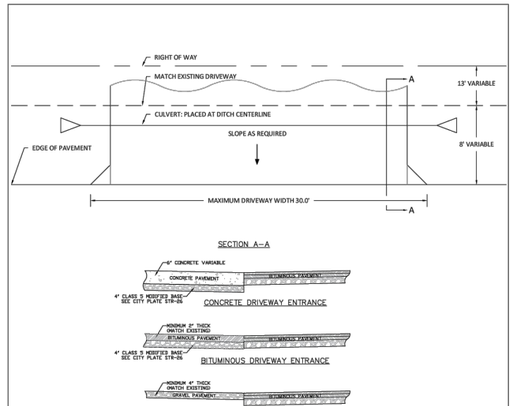
APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

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

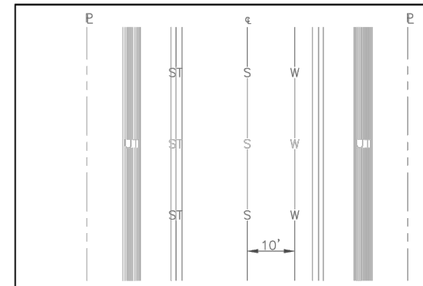
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:		STANDARD DETAILS:
2 - 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.
6. GRAVEL DRIVEWAYS USE MODIFIED BASE PER CITY PLATE STR-26, UNLESS SPECIFIED ELSEWHERE.
7. CULVERTS ARE REQUIRED TO BE MINIMUM 15" DIAMETER, REINFORCED CONCRETE PIPE OR CORRUGATED METAL PIPE.
8. PLACE CULVERT AT THE DITCH CENTERLINE AND AS PER PLAN.
9. CULVERTS MUST BE PLACED FAR ENOUGH FROM DRIVEWAY PAVEMENT EDGE FOR MAX 1:3 GRADING SLOPE.

APPROVED:		STANDARD DETAILS:
2 - 2019	City of RAMSEY	RESIDENTIAL DRIVEWAY - RURAL SECTION
		CITY PLATE No. STR-33

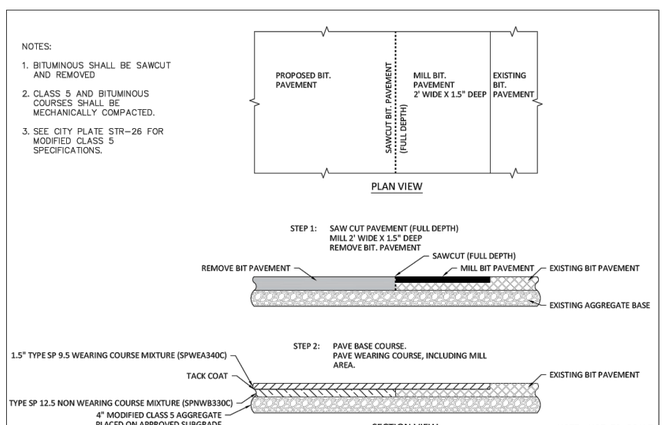


LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- ℙ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

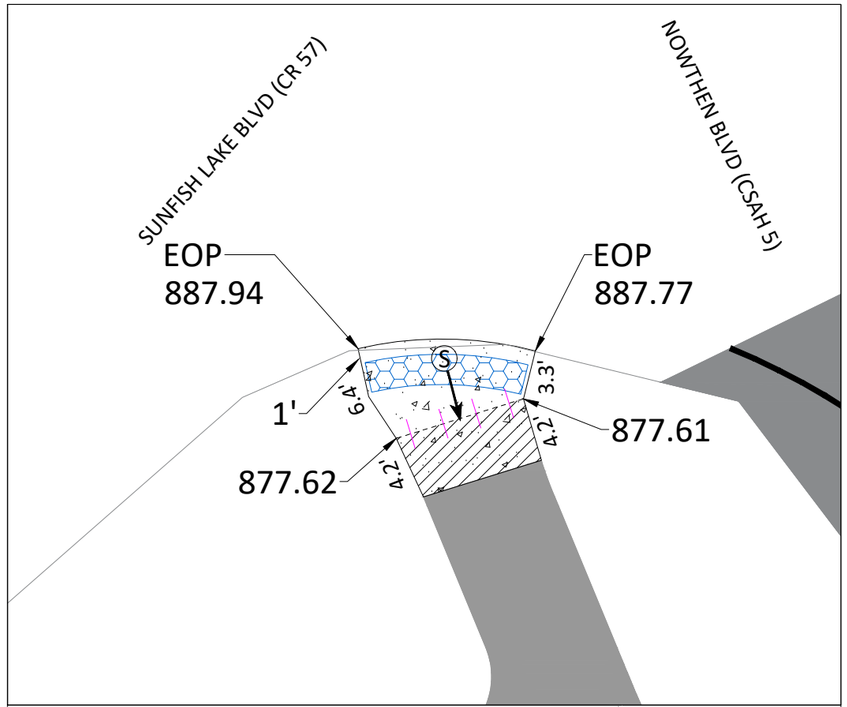
NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

UTILITY LOCATIONS
N.T.S.

APPROVED:		STANDARD DETAILS:
7 – 1996	City of RAMSEY	UTILITY LOCATIONS
		CITY PLATE No. UTL-1



APPROVED:		CITY PLATE	STANDARD DETAILS:
3 - 2017	City of RAMSEY	No. STR-31	STREET TIE-IN



SUNFISH LAKE BLVD & NOWTHEN BLVD — SCALE 1" = 10'

PED RAMP LEGEND

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.
- DRAINAGE FLOW ARROW

DATE	REVISION

Jan 23, 2024 - 8:02pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

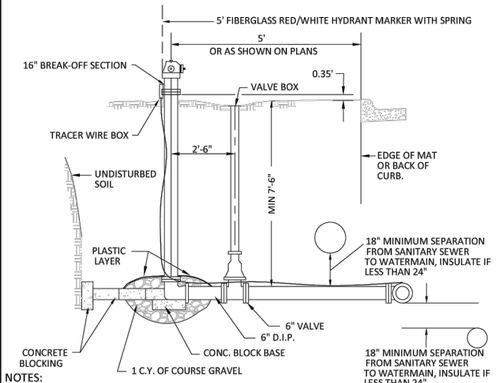
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

DETAILS

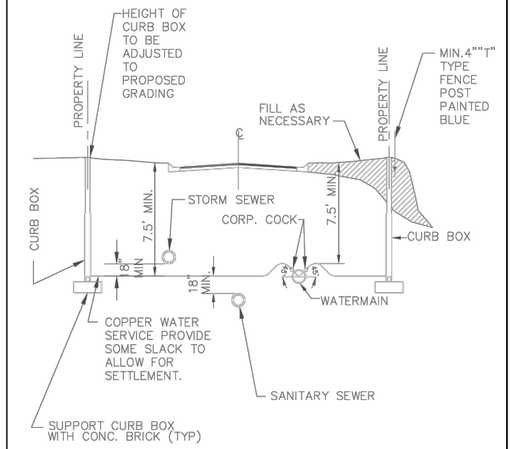
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 06 OF 65 SHEETS



NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.
8. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

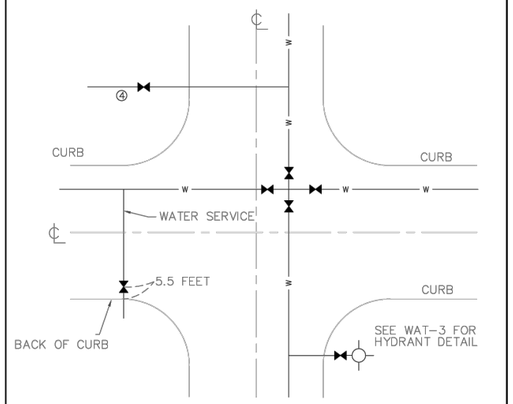
APPROVED: 6 - 2023	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



WATER SERVICE

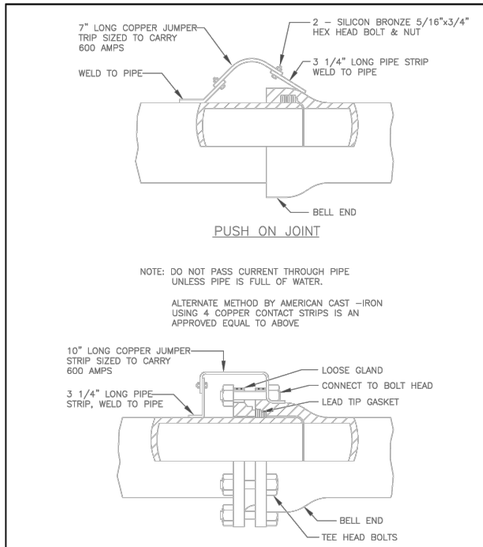
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APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

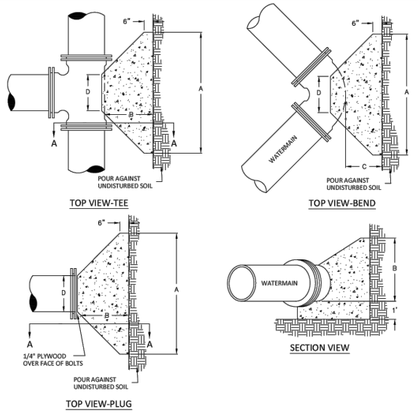


NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3



APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT–4



PIPE SIZE	22 ½% BEND			45% BEND			90% BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-2"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	--	--	3'-6"	9'-3"	6'-0"	3'-6"	17'-0"	6'-0"	3'-6"

DIMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

NOTES:
1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

APPROVED: 6 - 2023	City of RAMSEY	STANDARD DETAILS: THRUST BLOCKS
		CITY PLATE No. WAT-8

DATE	REVISION

Jan 23, 2024 - 6:02pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

City of RAMSEY

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DETAILS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 07 OF 65 SHEETS

Sewer/Water Utility - Trace Wire Specification

Materials

General

All trace wire and trace wire products shall be domestically manufactured in the U.S.A.

All trace wire shall have HDPE insulation intended for direct bury, color coated per APWA standard for the specific utility being marked.

Trace wire

- **Open Trench -** Trace wire shall be #12 AWG Copper Clad Steel, High Strength with minimum 450 lb. break load, with minimum 30 mil HDPE insulation thickness.
- **Directional Drilling/Boring -** Trace wire shall be #12 AWG Copper Clad Steel, Extra High Strength with minimum 1,150 lb. break load, with minimum 30 mil HDPE insulation thickness.
- **Trace wire – Pipe Bursting/Slip Lining -** Trace wire shall be 7 x 7 Stranded Copper Clad Steel, Extreme Strength with 4,700 lb. break load, with minimum 50 ml HDPE insulation thickness.

Connectors

- All mainline trace wires must be interconnected in intersections, at mainline tees and mainline crosses. At tees, the three wires shall be joined using a single 3-way lockable connector. At Crosses, the four wires shall be joined using a 4-way connector. Use of two 3-way connectors with a short jumper wire between them is an acceptable alternative.
- **Direct bury wire connectors –** shall include 3-way lockable connectors and mainline to lateral lug connectors specifically manufactured for use in underground trace wire installation. Connectors shall be dielectric silicon filled to seal out moisture and corrosion, and shall be installed in a manner so as to prevent any uninsulated wire exposure.
- Non locking friction fit, twist on or taped connectors are prohibited.

Termination/Access

- All trace wire termination points must utilize an approved trace wire access box (above ground access box or grade level/in-ground access box as applicable), specifically manufactured for this purpose.
- All grade level/in-ground access boxes shall be appropriately identified with "sewer" or "water" cast into the cap and be color coded.
- A minimum of 2 ft. of excess/slack wire is required in all trace wire access boxes after meeting final elevation.
- All trace wire access boxes must include a manually interruptible conductive/connective link between the terminal(s) for the trace wire connection and the terminal for the grounding anode wire connection.
- Grounding anode wire shall be connected to the identified (or bottom) terminal on all access boxes.

This Standard specification was prepared by Joe Rubbelke (joe.rubbelke@gmail.com), Jeff Dale and Frank Stuemke, and is a work-in-progress, intended for redistribution, modification and immediate use by any municipality (March 2014). The end user must accept all liabilities and hold harmless the contributors of this information.

Disclaimer: The information provided in this specification gives you options to help your choose the best method for your project. This information is only a guide.

Sewer/Water Utility - Trace Wire Specification

- **Service Laterals on public property** - Trace wire must terminate at an approved grade level/in-ground trace wire access box, located at the edge of the road right-of-way, and out of the roadway.
- **Service Laterals on private property** - Trace wire must terminate at an approved above-ground trace wire access box, affixed to the building exterior directly above where the utility enters the building, at an elevation not greater than 5 vertical feet above finished grade, or terminate at an approved grade level/in-ground trace wire access box, located within 2 linear feet of the building being served by the utility.
- **Hydrants –** Trace wire must terminate at an approved above-ground trace wire access box, properly affixed to the hydrant grade flange. (affixing with tape or plastic ties shall not be acceptable)
- **Long-runs, in excess of 500 linear feet without service laterals or hydrants** - Trace wire access must be provided utilizing an approved grade level/in-ground trace wire access box, located at the edge of the road right-of-way, and out of the roadway. The grade level/in-ground trace wire access box shall be delineated using a minimum 48" polyethylene marker post, color coded per APWA standard for the specific utility being marked.

Grounding

- Trace wire must be properly grounded at all dead ends/stubs
- Grounding of trace wire shall be achieved by use of a drive-in magnesium grounding anode rod with a minimum of 20ft of #12 red HDPE insulated copper clad steel wire connected to anode (minimum 1.5 lb.) specifically manufactured for this purpose, and buried at the same elevation as the utility.
- When grounding the trace wire at dead ends/stubs, the grounding anode shall be installed in a direction 180 degrees opposite of the trace wire, at the maximum possible distance.
- When grounding the trace wire in areas where the trace wire is continuous and neither the mainline trace wire or the grounding anode wire will be terminated at/above grade, install grounding anode directly beneath and in-line with the trace wire. Do not coil excess wire from grounding anode. In this installation method, the grounding anode wire shall be trimmed to an appropriate length before connecting to trace wire with a mainline to lateral lug connector.
- Where the anode wire will be connected to a trace wire access box, a minimum of 2 ft. of excess/slack wire is required after meeting final elevation.

Installation

General

- Trace wire installation shall be performed in such a manner that allows proper access for connection of line tracing equipment, proper locating of wire without loss or deterioration of low frequency (512Hz) signal for distances in excess of 1,000 linear feet, and without distortion of signal caused by multiple wires being installed in close proximity to one another.
- Trace wire systems must be installed as a single continuous wire, except where using approved connectors. No looping or coiling of wire is allowed.

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Sewer/Water Utility - Trace Wire Specification

- Any damage occurring during installation of the trace wire must be immediately repaired by removing the damaged wire, and installing a new section of wire with approved connectors. Taping and/or spray coating shall not be allowed.
- Trace wire shall be installed at the bottom half of the pipe and secured (taped/tied) at 5' intervals.
- Trace wire must be properly grounded as specified.
- Trace wire on all service laterals/stubs must terminate at an approved trace wire access box located directly above the utility, at the edge of the road right-of-way, but out of the roadway. (See Trace wire Termination/Access)
- At all mainline dead-ends, trace wire shall go to ground using an approved connection to a drive-in magnesium grounding anode rod, buried at the same depth as the trace wire. (See Grounding)
- Mainline trace wire shall not be connected to existing conductive pipes. Treat as a mainline dead-end, ground using an approved waterproof connection to a grounding anode buried at the same depth as the trace wire.
- All service lateral trace wires shall be a single wire, connected to the mainline trace wire using a mainline to lateral lug connector, installed without cutting/splicing the mainline trace wire.
- In occurrences where an existing trace wire is encountered on an existing utility that is being extended or tied into, the new trace wire and existing trace wire shall be connected using approved splice connectors, and shall be properly grounded at the splice location as specified.

Sanitary Sewer System

- A mainline trace wire must be installed, with all service lateral trace wires properly connected to the mainline trace wire, to ensure full tracing/locating capabilities from a single connection point.
- Lay mainline trace wire continuously, by-passing around the outside of manholes/structures on the North or East side.
- Trace wire on all sanitary service laterals must terminate at an approved trace wire access box color coded green and located directly above the service lateral at the edge of road right of way.

Water System

- A mainline trace wire must be installed, with all service lateral trace wires properly connected to the mainline trace wire, to ensure full tracing/locating capabilities from a single connection point.
- Lay mainline trace wire continuously, by-passing around the outside of valves and fittings on the North or East side.
- Trace wire on all water service laterals must terminate at an approved trace wire access box color coded blue and located directly above the service lateral at the edge of road right of way.
- Above-ground tracer wire access boxes will be installed on all fire hydrants.
- All conductive and non-conductive service lines shall include tracer wire.

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Sewer/Water Utility - Trace Wire Specification

Storm Sewer System

This section shall be included at the discretion of the facility owner.

- If the storm sewer system includes service laterals for connection of private drains and tile lines, it shall be specified the same as a sanitary sewer application.
- Lay mainline trace wire continuously, by-passing around the outside of manholes/structure on the North or East side.

Prohibited Products and Methods

The following products and methods shall not be allowed or acceptable

- Uninsulated trace wire
- Trace wire insulations other than HDPE
- Trace wires not domestically manufactured
- Non locking, friction fit, twist on or taped connectors
- Brass or copper ground rods
- Wire connections utilizing taping or spray-on waterproofing
- Looped wire or continuous wire installations, that has multiple wires laid side-by-side or in close proximity to one another
- Trace wire wrapped around the corresponding utility
- Brass fittings with trace wire connection lugs
- Wire terminations within the roadway, i.e. in valve boxes, cleanouts, manholes, etc.
- Connecting trace wire to existing conductive utilities

Testing

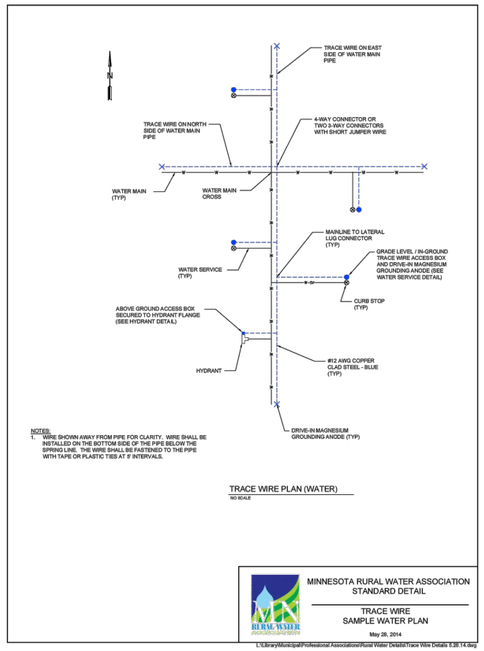
All new trace wire installations shall be located using typical low frequency (512Hz) line tracing equipment, witnessed by the contractor, engineer and facility owner as applicable, prior to acceptance of ownership.

This verification shall be performed upon completion of rough grading and again prior to final acceptance of the project.

Continuity testing in lieu of actual line tracing shall not be accepted.

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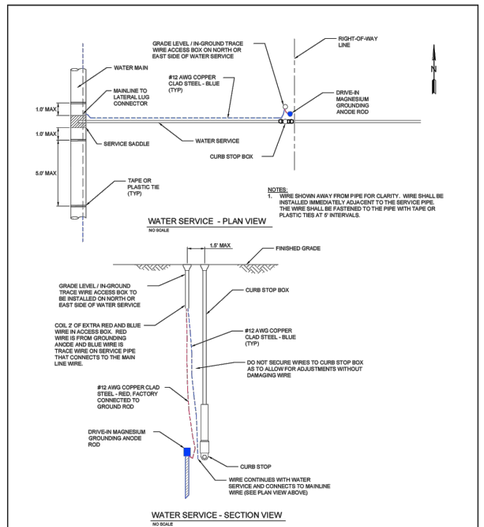
TRACE WIRE PLAN (WATER)
NO SCALE

MINNESOTA RURAL WATER ASSOCIATION
STANDARD DETAIL

TRACE WIRE
SAMPLE WATER PLAN

May 28, 2014

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WATER SERVICE - PLAN VIEW
NO SCALE

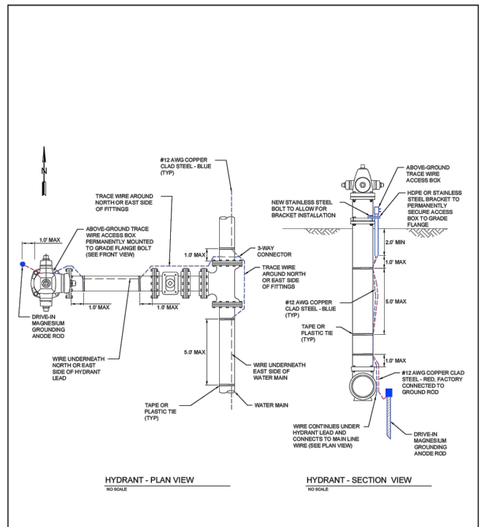
WATER SERVICE - SECTION VIEW
NO SCALE

MINNESOTA RURAL WATER ASSOCIATION
STANDARD DETAIL

TRACE WIRE
WATER SERVICE DETAIL

May 28, 2014

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HYDRANT - PLAN VIEW
NO SCALE

HYDRANT - SECTION VIEW
NO SCALE

MINNESOTA RURAL WATER ASSOCIATION
STANDARD DETAIL

TRACE WIRE
HYDRANT DETAIL

May 28, 2014

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DATE	REVISION

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

Joe Feriancek

JOE FERIANCEK

Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

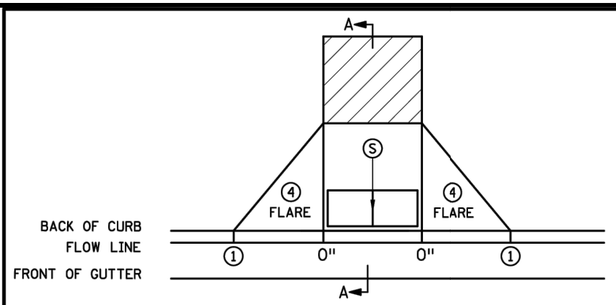
City of RAMSEY

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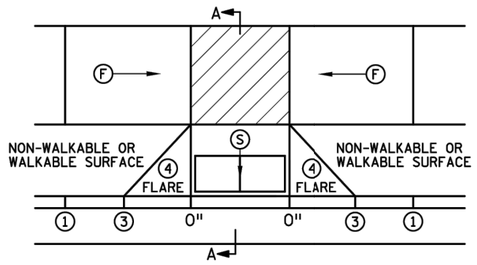
DETAILS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

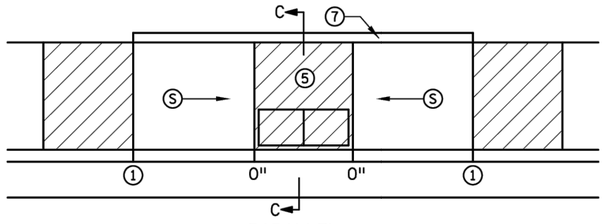
SHEET 08 OF 65 SHEETS



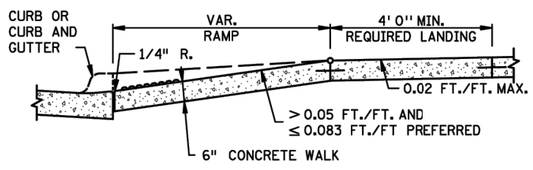
PERPENDICULAR



TIERED PERPENDICULAR

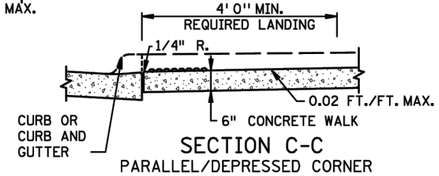


PARALLEL



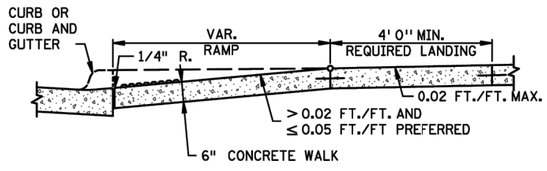
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



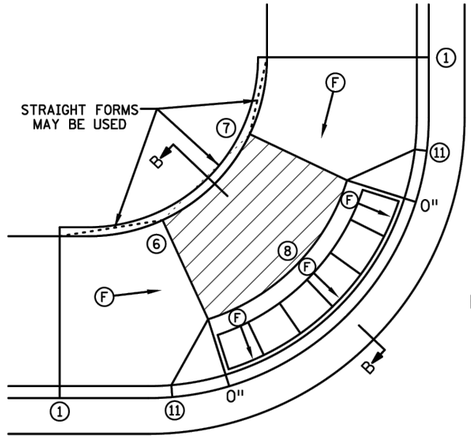
SECTION C-C

PARALLEL/DEPRESSED CORNER

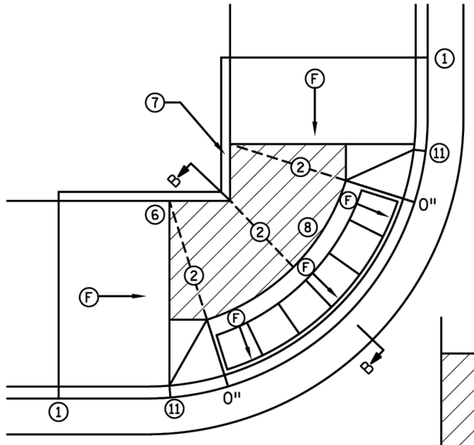


SECTION B-B

FAN

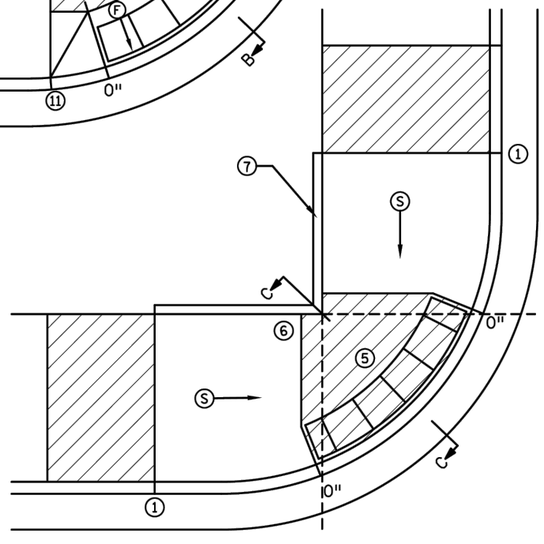


FAN⑩

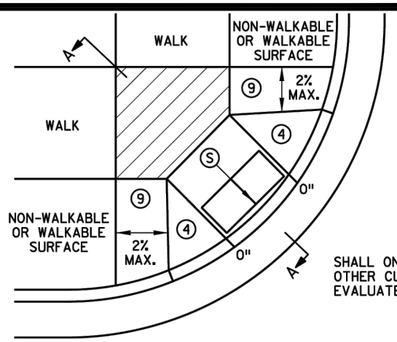


MODIFIED FAN ⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 1 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

Jan 23, 2024 - 11:38am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Details.dwg

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

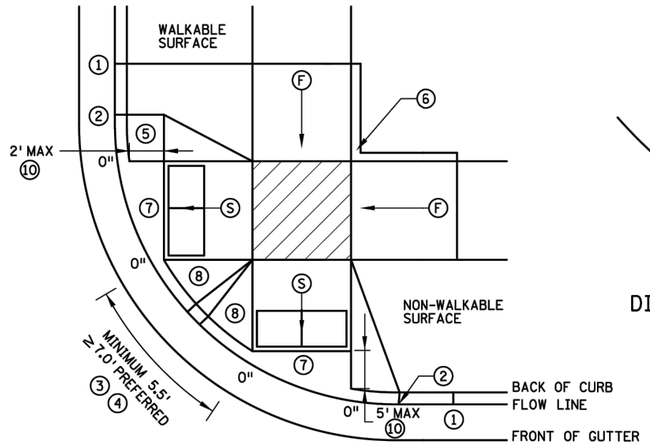
City of RAMSEY

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

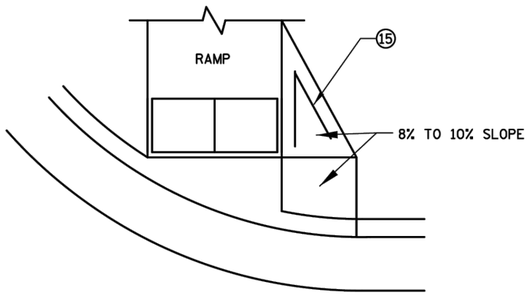
MNDOT PEDESTRIAN RAMP DETAILS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

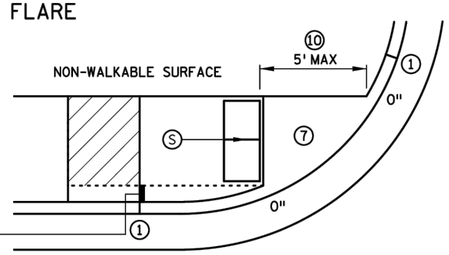
SHEET 09 OF 65 SHEETS



COMBINED DIRECTIONAL

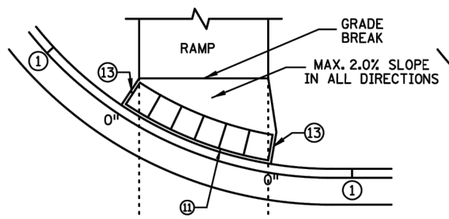


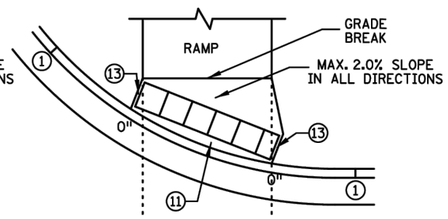
DIRECTIONAL RAMP WALKABLE FLARE



IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.

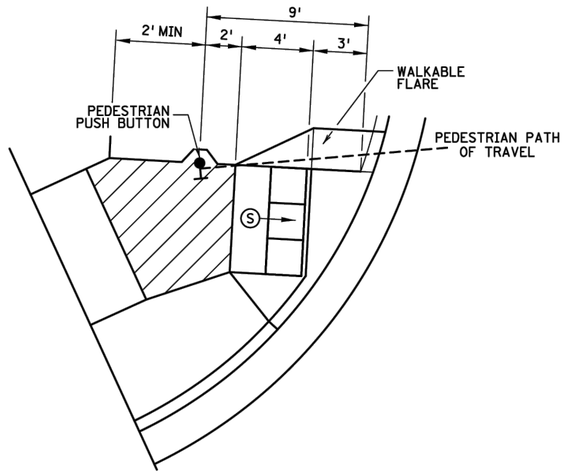
STANDARD ONE-WAY DIRECTIONAL ⑨





DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫

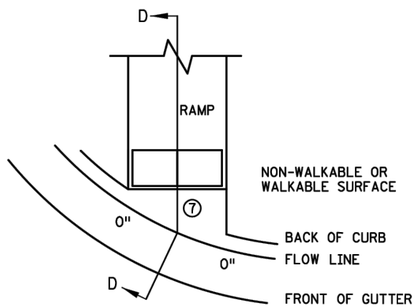
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

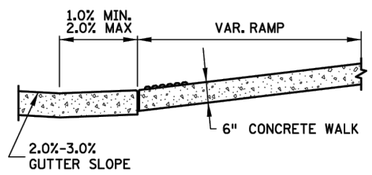


SEMI-DIRECTIONAL RAMP ③④⑨

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)





SECTION D-D

CURB FOR DIRECTIONAL RAMPS ⑭

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

⑮ PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 2 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

DATE	REVISION

Jan 23, 2024 - 11:38am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Details.dwg

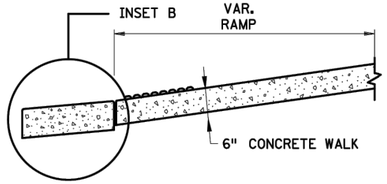
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

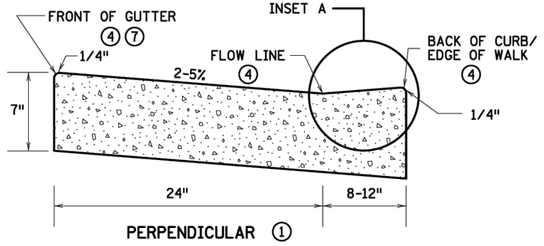
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN RAMP DETAILS

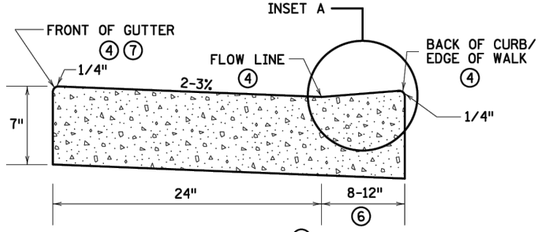
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 65 SHEETS

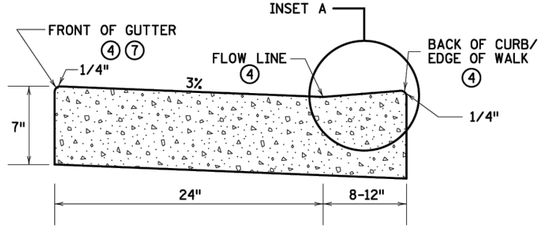




PERPENDICULAR ①

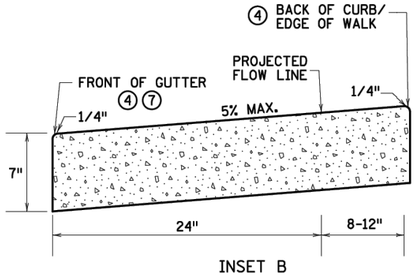


NON PERPENDICULAR ②

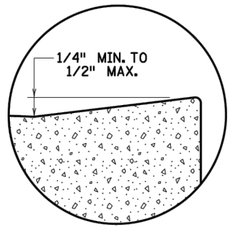


FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)

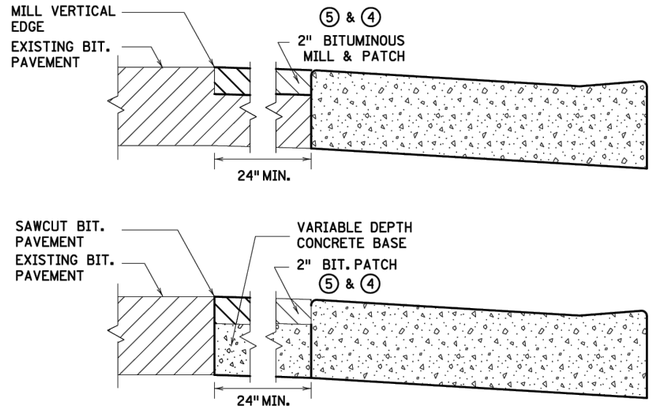
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



INSET B
OUTFLOW GUTTER ⑧



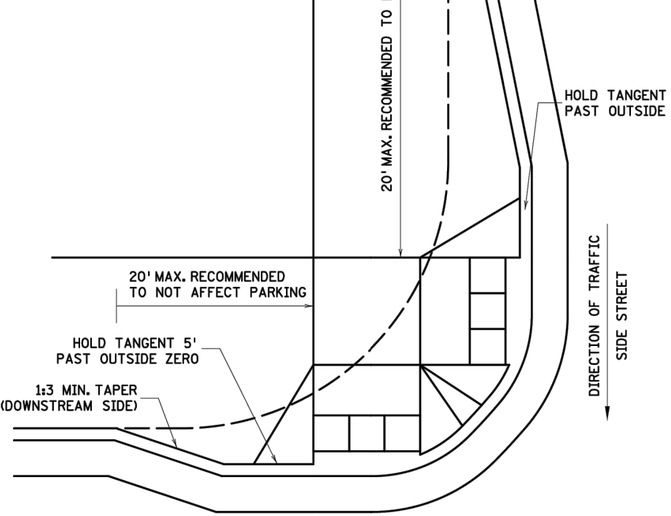
INSET A



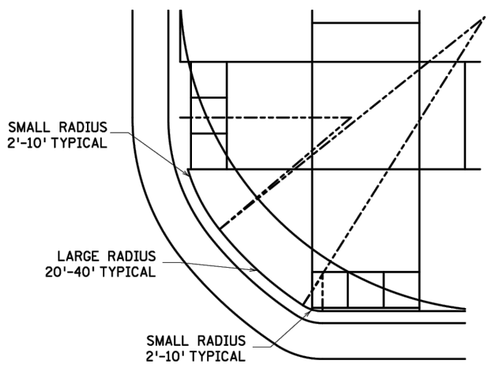
ONLY ALLOWED PER ENGINEER'S APPROVAL

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪



COMBINED DIRECTIONAL ⑩
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISION:
APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 3 OF 6
APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

Jan 23, 2024 - 11:30am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Details.dwg

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

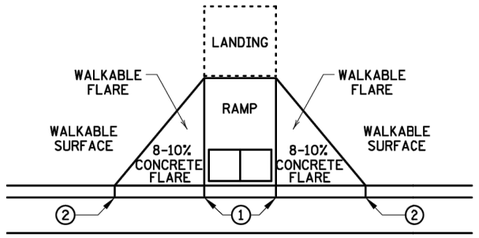
City of RAMSEY

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

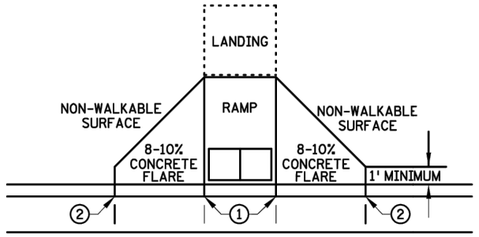
MNDOT PEDESTRIAN RAMP DETAILS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

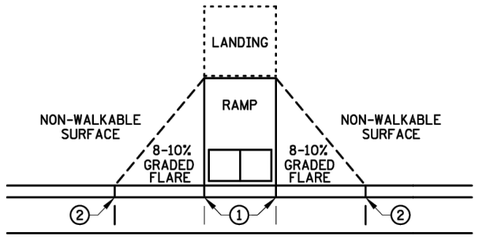
SHEET 11 OF 65 SHEETS



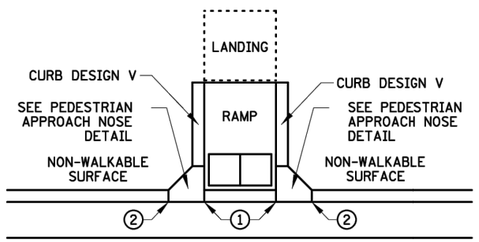
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

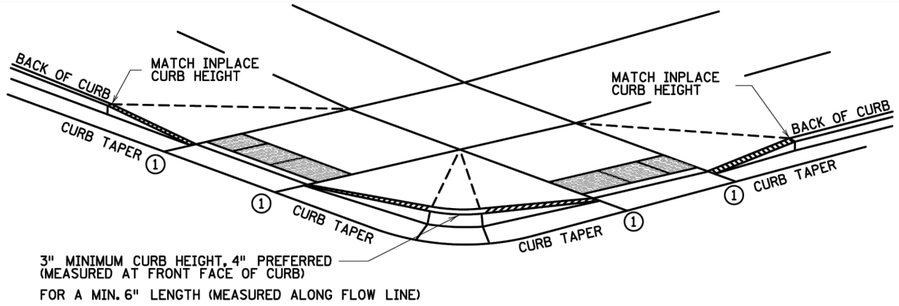


GRADED FLARES

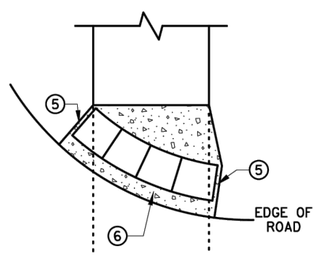


RETURNED CURB ④

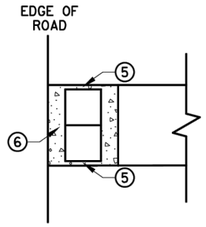
TYPICAL SIDE TREATMENT OPTIONS ③ ⑩



DETECTABLE EDGE WITH ⑦
CURB AND GUTTER

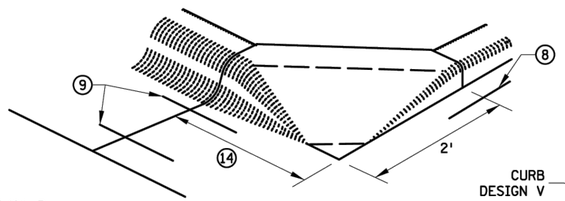


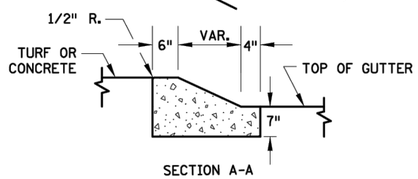
RADIAL DETECTABLE WARNING



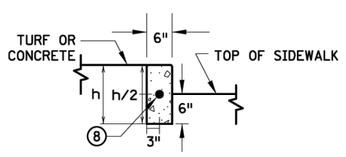
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

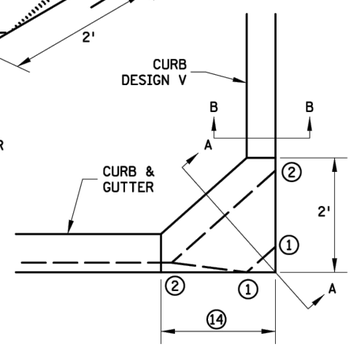




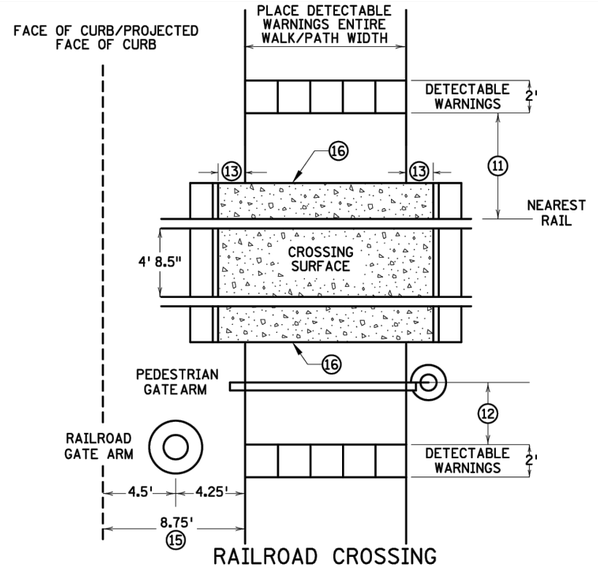
SECTION A-A



SECTION B-B



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.

② FULL CURB HEIGHT.

③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

④ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS. AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑧ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑨ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT 8-10%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.

⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.

⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISION:

APPROVED: 11-04-2021
JEFFREY J. PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 4 OF 6

APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

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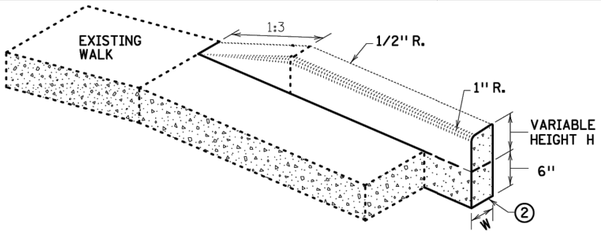
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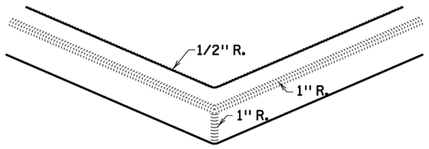
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 65 SHEETS



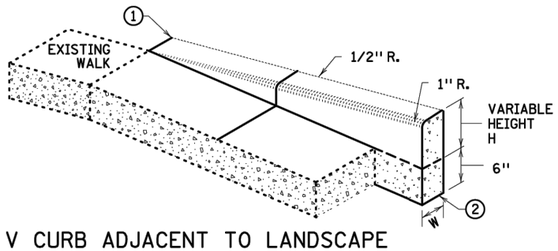
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS



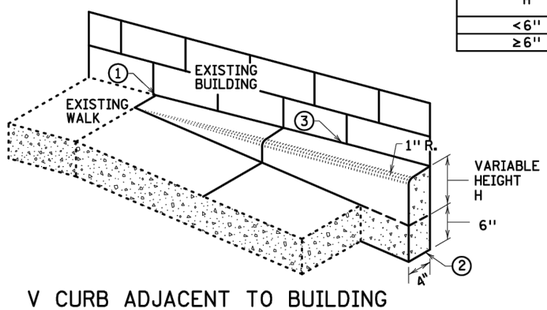
V CURB INTERSECTION

CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

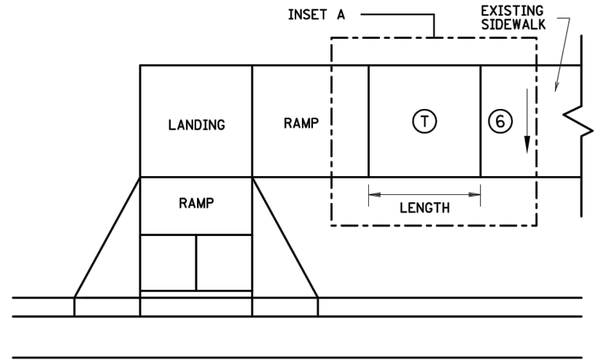


V CURB ADJACENT TO LANDSCAPE

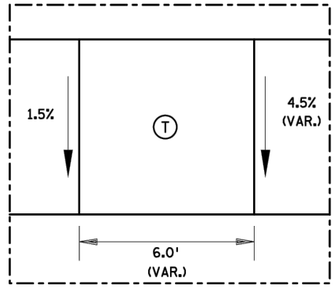
CURB OUTSIDE SIDEWALK LIMITS



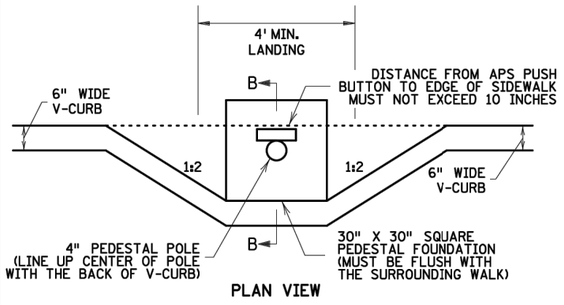
V CURB ADJACENT TO BUILDING OR BARRIER



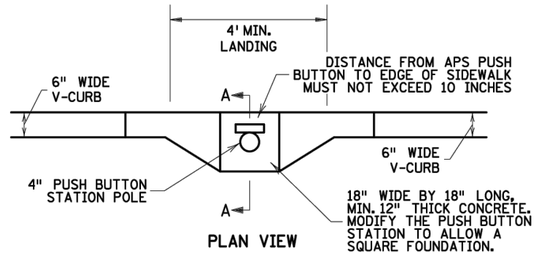
TRANSITION PANEL ④⑤



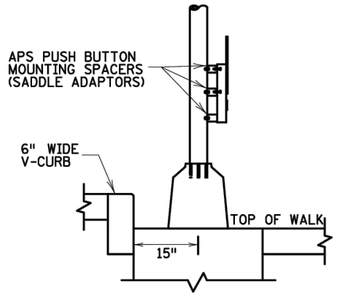
INSET A



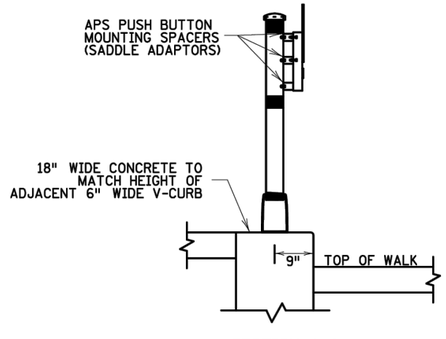
PLAN VIEW



PLAN VIEW



SECTION B-B



SECTION A-A

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION. LEAVE A MINIMUM ½" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.
4. THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
5. TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
6. EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:

APPROVED: 11-04-2021

JEFFREY O PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 5 OF 6

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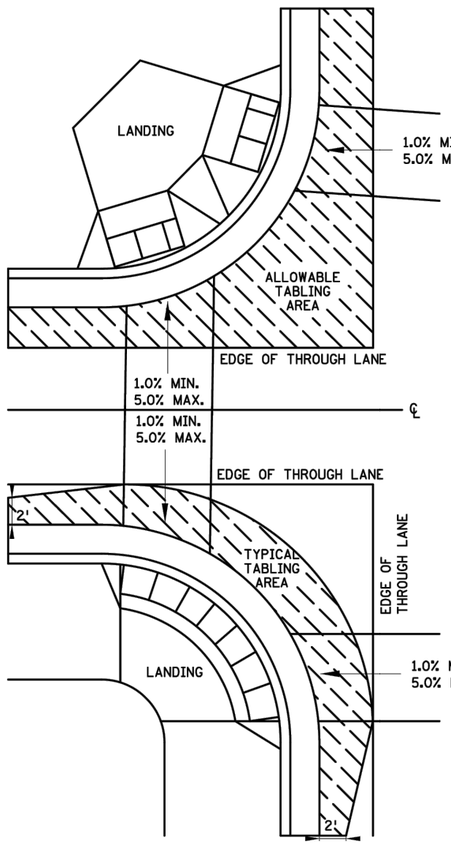
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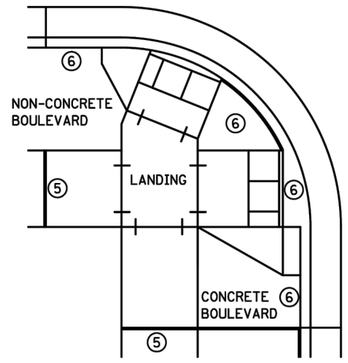
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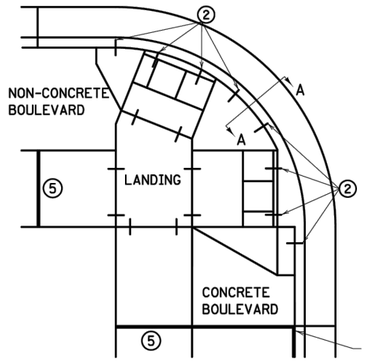
SHEET 13 OF 65 SHEETS



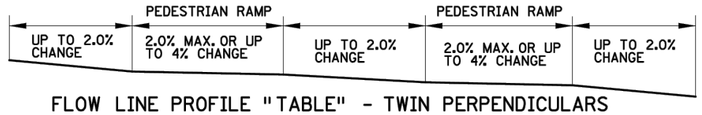
CURB LINE AND ROAD CROSSING ADJUSTMENTS



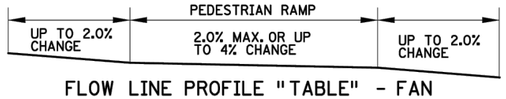
EXPANSION MATERIAL PLACEMENT
FOR CONCRETE ROADWAYS



CURB LINE REINFORCEMENT ④
PLACEMENT ON BITUMINOUS ROADWAYS



FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



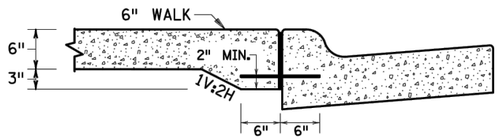
FLOW LINE PROFILE "TABLE" - FAN



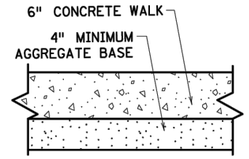
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS



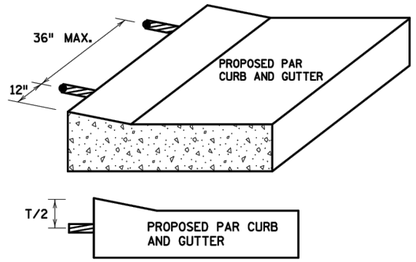
FLOW LINE PROFILE RAISE - FAN



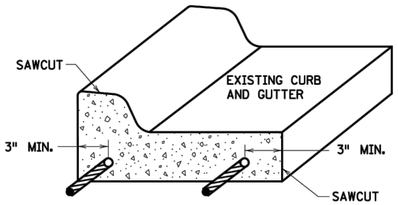
SECTION VIEW A-A
THICKENED SECTION
THROUGH CURB RAMP FLARES



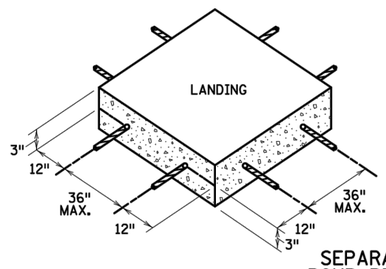
TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER

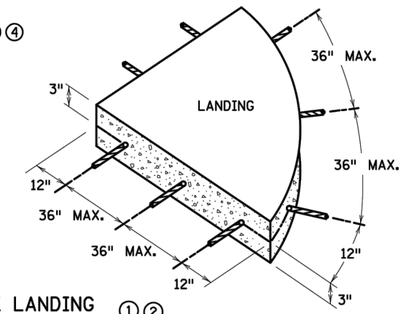


CURB RAMP REINFORCEMENT DETAILS ②④



CURB AND GUTTER
REINFORCEMENT ③





SEPARATE LANDING
POUR REINFORCEMENT ①②

GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.

③ DRILL AND GROUT 2 - NO. 4 X 12" LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.

④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.

⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISION:

APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 6 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

Jan 23, 2024 - 11:40am
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DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

City of RAMSEY

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

MNDOT PEDESTRIAN RAMP DETAILS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 65 SHEETS

0 600 1200 1800
SCALE (FEET)

ROAD CLOSED AHEAD (W20-3)
1 MILE

ROAD CLOSED AHEAD (W20-3)
0.5 MILES
DETOUR SIGN (R) (M4-10)
SB CSAH 5

ROAD CLOSED AHEAD (W20-3)
750 FEET

M4-8
M3-3
M1-6M
M5-1R

M4-8
M3-3
M1-6M
M6-1

ROAD CLOSED (R11-2M)
TYPE III BARRICADES (ACROSS ROAD)

M4-8
M3-3
M1-6M
M6-3

M4-6
M4-8
M1-6M

ROAD CLOSED (R11-2M)
TYPE III BARRICADES (ACROSS ROAD)

ROAD CLOSED AHEAD (W20-3)
750 FEET

M4-8
M3-3
M1-6M
M6-3

M4-8
M3-3
M1-6M
M6-1

M4-8
M3-1
M1-6M
M6-3

ROAD CLOSED TO
THRU TRAFFIC (R11-4)
TYPE III BARRICADE

M4-8
M3-3
M1-6M
M6-1

M4-8
M3-1
M1-6M
M6-1

M4-8
M3-3
M1-6M
M5-1L

M4-8
M3-1
M1-6M
M5-1R

M4-6
M4-8
M1-6M

M4-8
M3-1
M1-6M
M5-1L

M4-8
M3-3
M1-6M
M6-3

DETOUR ROUTE

ROAD CLOSED AHEAD (W20-3)
1 MILE
DETOUR SIGN (L) (M4-10)
NB CSAH 5

CSAH 5 ROAD CLOSURE
PER MINNESOTA MANUAL
ON UNIFORM TRAFFIC
CONTROL DEVISES
LAYOUT 6J-17

0 30 60 90
SCALE (FEET)

TYPE III BARRICADES (ACROSS ROAD)

WORK AREA

TYPE III BARRICADES (ACROSS TURN LANE)

SUNFISH LAKE BLVD (CR 57)

NOWTHEN BLVD. (CSAH 5)

TYPE II CHANNELIZER

TYPE III BARRICADES (ACROSS TURN LANE)

CR 57 TURN LANE CLOSURE
PER MINNESOTA TEMPORARY
TRAFFIC CONTROL FIELD
MANUAL - LAYOUT 33.

DATE	REVISION
3/01/24	UPDATE TRAFFIC CONTROL LAYOUT, ADD DETOUR ROUTE
3/06/24	UPDATE DETOUR ROUTE PER ACHD

Mar 06, 2024 - 11:18am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawing\24-02 Traffic Control Layout.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
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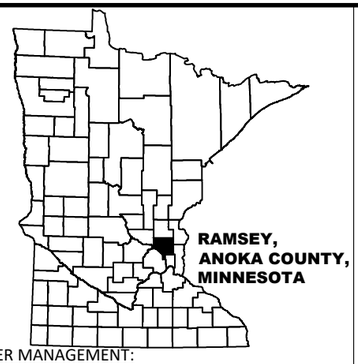
TRAFFIC CONTROL LAYOUT

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 15 OF 65 SHEETS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

HALLS DOVER ACRES STREET RECONSTRUCTIONS
IMPROVEMENT PROJECT 24-02
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, Roadway Construction, Utility Construction, and Permanent Stabilization.

Project Description: This project consists of reconstruction of 0.98 miles of existing bituminous streets and construction of 0.40 miles of trunk watermain. The drainage for the existing streets uses swales adjacent to the pavement, carrying runoff to low existing low areas. The proposed improvements do not alter the existing drainage patterns, which generally carry runoff to the existing wetlands south of the project area. 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:

a. Names of trained personnel associated with this project.
b. Dates of training, names of instructor(s) and entity providing training.
c. Content of training course or workshop including the number of hours trained.
d. 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.

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

IMPLEMENTATION SCHEDULE AND PHASING:

1. Furnish & Install perimeter sediment control and inlet protection.
2. Reclamation of existing bituminous pavement.
3. Rough grade site.
4. Furnish & install bituminous pavement.
5. Add additional temporary BMP's as necessary during construction based on inspection reports.
6. 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:

1. 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;

a. All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
b. 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
c. 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.

2. Final vegetation cover shall be in the Project Specifications.
3. 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:

1. 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.
2. 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.
3. 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:

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

RECEIVING WATERS:

Recieving 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?
RUM RIVER	RIVER	YES	YES	YES
DO; FISHESBIO; INVERTBIO				

PROJECT AREAS:

Total project size (disturbed area) =	5.17 ACRES
Existing area of impervious surface =	3.25 ACRES
Post construction area of impervious surface =	3.18 ACRES
New impervious surface area created =	-0.07 ACRES

Planned construction start date: June 2024
Planned construction completion date: August 2024

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 14 Latitude: 45.257379 Longitude: -93.421041

PERMANENT STORMWATER MANAGEMENT SYSTEM:

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

a. Wet Sedimentation Pond
b. Infiltration / Filtration
c. Regional Pond
d. Permanent Stormwater Management Not Required

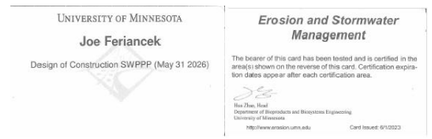
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No.
FINAL STABILIZATION	47 - 53
STORM SEWER TABULATION	32 - 41
EROSION AND SEDIMENT CONTROL DETAILS	18 - 24

EROSION AND SEDIMENT CONTROL QUANTITIES:

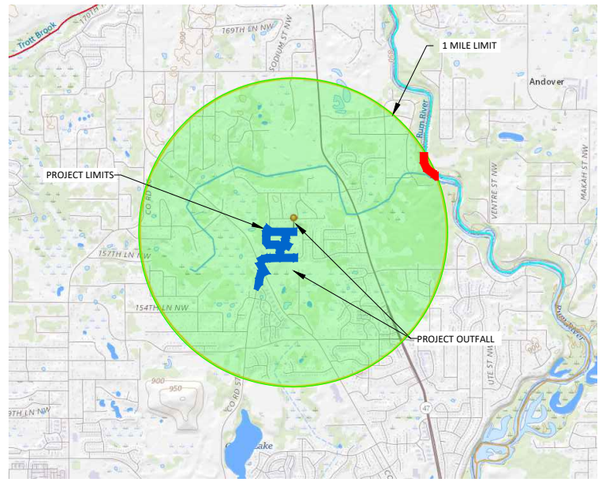
DESCRIPTION	QUANTITY
SILT FENCE TYPE MS	2921 LF
TREE SAVE FENCE	20 LF
EROSION CONTROL LOG	575 LF
INLET PROTECTION	2 EA
EROSION BLANKET CATEGORY 20	2234 SY
CONSTRUCTION EXIT	4 EA

CERTIFICATION:



LEGEND

PROJECT LIMITS
1 MILE LIMIT
RECEIVING WATER
IMPAIRED WATER



DATE	REVISION

Jan 23, 2024 - 11:40am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 SWPPP.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

City of RAMSEY

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

SWPPP

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 65 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. Install utilities; backfill excavation, grade and compact as required.
7. Furnish & install aggregate base, base course of bituminous pavement
8. Install restoration per plan.
9. Furnish & install wear course of bituminous pavement.
10. 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 ⅓ 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

jan 23, 2024 - 11:40am
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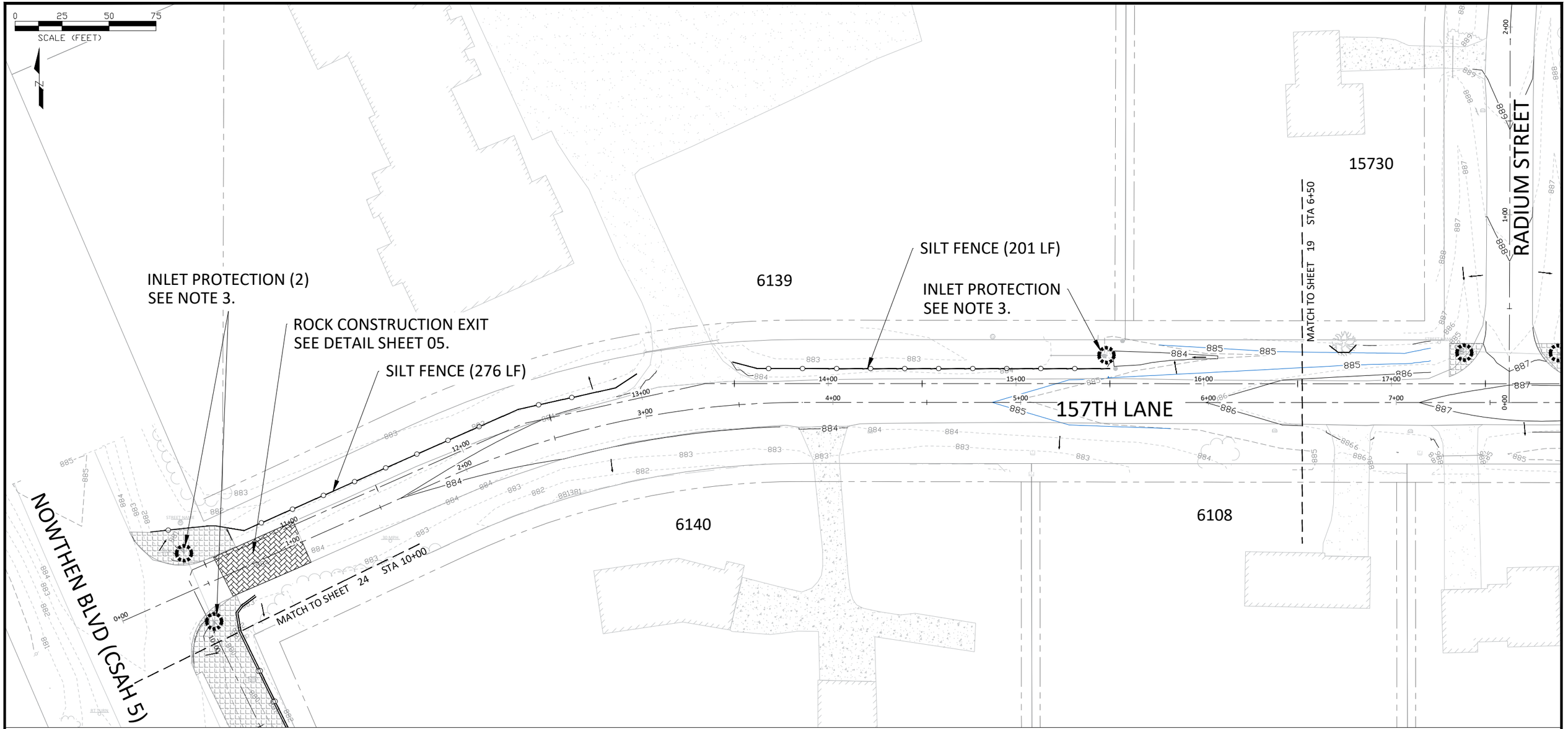
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

SWPPP

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- PR. DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
- EROSION CONTROL BLANKET
- REMOVE TREE (INDIVIDUAL)
- INLET PROTECTION
- TREE SAVE FENCE
- EROSION CONTROL LOG
- SILT FENCE

NOTE:

1. SILT FENCE AND TREE SAVE FENCING MUST BE INSTALLED BEFORE ANY OTHER ACTIVITIES ON-SITE. WHERE USED FOR LONGITUDINAL PROTECTION, EROSION CONTROL LOG MUST BE INSTALLED PRIOR TO ANY REMOVAL ACTIVITIES.
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EROSION CONTROL SUMMARY: 157TH LN. STA. 0+00 TO 6+50

SILT FENCE	477 LF
TREE SAVE FENCE	0 LF
ERO. CONTROL LOG	75 LF
INLET PROTECTION	0 EA
ERO. BLANKET CAT. 20	89 SY
CONSTRUCTION EXIT	1 EA

PROJECT TOTAL

SILT FENCE	2921 LF
TREE SAVE FENCE	20 LF
ERO. CONTROL LOG	575 LF
INLET PROTECTION	2 EA
ERO. BLANKET CAT. 20	2234 SY
CONSTRUCTION EXIT	4 EA

DATE	REVISION

Mar 28, 2024 - 7:47am
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

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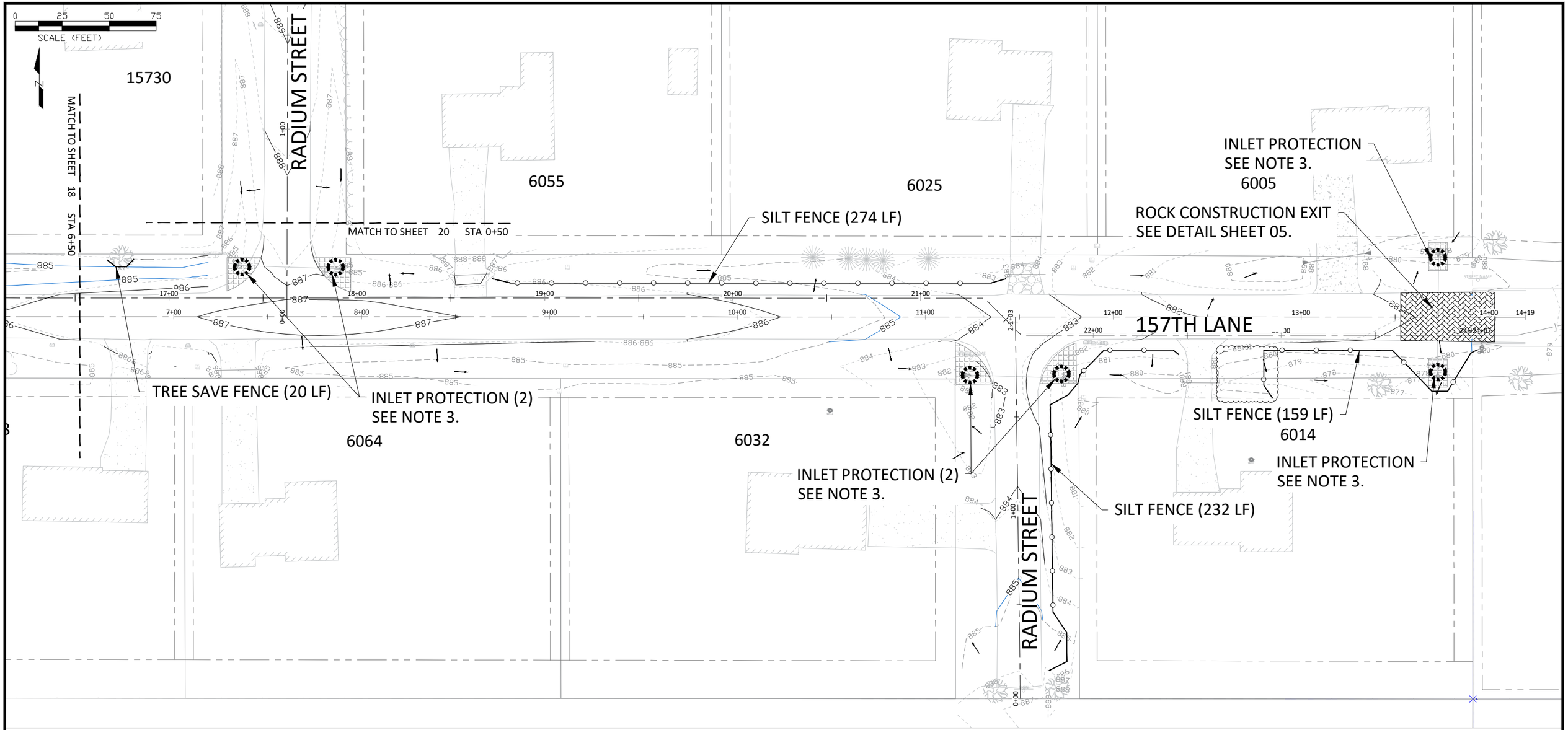
City of RAMSEY

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

EROSION CONTROL & GRADING

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 18 OF 65 SHEETS



LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- PR. DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
- EROSION CONTROL BLANKET
- RANDOM RIP RAP CLASS III
- REMOVE TREE (AREA)
- REMOVE TREE (INDIVIDUAL)
- INLET PROTECTION
- TREE SAVE FENCE
- EROSION CONTROL LOG
- SILT FENCE

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EROSION CONTROL SUMMARY: 157TH LN. STA. 6+50 TO END & RADIUM ST. STUB

SILT FENCE	665 LF
TREE SAVE FENCE	20 LF
ERO. CONTROL LOG	150 LF
INLET PROTECTION	0 EA
ERO. BLANKET CAT. 20	145 SY
CONSTRUCTION EXIT	1 EA

PROJECT TOTAL

SILT FENCE	2921 LF
TREE SAVE FENCE	20 LF
ERO. CONTROL LOG	575 LF
INLET PROTECTION	2 EA
ERO. BLANKET CAT. 20	2234 SY
CONSTRUCTION EXIT	4 EA

DATE	REVISION
3/28/24	ADD 1" WATER SERVICE - 6014 157TH LN.

Mar 28, 2024 - 7:47am
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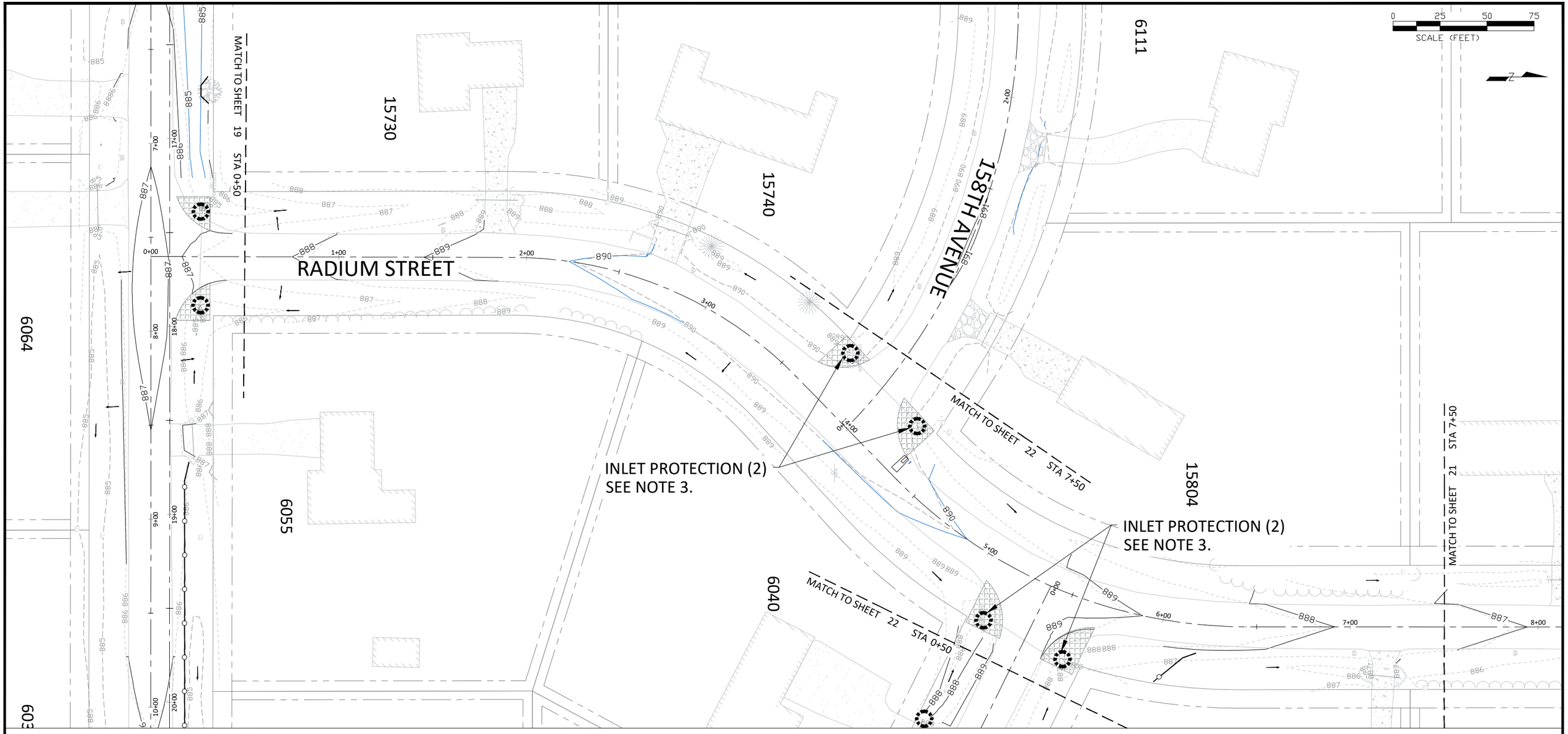
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EROSION CONTROL & GRADING

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

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- PR. MINOR CONTOUR
- PR. DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
- EROSION CONTROL BLANKET
- RANDOM RIP RAP CLASS III
- REMOVE TREE (AREA)
- REMOVE TREE (INDIVIDUAL)
- INLET PROTECTION
- TREE SAVE FENCE
- EROSION CONTROL LOG
- SILT FENCE

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EROSION CONTROL SUMMARY: RADIUM ST. STA. 0+50 TO 7+50

SILT FENCE	0 LF
TREE SAVE FENCE	0 LF
ERO. CONTROL LOG	100 LF
INLET PROTECTION	0 EA
ERO. BLANKET CAT. 20	142 SY
CONSTRUCTION EXIT	0 EA

PROJECT TOTAL

SILT FENCE	2921 LF
TREE SAVE FENCE	20 LF
ERO. CONTROL LOG	2234 LF
INLET PROTECTION	2 EA
ERO. BLANKET CAT. 20	2234 SY
CONSTRUCTION EXIT	4 EA

DATE	REVISION

Mar 28, 2024 - 7:48am
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

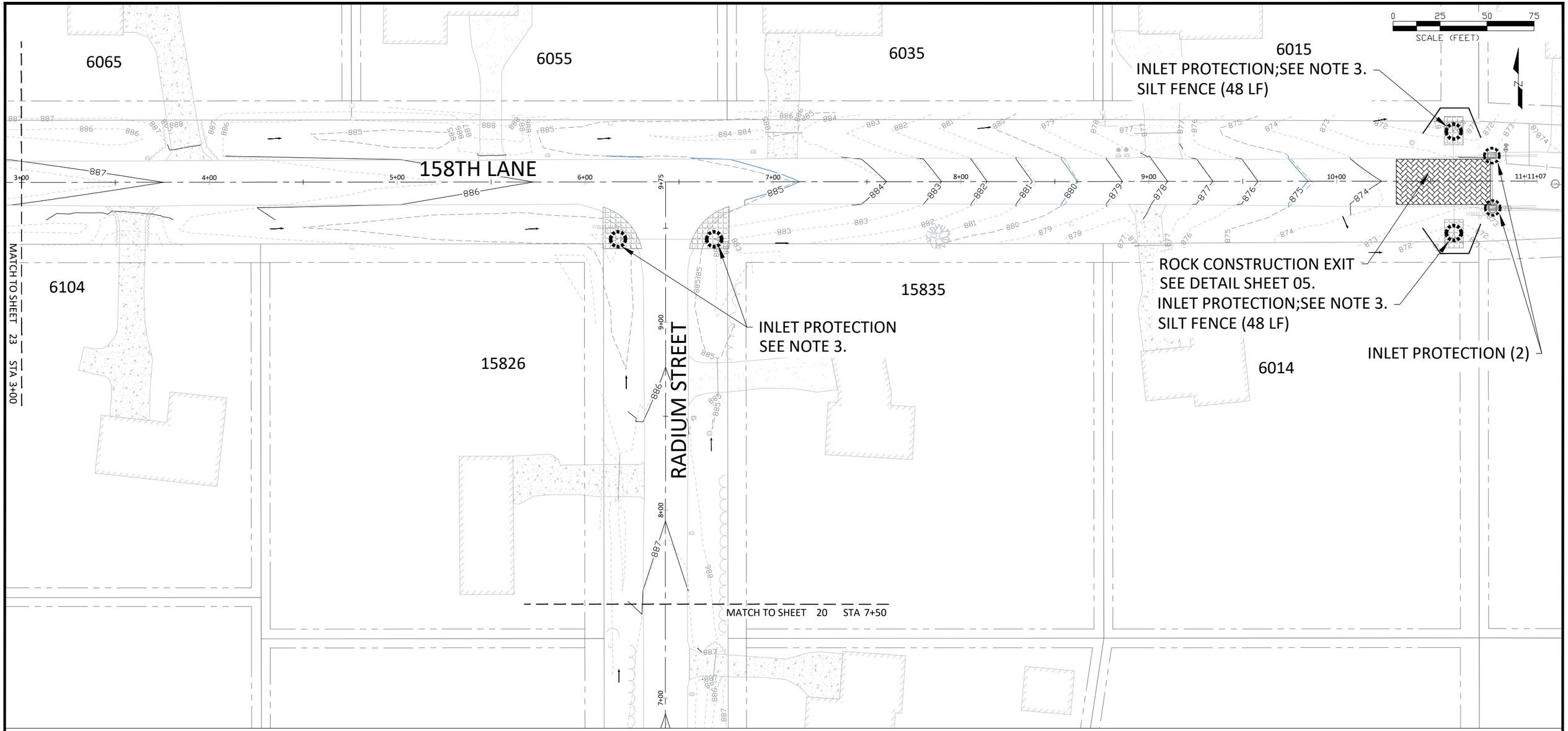
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EROSION CONTROL & GRADING

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 20 OF 65 SHEETS



LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- PR. DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
- EROSION CONTROL BLANKET
- RANDOM RIP RAP CLASS III
- REMOVE TREE (AREA)
- REMOVE TREE (INDIVIDUAL)
- INLET PROTECTION
- TREE SAVE FENCE
- EROSION CONTROL LOG
- SILT FENCE

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EROSION CONTROL SUMMARY: RADIUM ST. STA. 7+50 TO END & 158TH LN. STA. 3+00 TO END

SILT FENCE	96 LF
TREE SAVE FENCE	0 LF
ERO. CONTROL LOG	100 LF
INLET PROTECTION	2 EA
ERO. BLANKET CAT. 20	103 SY
CONSTRUCTION EXIT	1 EA

PROJECT TOTAL

SILT FENCE	2921 LF
TREE SAVE FENCE	20 LF
ERO. CONTROL LOG	575 LF
INLET PROTECTION	2 EA
ERO. BLANKET CAT. 20	2234 SY
CONSTRUCTION EXIT	4 EA

DATE	REVISION

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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

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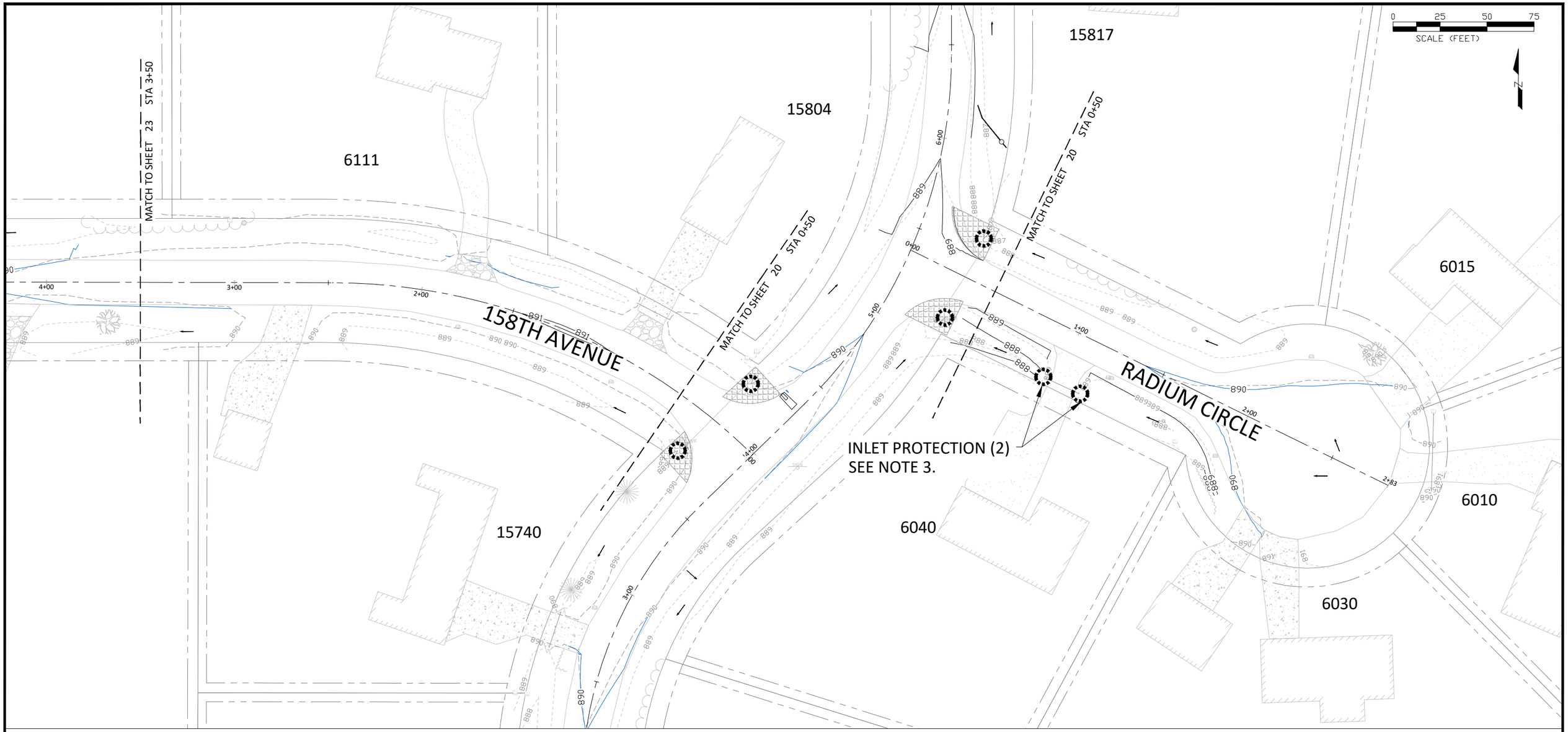
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EROSION CONTROL & GRADING

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 21 OF 65 SHEETS

Jan 23, 2024 - 11:51am
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LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- PR. DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
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- RANDOM RIP RAP CLASS III
- REMOVE TREE (AREA)
- REMOVE TREE (INDIVIDUAL)
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- EROSION CONTROL LOG
- SILT FENCE

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EROSION CONTROL SUMMARY: RADIUM CIR. & 158TH AVE. STA. 0+50 TO 3+50

SILT FENCE	0 LF
TREE SAVE FENCE	0 LF
ERO. CONTROL LOG	50 LF
INLET PROTECTION	0 EA
ERO. BLANKET CAT. 20	0 SY
CONSTRUCTION EXIT	0 EA

PROJECT TOTAL

SILT FENCE	2921 LF
TREE SAVE FENCE	20 LF
ERO. CONTROL LOG	575 LF
INLET PROTECTION	2 EA
ERO. BLANKET CAT. 20	2234 SY
CONSTRUCTION EXIT	4 EA

DATE	REVISION

Jan 23, 2024 - 11:56am
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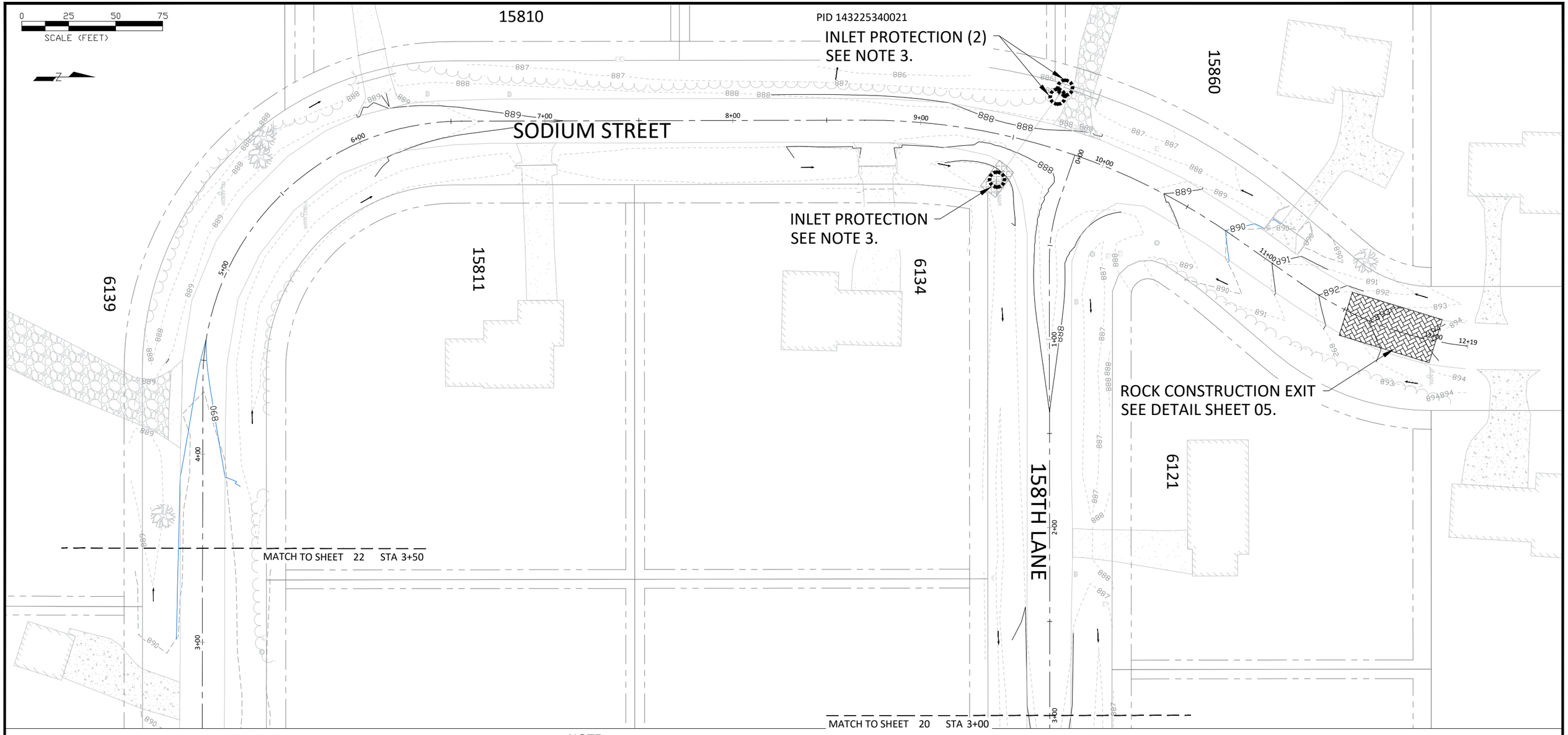
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

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RAMSEY, MN 55303
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EROSION CONTROL & GRADING

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- PR. DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
- EROSION CONTROL BLANKET
- RANDOM RIP RAP CLASS III
- REMOVE TREE (AREA)
- REMOVE TREE (INDIVIDUAL)
- INLET PROTECTION
- TREE SAVE FENCE
- EROSION CONTROL LOG
- SILT FENCE

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EROSION CONTROL SUMMARY: SODIUM ST. STA. 3+50 TO END & 158TH LN. STA. 0+50 TO 3+00

SILT FENCE	0 LF
TREE SAVE FENCE	0 LF
ERO. CONTROL LOG	75 LF
INLET PROTECTION	0 EA
ERO. BLANKET CAT. 20	18 SY
CONSTRUCTION EXIT	1 EA

PROJECT TOTAL

SILT FENCE	2921 LF
TREE SAVE FENCE	20 LF
ERO. CONTROL LOG	575 LF
INLET PROTECTION	2 EA
ERO. BLANKET CAT. 20	2234 SY
CONSTRUCTION EXIT	4 EA

DATE	REVISION

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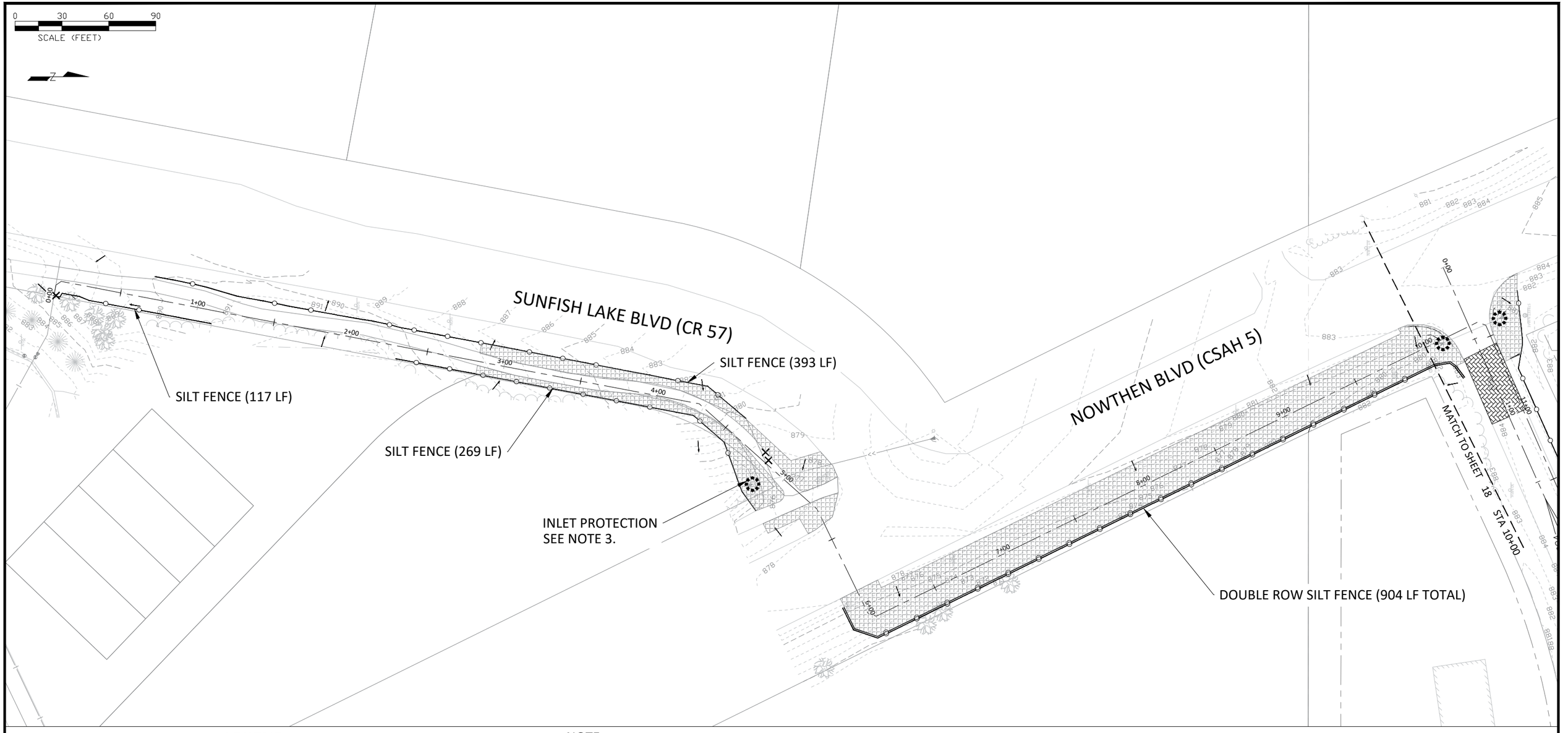
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

EROSION CONTROL & GRADING

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- PR. DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
- EROSION CONTROL BLANKET
- RANDOM RIP RAP CLASS III
- REMOVE TREE (AREA)
- REMOVE TREE (INDIVIDUAL)
- INLET PROTECTION
- TREE SAVE FENCE
- EROSION CONTROL LOG
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EROSION CONTROL SUMMARY: WATERMAIN ROUTE STA. 0+00 TO 10+00

SILT FENCE	1683 LF
TREE SAVE FENCE	0 LF
ERO. CONTROL LOG	25 LF
INLET PROTECTION	0 EA
ERO. BLANKET CAT. 20	1737 SY
CONSTRUCTION EXIT	0 EA

PROJECT TOTAL

SILT FENCE	2921 LF
TREE SAVE FENCE	20 LF
ERO. CONTROL LOG	575 LF
INLET PROTECTION	2 EA
ERO. BLANKET CAT. 20	2234 SY
CONSTRUCTION EXIT	4 EA

DATE	REVISION

Jan 23, 2024 - 12:08pm
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Joe Feriancek

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

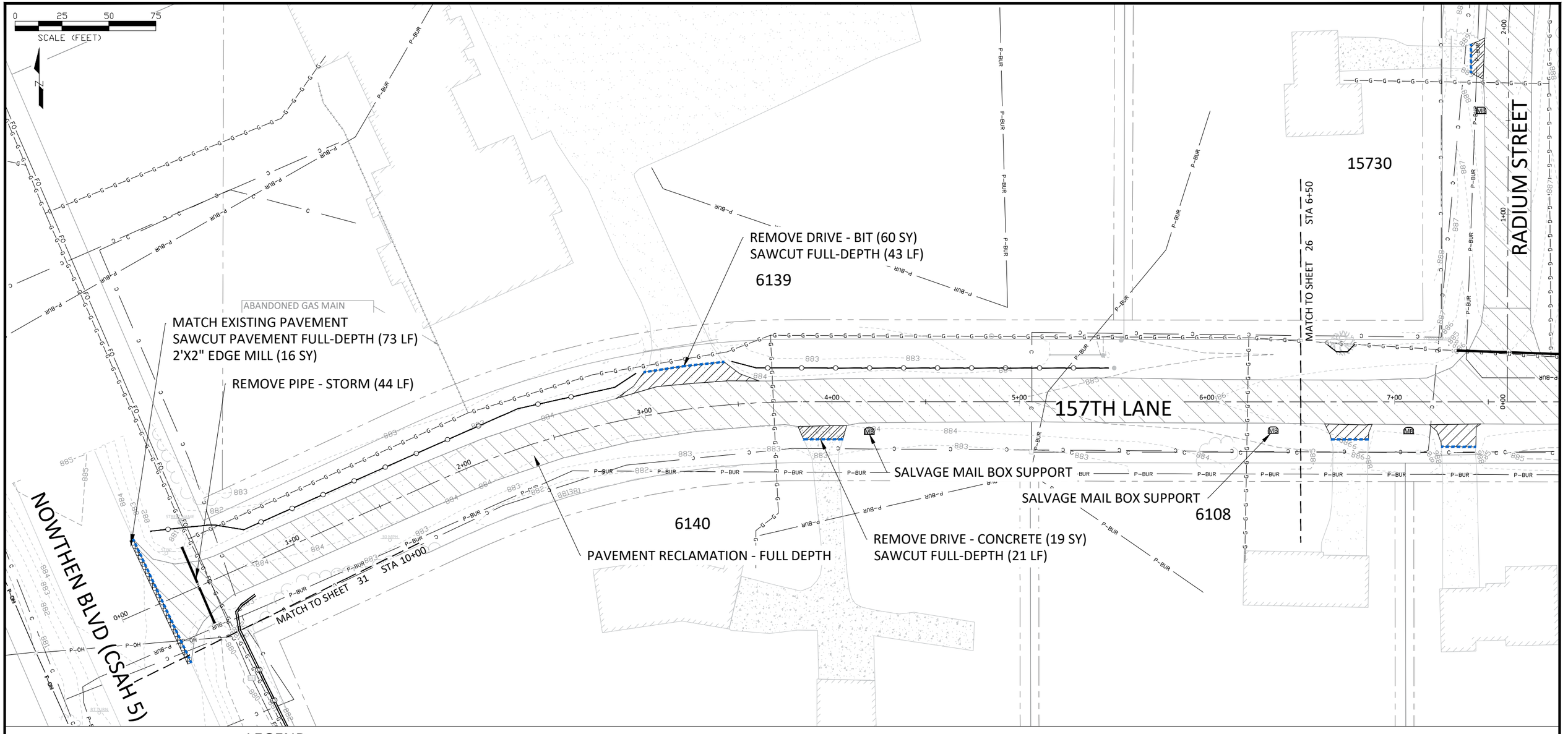
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EROSION CONTROL & GRADING

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 24 OF 65 SHEETS



LEGEND

- RECLAMATION - FULL DEPTH
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE SURFACE - GRAVEL
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- REMOVE PIPE - STORM
- REMOVE PIPE - WATERMAIN
- SAWCUT PAVEMENT - FULL DEPTH
- CONSTRUCTION LIMITS
- REMOVE TREE (INDIVIDUAL)
- SALVAGE MAIL BOX SUPPORT
- TREE SAVE FENCE
- SILT FENCE
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:

1. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
2. REMOVALS CULVERT ENDS IS INCIDENTAL TO REMOVE PIPE -SEWER PAY ITEM.
3. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.

REMOVALS SUMMARY: 157TH LN. STA. 0+00 TO 6+50

RECLAMATION FULL-DEPTH	1710 SY
REMOVE PAVEMENT - BITUMINOUS	60 SY
REMOVE PAVEMENT - CONCRETE	19 SY
REMOVE SURFACE - GRAVEL	0 SY
MILL BITUMINOUS PAVEMENT	16 SY
SAWCUT PAVEMENT - FULL DEPTH	137 LF
REMOVE PIPE - STORM	44 LF
REMOVE PIPE - WATERMAIN	0 LF
REMOVE TREE	0 EA
SALVAGE MAIL BOX SUPPORT	2 EA

PROJECT TOTAL

RECLAMATION FULL-DEPTH	14351 SY
REMOVE PAVEMENT - BITUMINOUS	1022 SY
REMOVE PAVEMENT - CONCRETE	205 SY
REMOVE SURFACE - GRAVEL	79 SY
MILL BITUMINOUS PAVEMENT	55 SY
SAWCUT PAVEMENT - FULL DEPTH	823 LF
REMOVE PIPE - STORM	540 LF
REMOVE PIPE - WATERMAIN	20 LF
REMOVE TREE	3 EA
SALVAGE MAIL BOX SUPPORT	28 EA

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

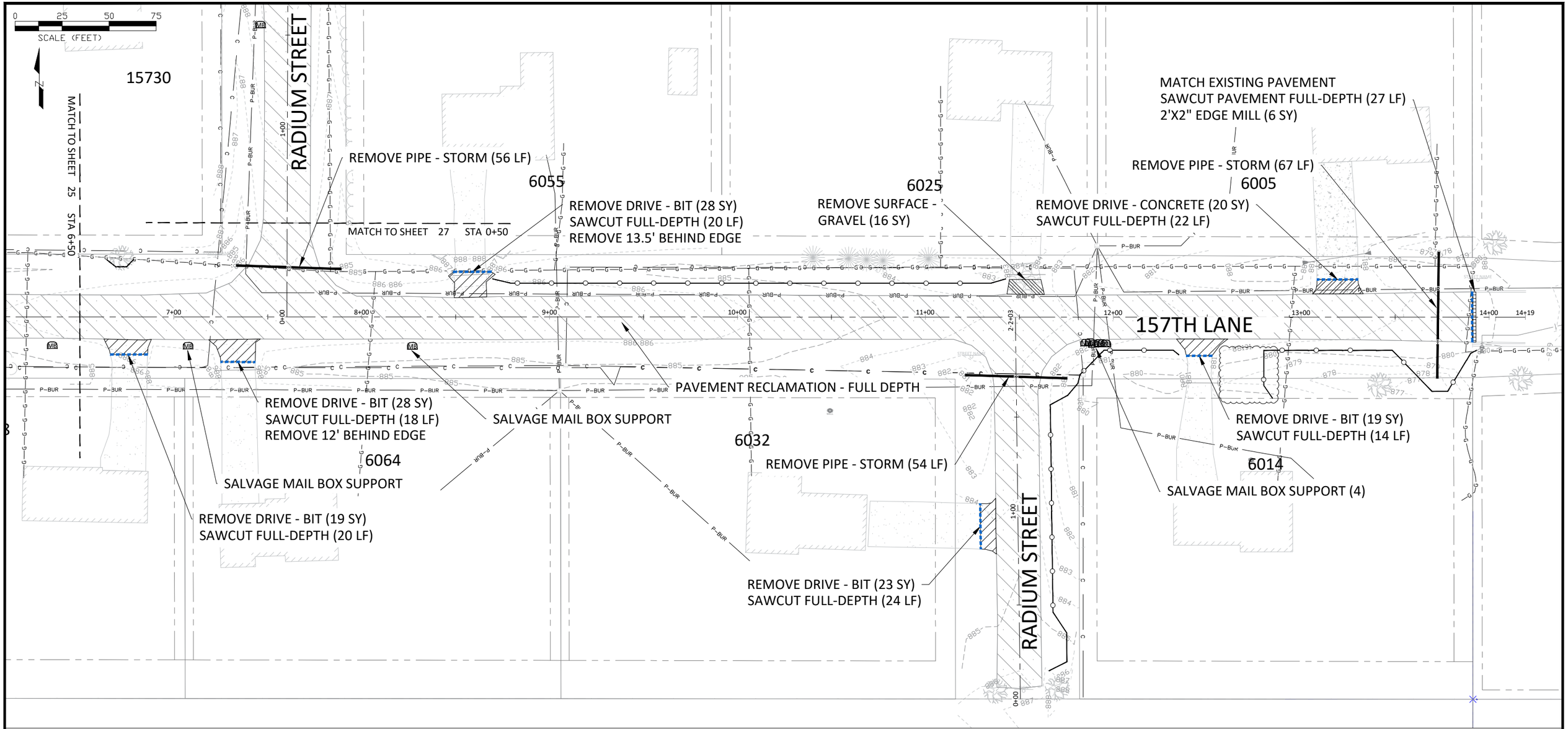
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

EXISTING CONDITIONS & REMOVALS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

- RECLAMATION - FULL DEPTH
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE SURFACE - GRAVEL
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- REMOVE PIPE - STORM
- REMOVE PIPE - WATERMAIN
- SAWCUT PAVEMENT - FULL DEPTH
- CONSTRUCTION LIMITS
- REMOVE TREE (INDIVIDUAL)
- SALVAGE MAIL BOX SUPPORT
- TREE SAVE FENCE
- SILT FENCE
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR

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REMOVALS SUMMARY: 157TH LN. STA. 6+50 TO END / RADIUM ST. STUB

RECLAMATION FULL-DEPTH	2626 SY
REMOVE PAVEMENT - BITUMINOUS	117 SY
REMOVE PAVEMENT - CONCRETE	20 SY
REMOVE SURFACE - GRAVEL	16 SY
MILL BITUMINOUS PAVEMENT	6 SY
SAWCUT PAVEMENT - FULL DEPTH	145 LF
REMOVE PIPE - STORM	177 LF
REMOVE PIPE - WATERMAIN	0 LF
REMOVE TREE	0 EA
SALVAGE MAIL BOX SUPPORT	6 EA

PROJECT TOTAL

RECLAMATION FULL-DEPTH	14351 SY
REMOVE PAVEMENT - BITUMINOUS	1022 SY
REMOVE PAVEMENT - CONCRETE	205 SY
REMOVE SURFACE - GRAVEL	79 SY
MILL BITUMINOUS PAVEMENT	55 SY
SAWCUT PAVEMENT - FULL DEPTH	823 LF
REMOVE PIPE - STORM	540 LF
REMOVE PIPE - WATERMAIN	20 LF
REMOVE TREE	3 EA
SALVAGE MAIL BOX SUPPORT	28 EA

DATE	REVISION
3/28/24	ADD 1" WATER SERVICE - 6014 157TH LN.

Mar 28, 2024 - 7:12am
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

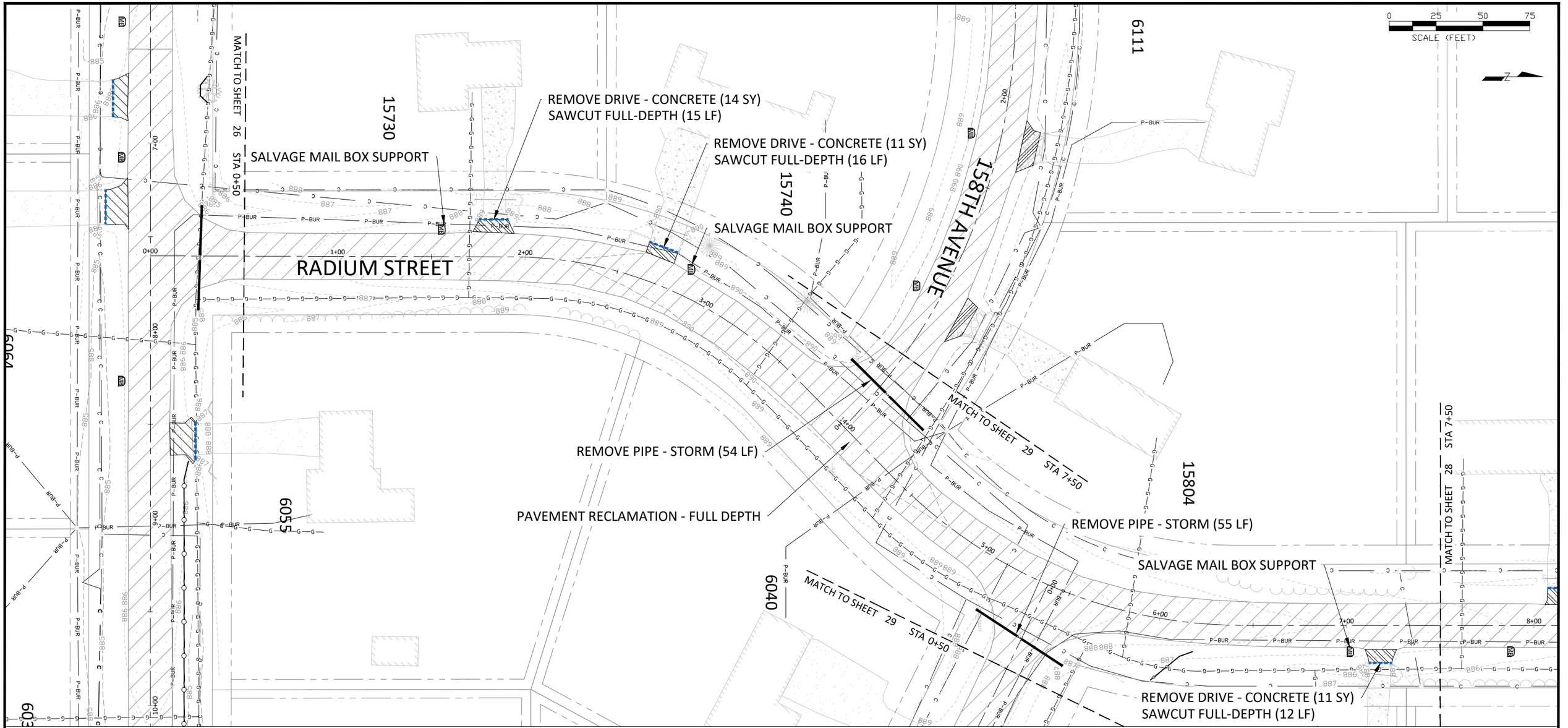
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DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

EXISTING CONDITIONS & REMOVALS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 26 OF 65 SHEETS



LEGEND

- RECLAMATION - FULL DEPTH
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE SURFACE - GRAVEL
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- REMOVE PIPE - STORM
- REMOVE PIPE - WATERMAIN
- SAWCUT PAVEMENT - FULL DEPTH
- CONSTRUCTION LIMITS
- REMOVE TREE (INDIVIDUAL)
- SALVAGE MAIL BOX SUPPORT
- TREE SAVE FENCE
- SILT FENCE
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
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- TREE LINE
- OVERHEAD POWER LINE
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- MAJOR CONTOUR
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REMOVALS SUMMARY: RADIUM ST. STA. 0+50 TO 7+50	
RECLAMATION FULL-DEPTH	2232 SY
REMOVE PAVEMENT - BITUMINOUS	0 SY
REMOVE PAVEMENT - CONCRETE	36 SY
REMOVE SURFACE - GRAVEL	0 SY
MILL BITUMINOUS PAVEMENT	0 SY
SAWCUT PAVEMENT - FULL DEPTH	43 LF
REMOVE PIPE - STORM	109 LF
REMOVE PIPE - WATERMAIN	0 LF
REMOVE TREE	0 EA
SALVAGE MAIL BOX SUPPORT	3 EA

PROJECT TOTAL	
RECLAMATION FULL-DEPTH	14351 SY
REMOVE PAVEMENT - BITUMINOUS	1022 SY
REMOVE PAVEMENT - CONCRETE	205 SY
REMOVE SURFACE - GRAVEL	79 SY
MILL BITUMINOUS PAVEMENT	55 SY
SAWCUT PAVEMENT - FULL DEPTH	823 LF
REMOVE PIPE - STORM	540 LF
REMOVE PIPE - WATERMAIN	20 LF
REMOVE TREE	3 EA
SALVAGE MAIL BOX SUPPORT	28 EA

DATE	REVISION

Jan 23, 2024 - 12:02pm
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

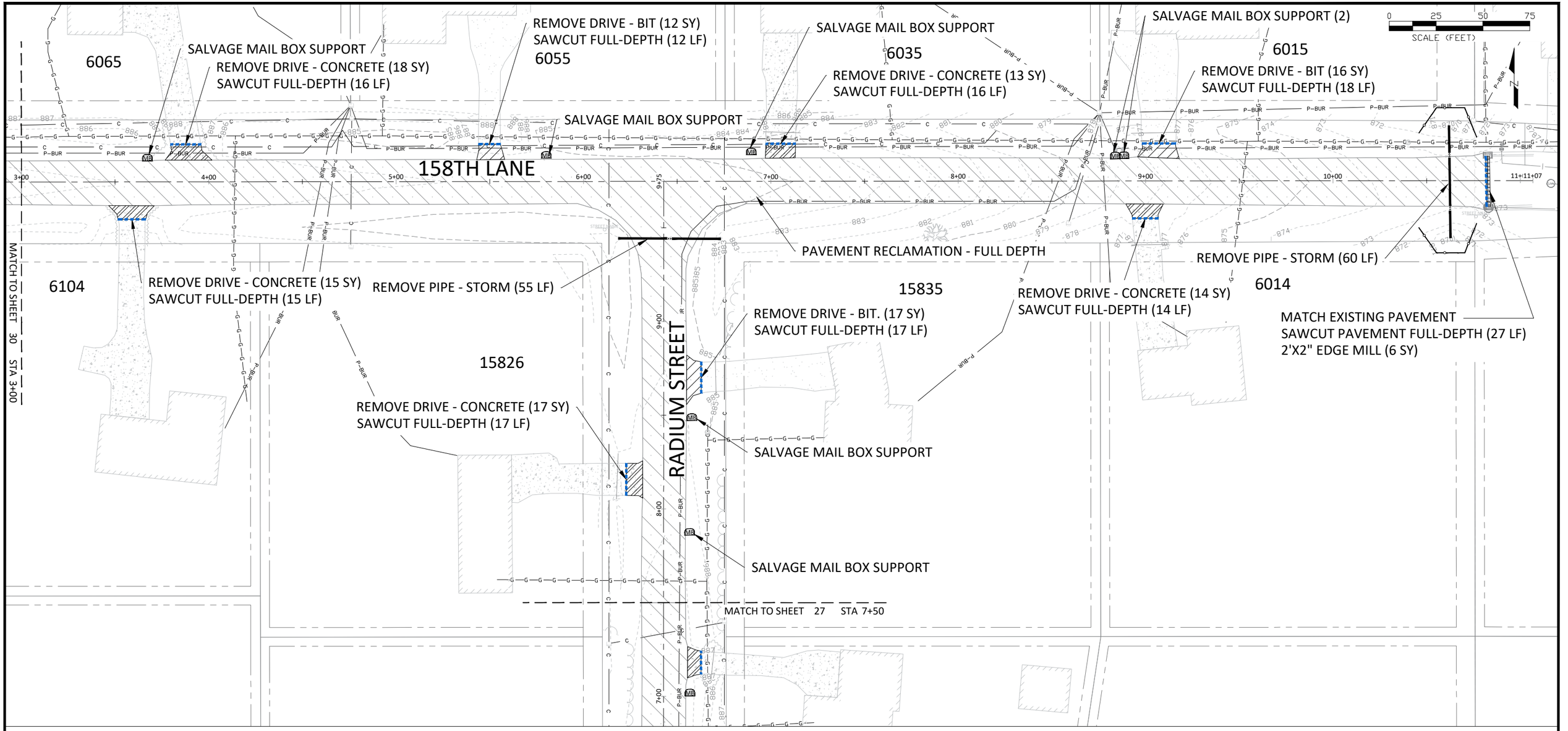
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CHECKED BY:	BRW	FILE: 24-02

CITY OF RAMSEY
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RAMSEY, MN 55303
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EXISTING CONDITIONS & REMOVALS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 27 OF 65 SHEETS



LEGEND

- RECLAMATION - FULL DEPTH
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE SURFACE - GRAVEL
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- REMOVE PIPE - STORM
- REMOVE PIPE - WATERMAIN
- SAWCUT PAVEMENT - FULL DEPTH
- CONSTRUCTION LIMITS
- REMOVE TREE (INDIVIDUAL)
- SALVAGE MAIL BOX SUPPORT
- TREE SAVE FENCE
- SILT FENCE
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:

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REMOVALS SUMMARY: RADIUM ST. STA. 7+50 TO END / 158TH LN. STA. 3+00 TO END

RECLAMATION FULL-DEPTH	2742 SY
REMOVE PAVEMENT - BITUMINOUS	45 SY
REMOVE PAVEMENT - CONCRETE	77 SY
REMOVE SURFACE - GRAVEL	0 SY
MILL BITUMINOUS PAVEMENT	6 SY
SAWCUT PAVEMENT - FULL DEPTH	152 LF
REMOVE PIPE - STORM	115 LF
REMOVE PIPE - WATERMAIN	0 LF
REMOVE TREE	0 EA
SALVAGE MAIL BOX SUPPORT	7 EA

PROJECT TOTAL

RECLAMATION FULL-DEPTH	14351 SY
REMOVE PAVEMENT - BITUMINOUS	1022 SY
REMOVE PAVEMENT - CONCRETE	205 SY
REMOVE SURFACE - GRAVEL	79 SY
MILL BITUMINOUS PAVEMENT	55 SY
SAWCUT PAVEMENT - FULL DEPTH	823 LF
REMOVE PIPE - STORM	540 LF
REMOVE PIPE - WATERMAIN	20 LF
REMOVE TREE	3 EA
SALVAGE MAIL BOX SUPPORT	28 EA

DATE	REVISION

Jan 23, 2024 - 12:30pm
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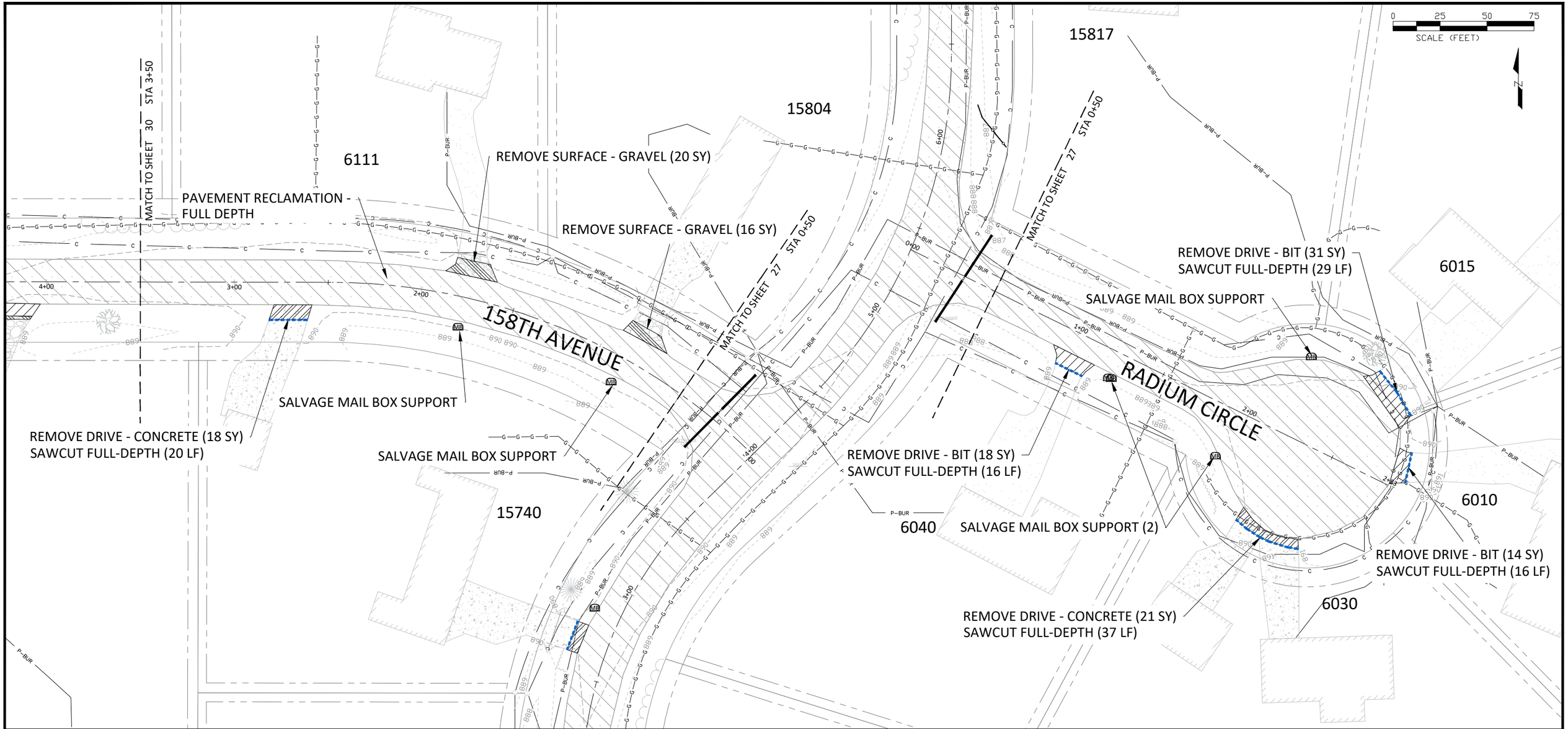
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

EXISTING CONDITIONS & REMOVALS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

- RECLAMATION - FULL DEPTH
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE SURFACE - GRAVEL
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- REMOVE PIPE - STORM
- REMOVE PIPE - WATERMAIN
- SAWCUT PAVEMENT - FULL DEPTH
- CONSTRUCTION LIMITS
- REMOVE TREE (INDIVIDUAL)
- SALVAGE MAIL BOX SUPPORT (MB)
- TREE SAVE FENCE
- SILT FENCE
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- OVERHEAD POWER LINE (OH)
- BURIED POWER LINE (P-BUR)
- FIBER OPTIC LINE (FO)
- COMMUNICATION LINE (C)
- GAS LINE (G)
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
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REMOVALS SUMMARY: 158TH AVE. STA. 0+50 TO 3+50	
RECLAMATION FULL-DEPTH	1966 SY
REMOVE PAVEMENT - BITUMINOUS	63 SY
REMOVE PAVEMENT - CONCRETE	39 SY
REMOVE SURFACE - GRAVEL	36 SY
MILL BITUMINOUS PAVEMENT	0 SY
SAWCUT PAVEMENT - FULL DEPTH	118 LF
REMOVE PIPE - STORM	0 LF
REMOVE PIPE - WATERMAIN	0 LF
REMOVE TREE	0 EA
SALVAGE MAIL BOX SUPPORT	5 EA

PROJECT TOTAL	
RECLAMATION FULL-DEPTH	14351 SY
REMOVE PAVEMENT - BITUMINOUS	1022 SY
REMOVE PAVEMENT - CONCRETE	205 SY
REMOVE SURFACE - GRAVEL	79 SY
MILL BITUMINOUS PAVEMENT	55 SY
SAWCUT PAVEMENT - FULL DEPTH	823 LF
REMOVE PIPE - STORM	540 LF
REMOVE PIPE - WATERMAIN	20 LF
REMOVE TREE	3 EA
SALVAGE MAIL BOX SUPPORT	28 EA

DATE	REVISION

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Date 1/23/24 Lic. No. 57095

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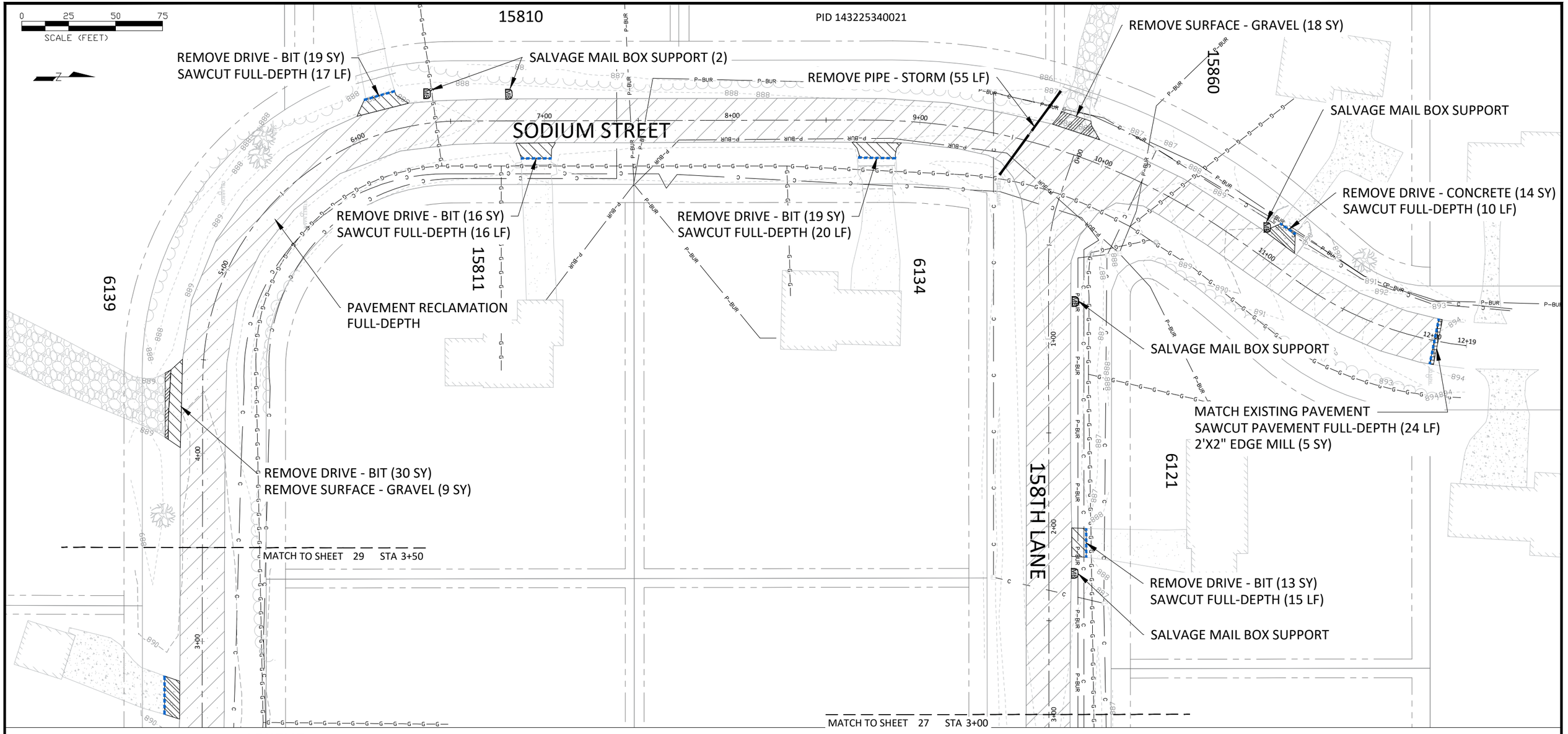
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EXISTING CONDITIONS & REMOVALS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 29 OF 65 SHEETS

Jan 23, 2024 - 12:55pm
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LEGEND

- RECLAMATION - FULL DEPTH
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE SURFACE - GRAVEL
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- REMOVE PIPE - STORM
- REMOVE PIPE - WATERMAIN
- SAWCUT PAVEMENT - FULL DEPTH
- CONSTRUCTION LIMITS
- REMOVE TREE (INDIVIDUAL)
- SALVAGE MAIL BOX SUPPORT
- TREE SAVE FENCE
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- DRAINAGE & UTILITY EASEMENT LINE
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REMOVALS SUMMARY: SODIUM ST. STA. 3+50 TO END / 158TH

LN. STA. 0+50 TO 3+00	
RECLAMATION FULL-DEPTH	3075 SY
REMOVE PAVEMENT - BITUMINOUS	97 SY
REMOVE PAVEMENT - CONCRETE	14 SY
REMOVE SURFACE - GRAVEL	27 SY
MILL BITUMINOUS PAVEMENT	5 SY
SAWCUT PAVEMENT - FULL DEPTH	102 LF
REMOVE PIPE - STORM	55 LF
REMOVE PIPE - WATERMAIN	0 LF
REMOVE TREE	0 EA
SALVAGE MAIL BOX SUPPORT	5 EA

PROJECT TOTAL	
RECLAMATION FULL-DEPTH	14351 SY
REMOVE PAVEMENT - BITUMINOUS	1022 SY
REMOVE PAVEMENT - CONCRETE	205 SY
REMOVE SURFACE - GRAVEL	79 SY
MILL BITUMINOUS PAVEMENT	55 SY
SAWCUT PAVEMENT - FULL DEPTH	823 LF
REMOVE PIPE - STORM	540 LF
REMOVE PIPE - WATERMAIN	20 LF
REMOVE TREE	3 EA
SALVAGE MAIL BOX SUPPORT	28 EA

DATE	REVISION

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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

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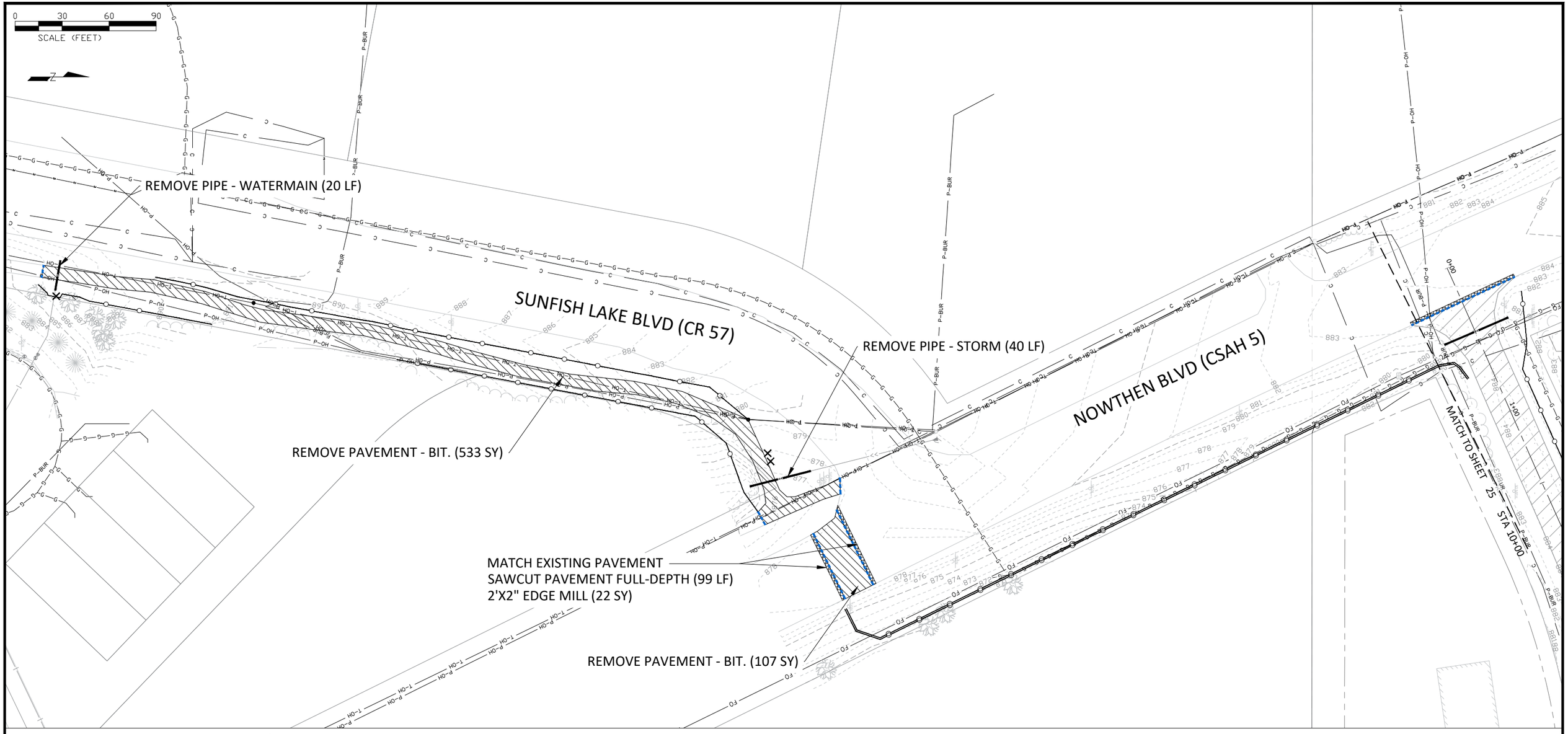
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(763) 427-1410 FAX (763) 433-9898

EXISTING CONDITIONS & REMOVALS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 30 OF 65 SHEETS

Jan 23, 2024 - 12:08pm
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LEGEND

- RECLAMATION - FULL DEPTH
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE SURFACE - GRAVEL
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- REMOVE PIPE - STORM
- REMOVE PIPE - WATERMAIN
- SAWCUT PAVEMENT - FULL DEPTH
- CONSTRUCTION LIMITS
- REMOVE TREE (INDIVIDUAL)
- SALVAGE MAIL BOX SUPPORT
- TREE SAVE FENCE
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REMOVALS SUMMARY: WATERMAIN ROUTE STA. 0+00 TO 10+00

RECLAMATION FULL-DEPTH	0 SY
REMOVE PAVEMENT - BITUMINOUS	640 SY
REMOVE PAVEMENT - CONCRETE	0 SY
REMOVE SURFACE - GRAVEL	0 SY
MILL BITUMINOUS PAVEMENT	22 SY
SAWCUT PAVEMENT - FULL DEPTH	126 LF
REMOVE PIPE - STORM	40 LF
REMOVE PIPE - WATERMAIN	20 LF
REMOVE TREE	3 EA
SALVAGE MAIL BOX SUPPORT	0 EA

PROJECT TOTAL

RECLAMATION FULL-DEPTH	14351 SY
REMOVE PAVEMENT - BITUMINOUS	1022 SY
REMOVE PAVEMENT - CONCRETE	205 SY
REMOVE SURFACE - GRAVEL	79 SY
MILL BITUMINOUS PAVEMENT	55 SY
SAWCUT PAVEMENT - FULL DEPTH	823 LF
REMOVE PIPE - STORM	540 LF
REMOVE PIPE - WATERMAIN	20 LF
REMOVE TREE	3 EA
SALVAGE MAIL BOX SUPPORT	28 EA

DATE	REVISION

jan 23, 2024 - 12:36pm
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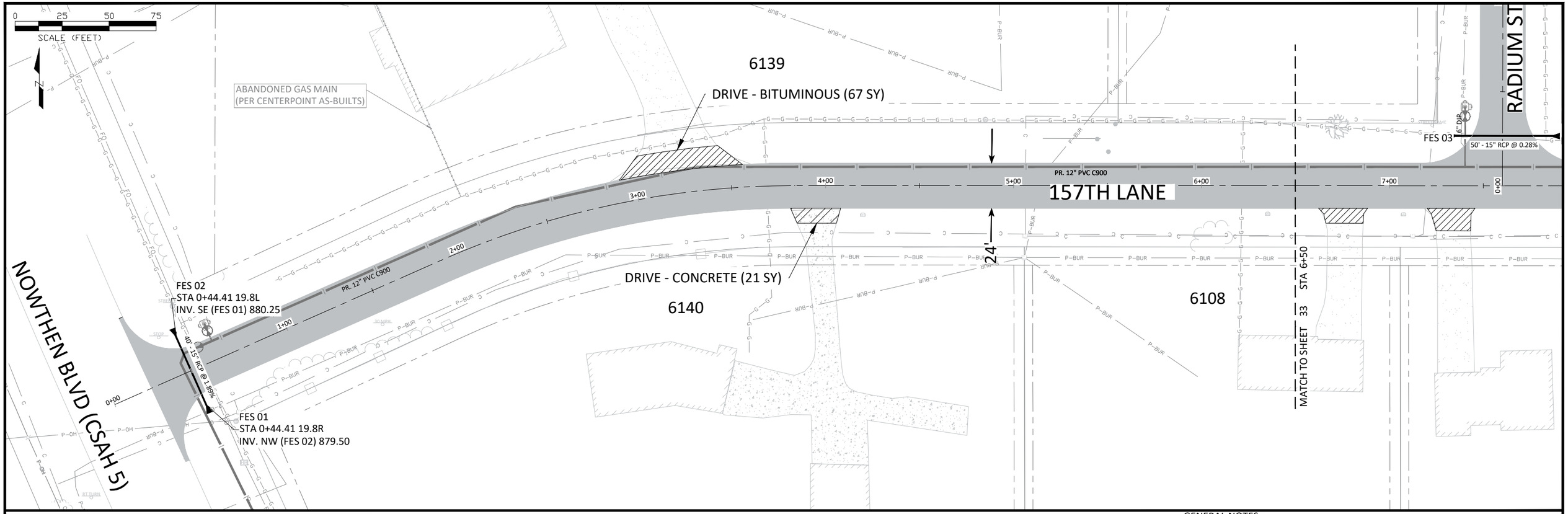
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

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CHECKED BY:	BRW	FILE: 24-02

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

EXISTING CONDITIONS & REMOVALS

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

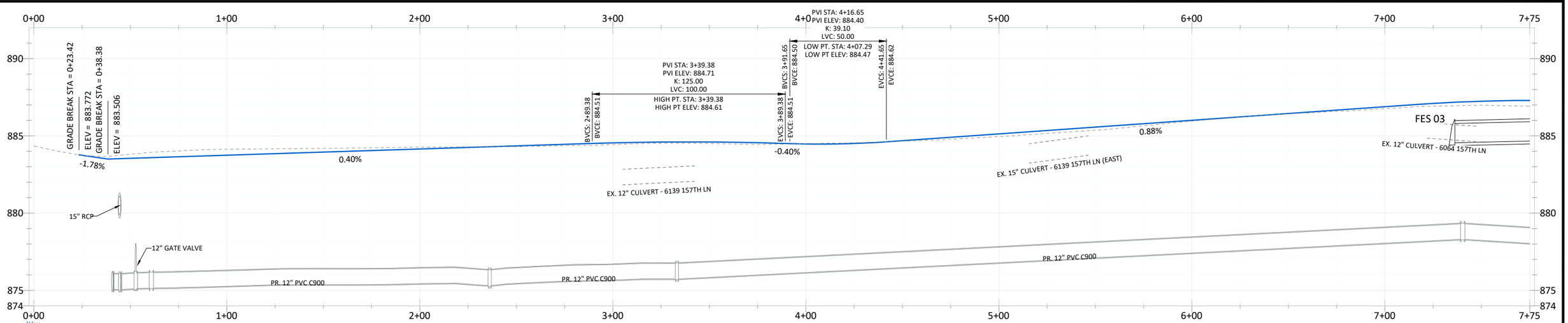
- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE

- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
- PR. BITUMINOUS PAVEMENT - TRAIL
- PR. 6" CONCRETE WALK

- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - CLASS 5 SURFACE

- HYDRANT
- WATER VALVE
- WATERMAIN
- PR. STORM SEWER
- PR. FLARED END SECTION

GENERAL NOTES:
1. ALL RADII TO BE CONSTRUCTED AT 30', UNLESS OTHERWISE NOTED.
2. TYPICAL SECTIONS SEE SHEET 04.
3. PEDESTRIAN RAMP DETAILS SEE SHEETS 09 - 14 .
4. PIPE LENGTH DOES NOT INCLUDE FLARED ENDS. FLARED END INVERTS MEASURED AT PIPE, NOT END OF FLARE.



DATE	REVISION

Jan 23, 2024 - 2:12pm
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

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DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

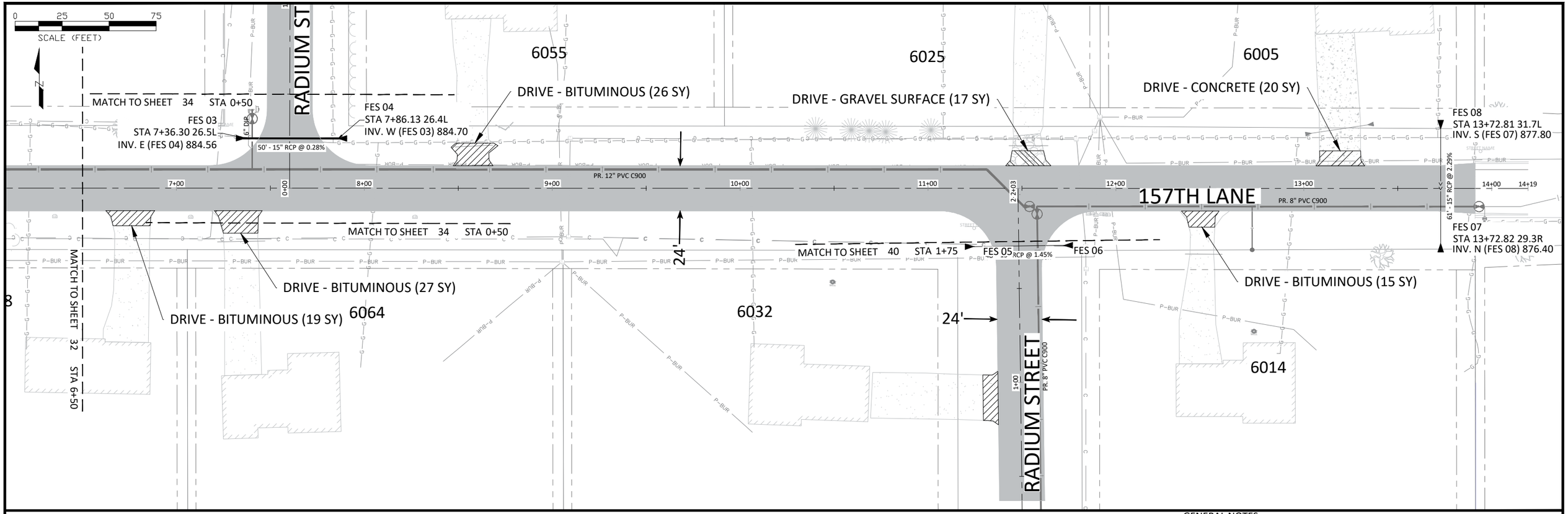
City of RAMSEY

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

STREET & STORM SEWER

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 32 OF 65 SHEETS



LEGEND

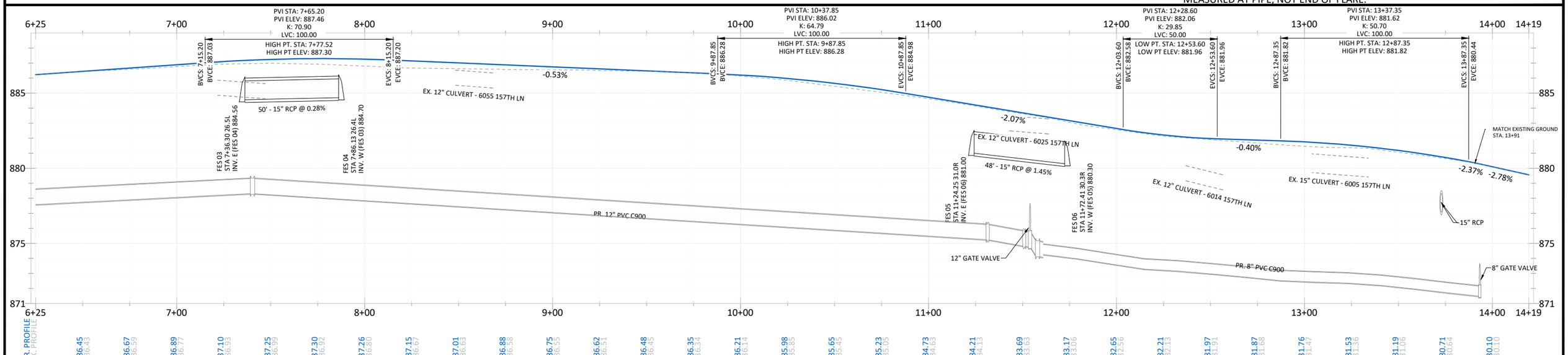
- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE

- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
- PR. BITUMINOUS PAVEMENT - TRAIL
- PR. 6" CONCRETE WALK

- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - CLASS 5 SURFACE

- HYDRANT
- WATER VALVE
- WATERMAIN
- PR. STORM SEWER
- PR. FLARED END SECTION

GENERAL NOTES:
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3. PEDESTRIAN RAMP DETAILS SEE SHEETS 09 - 14 .
4. PIPE LENGTH DOES NOT INCLUDE FLARED ENDS. FLARED END INVERTS MEASURED AT PIPE, NOT END OF FLARE.



DATE	REVISION
3/28/24	ADD 1" WATER SERVICE - 6014 157TH LN.

Mar 28, 2024 - 7:51am
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawing\24-02 Street & Storm.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

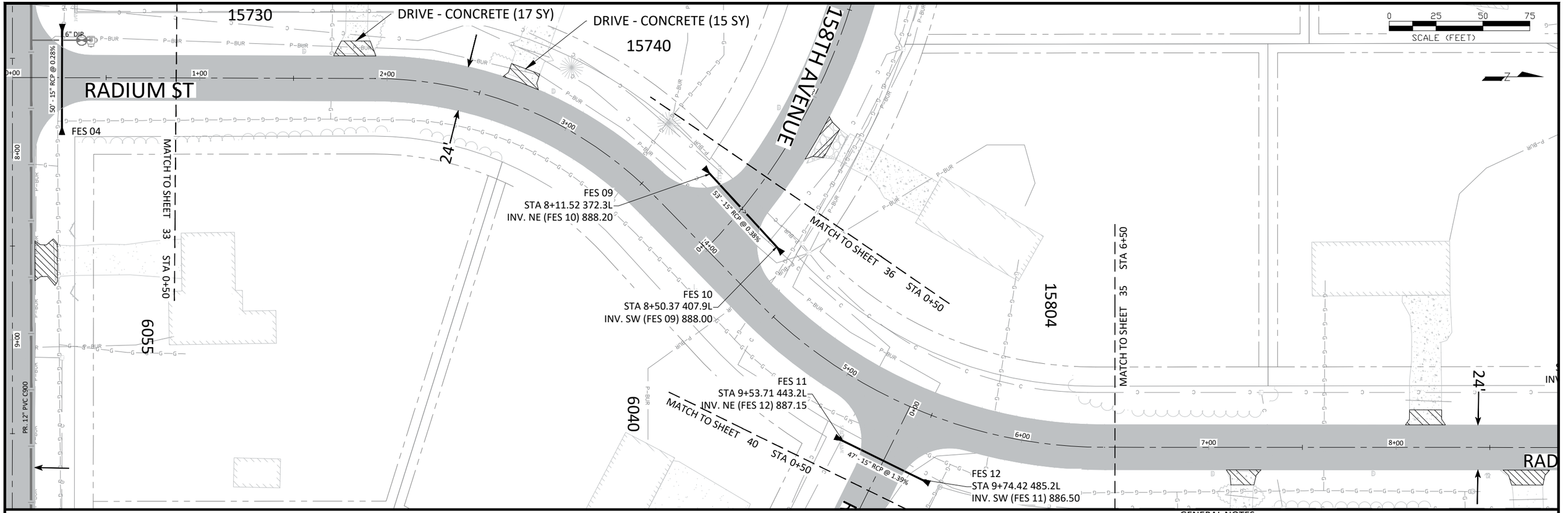
City of RAMSEY

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RAMSEY, MN 55303
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STREET & STORM SEWER

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

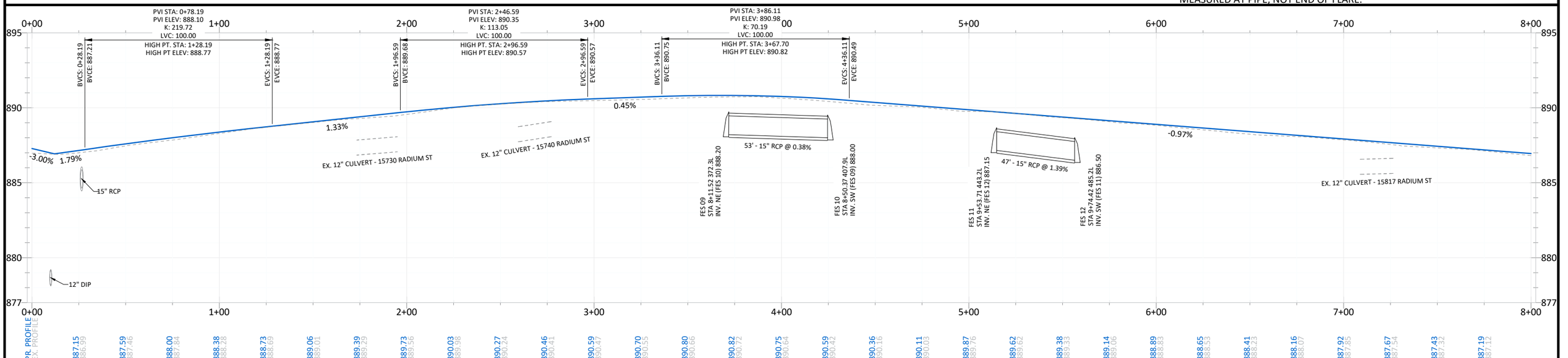
SHEET 33 OF 65 SHEETS



LEGEND

- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
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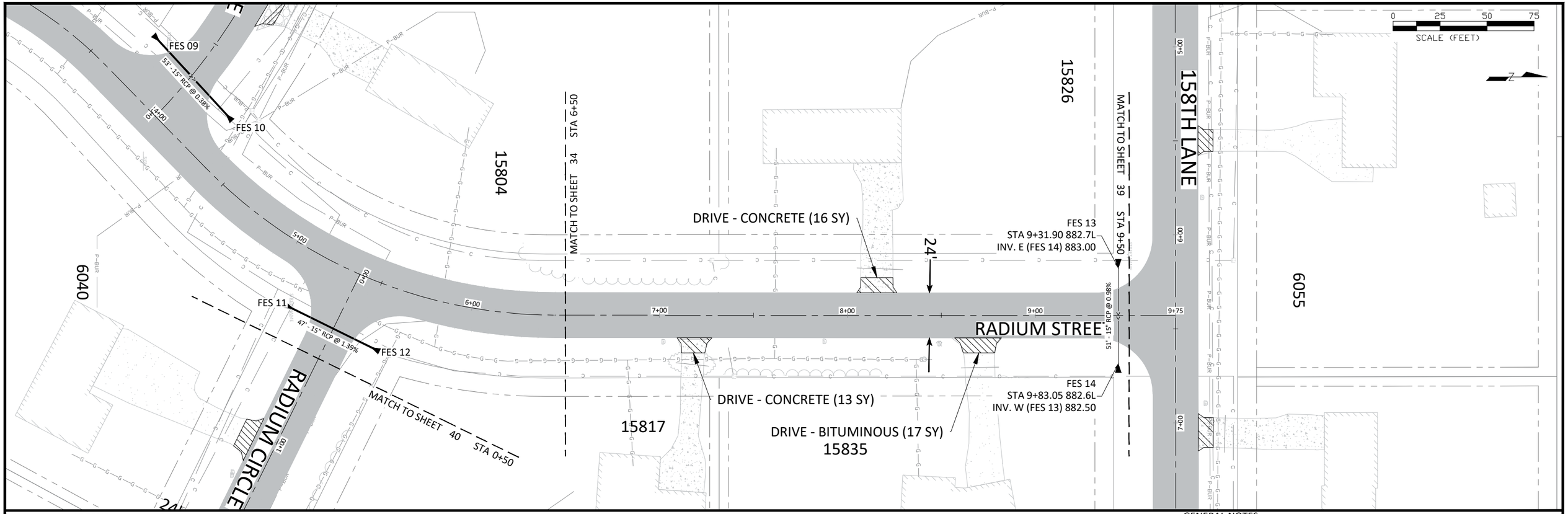
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STREET & STORM SEWER

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 34 OF 65 SHEETS

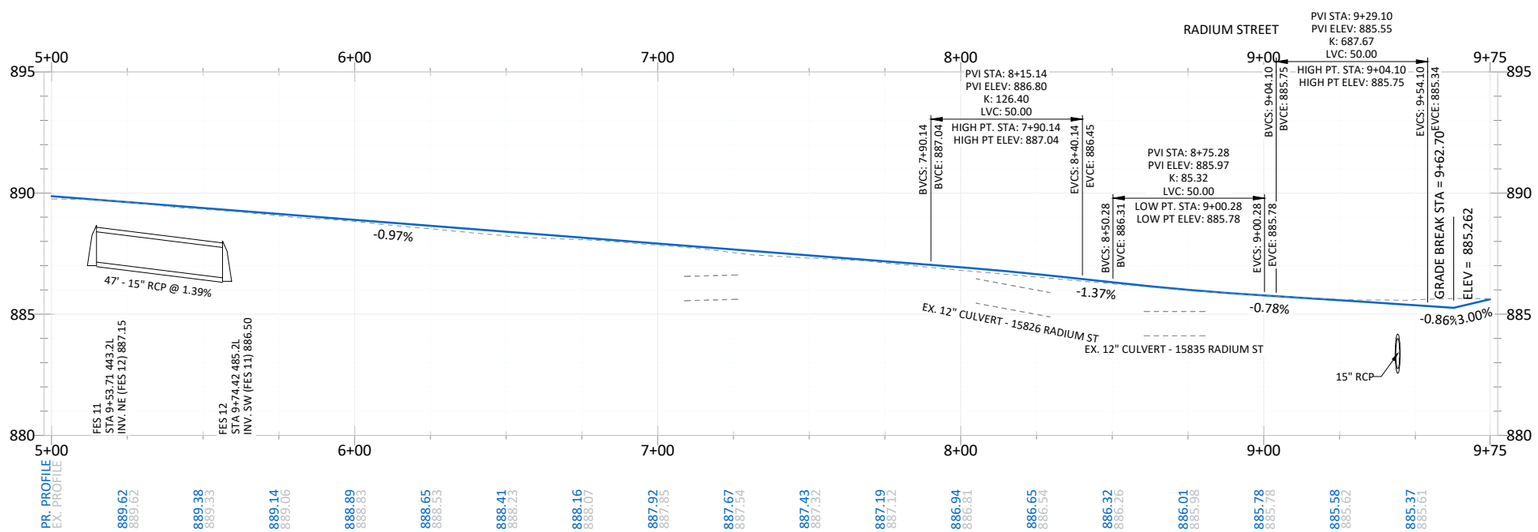
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LEGEND

- CONSTRUCTION LIMITS
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DATE	REVISION

Jan 23, 2024 - 2:15pm
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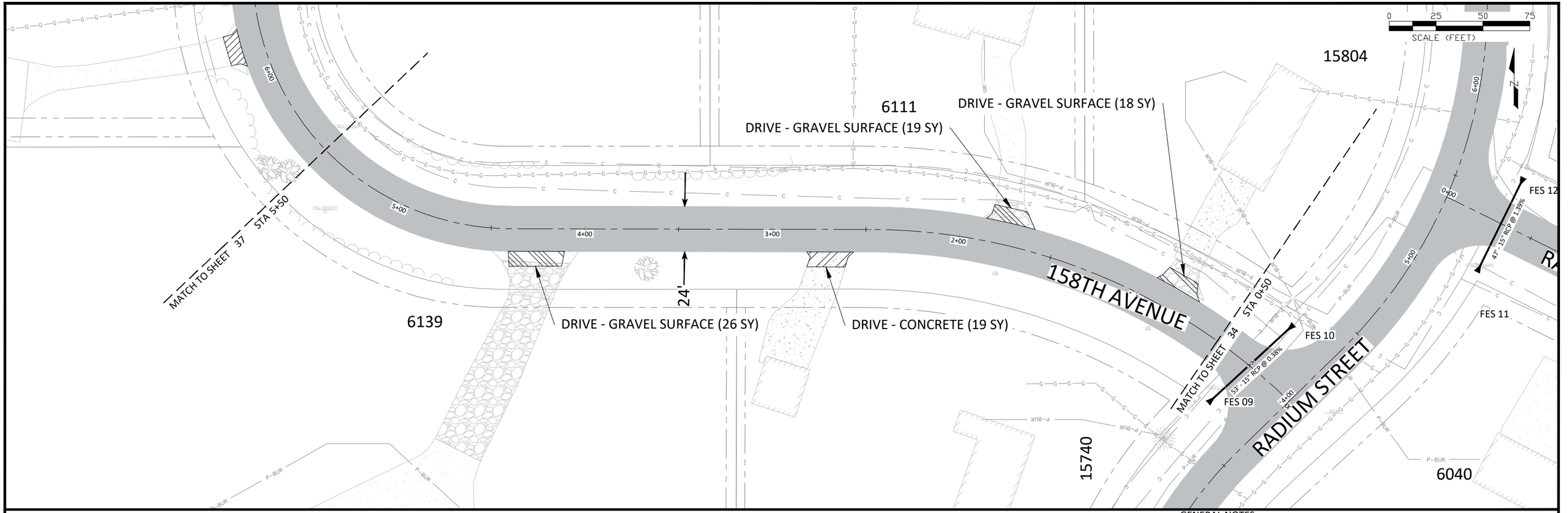
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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STREET & STORM SEWER

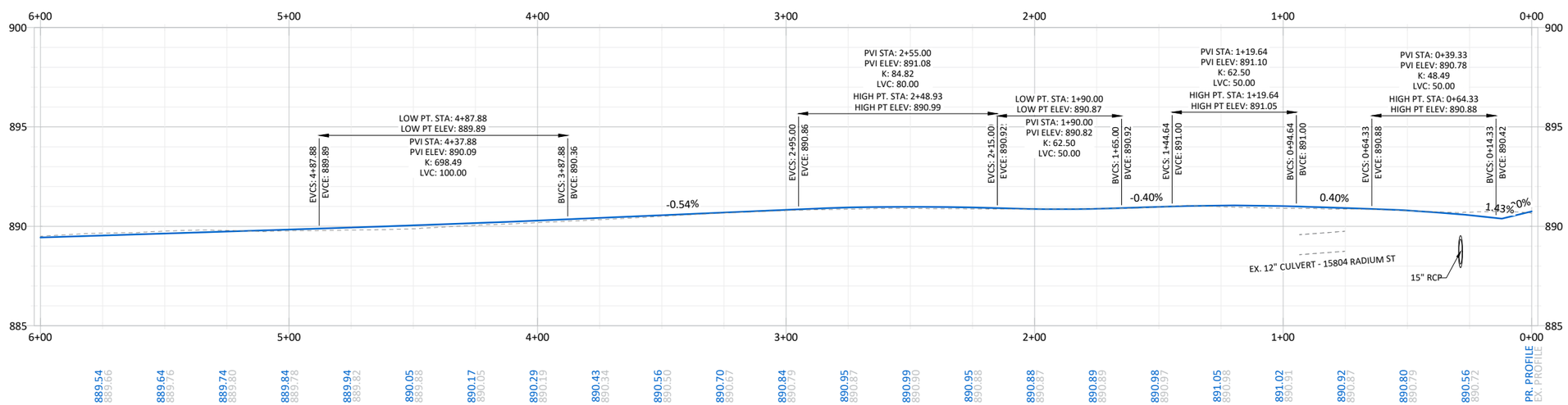
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

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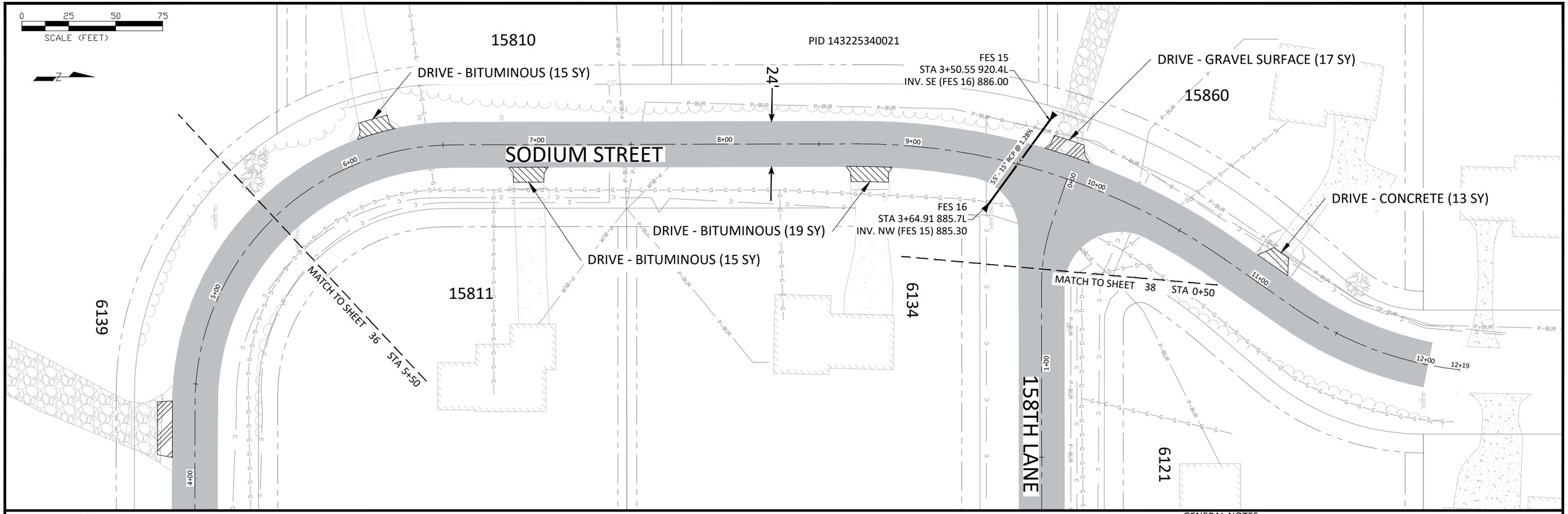
City of RAMSEY

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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STREET & STORM SEWER

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

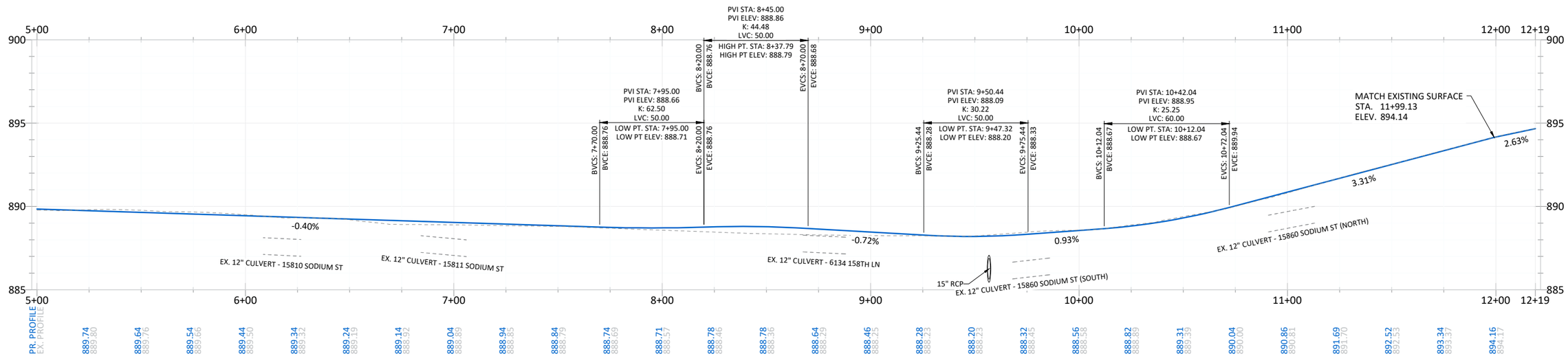
SHEET 36 OF 65 SHEETS



LEGEND

- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
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DATE	REVISION

jan 23, 2024 - 2:16pm
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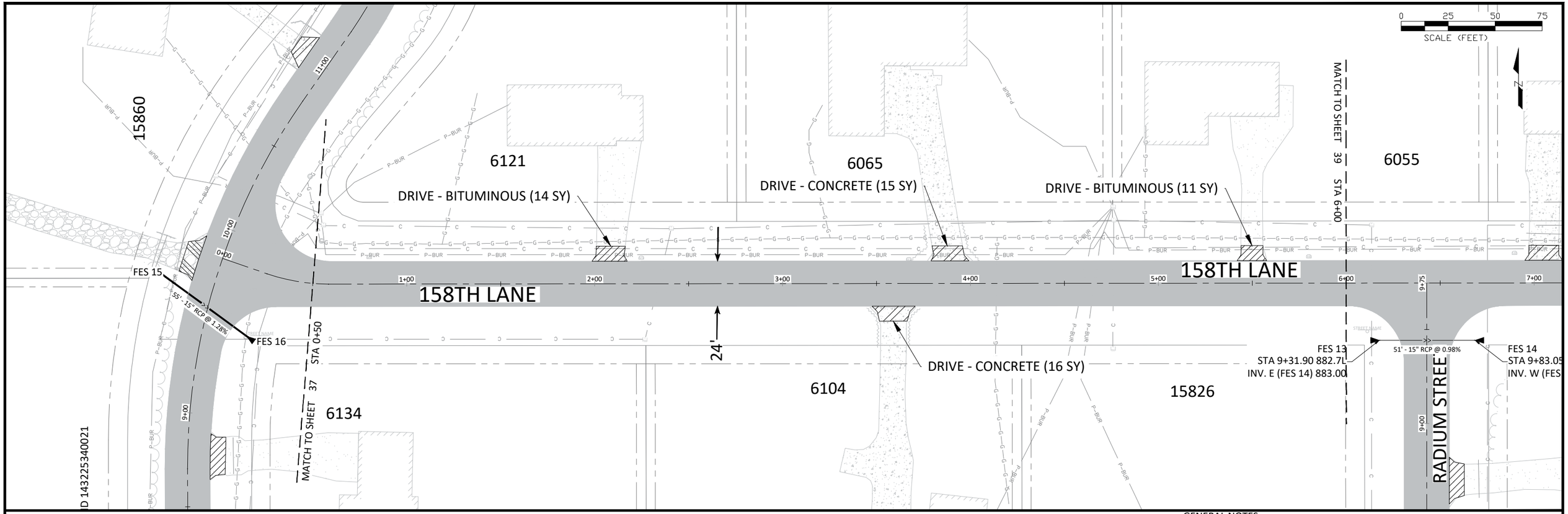
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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STREET & STORM SEWER

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

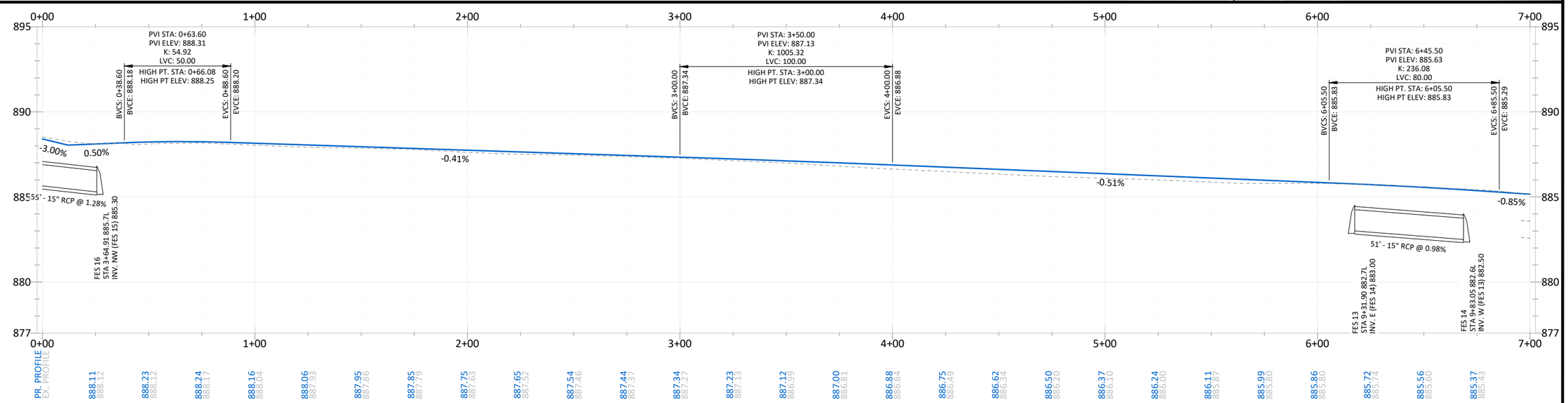
- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
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Jan 23, 2024 - 2:16pm
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

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DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

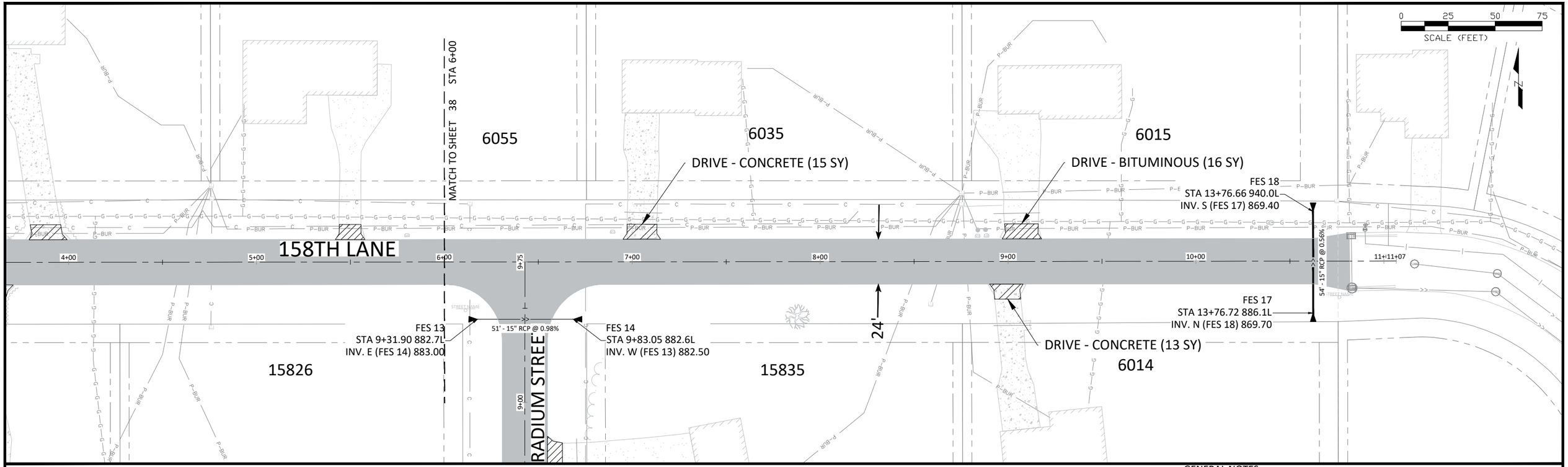
City of RAMSEY

CITY OF RAMSEY
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RAMSEY, MN 55303
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STREET & STORM SEWER

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CITY PROJECT NO. 24-02
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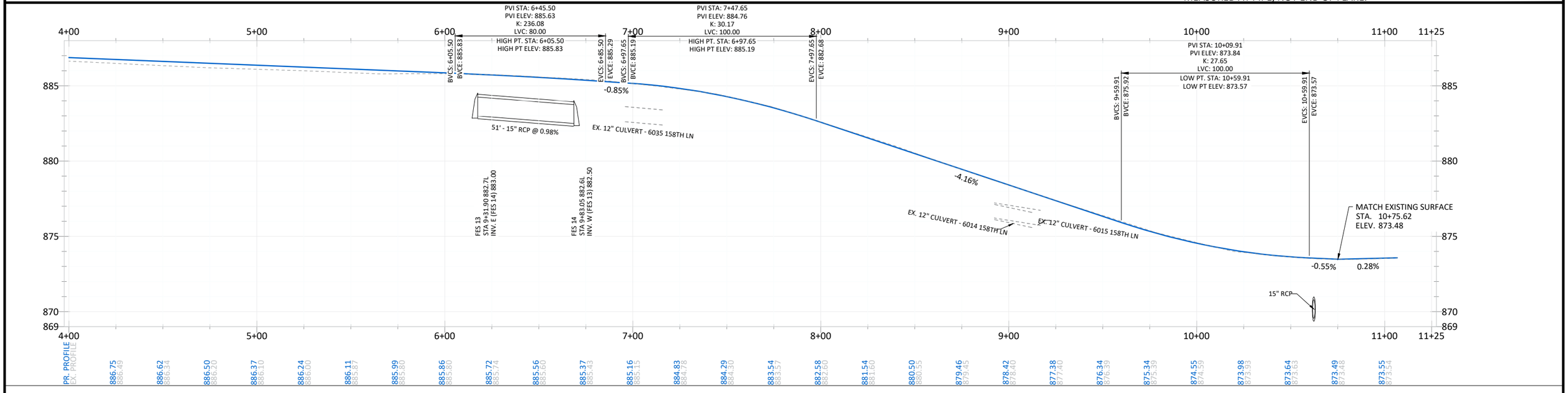
SHEET 38 OF 65 SHEETS



LEGEND

- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
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DATE	REVISION

Jan 23, 2024 - 3:17pm
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Joe Feriancek
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

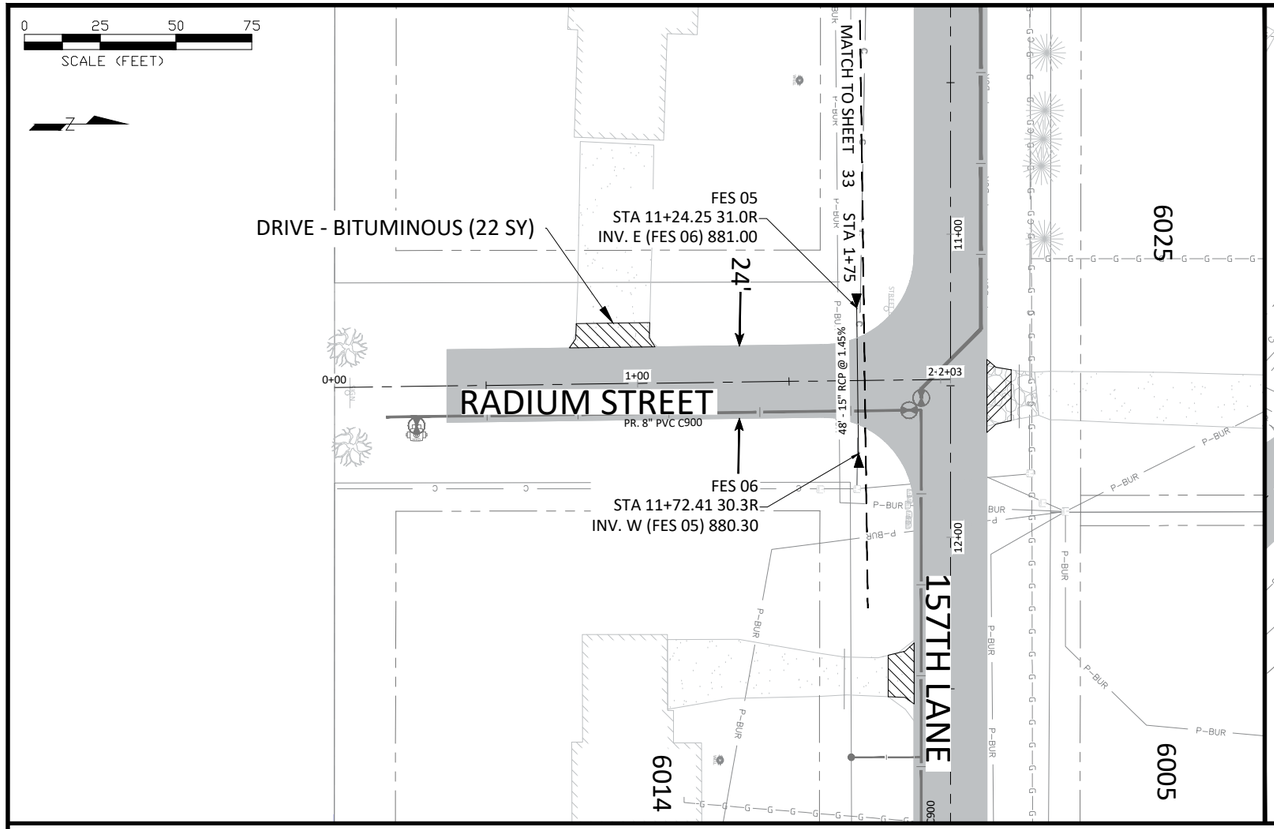
City of RAMSEY

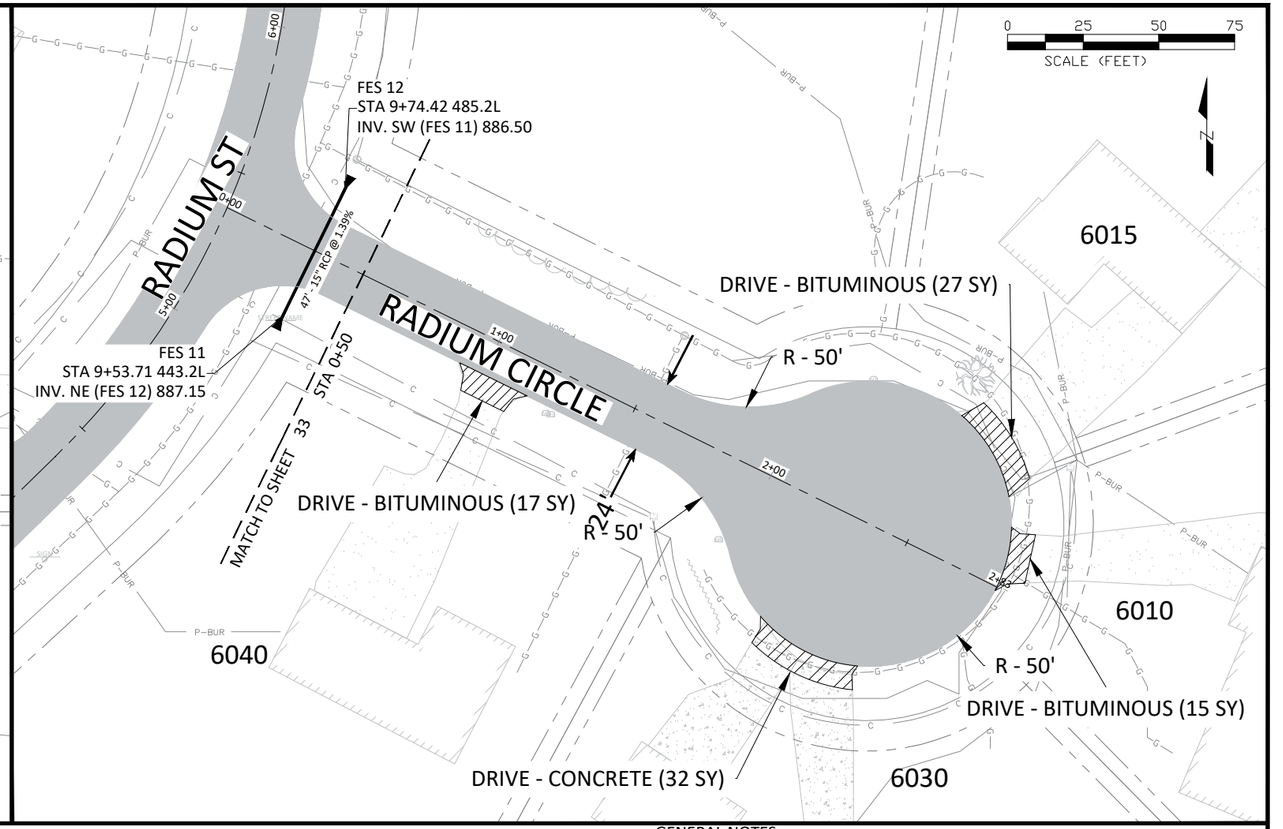
CITY OF RAMSEY
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STREET & STORM SEWER

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 39 OF 65 SHEETS

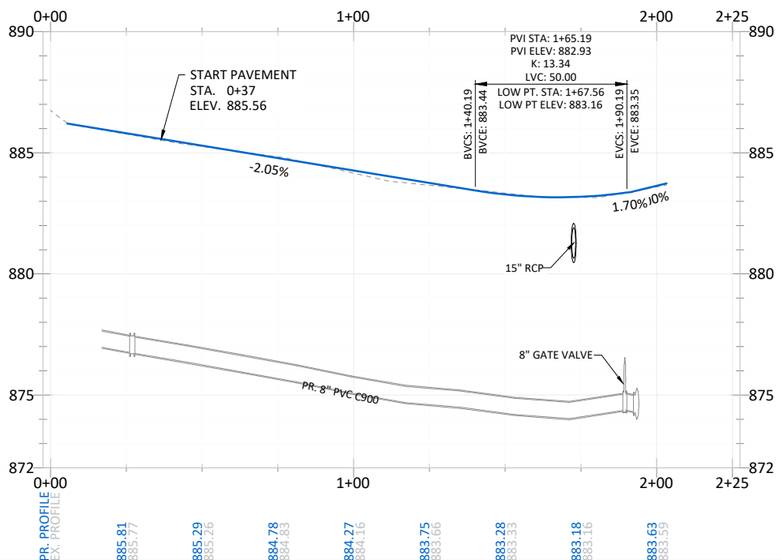


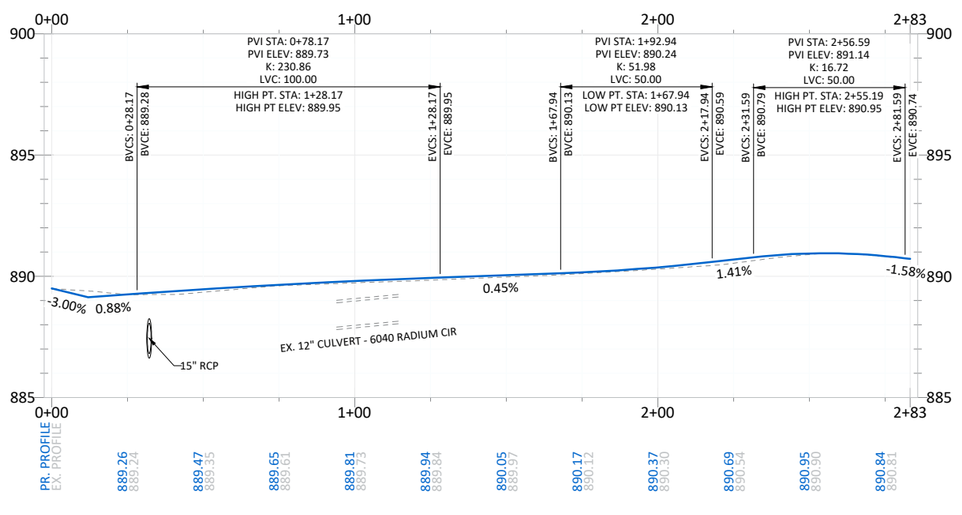


LEGEND

- CONSTRUCTION LIMITS
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DATE	REVISION
3/28/24	ADD 1" WATER SERVICE - 6014 157TH LN.

Mar 28, 2024 - 7:57am
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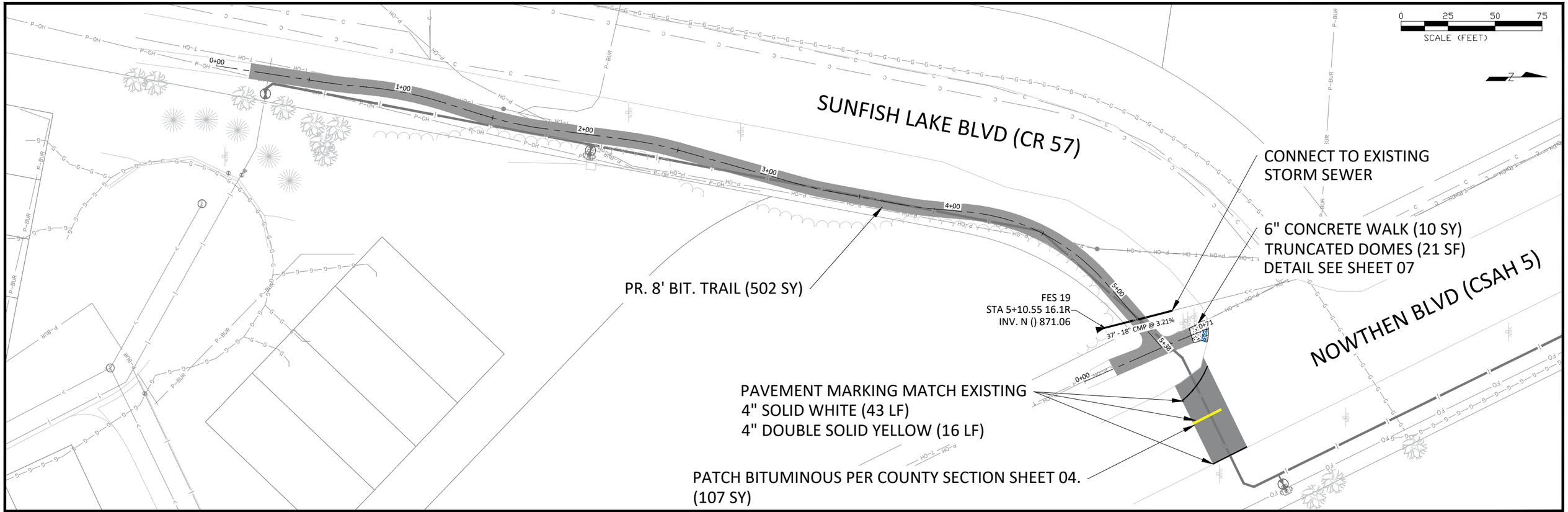
City of RAMSEY

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STREET & STORM SEWER

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 40 OF 65 SHEETS



LEGEND

- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
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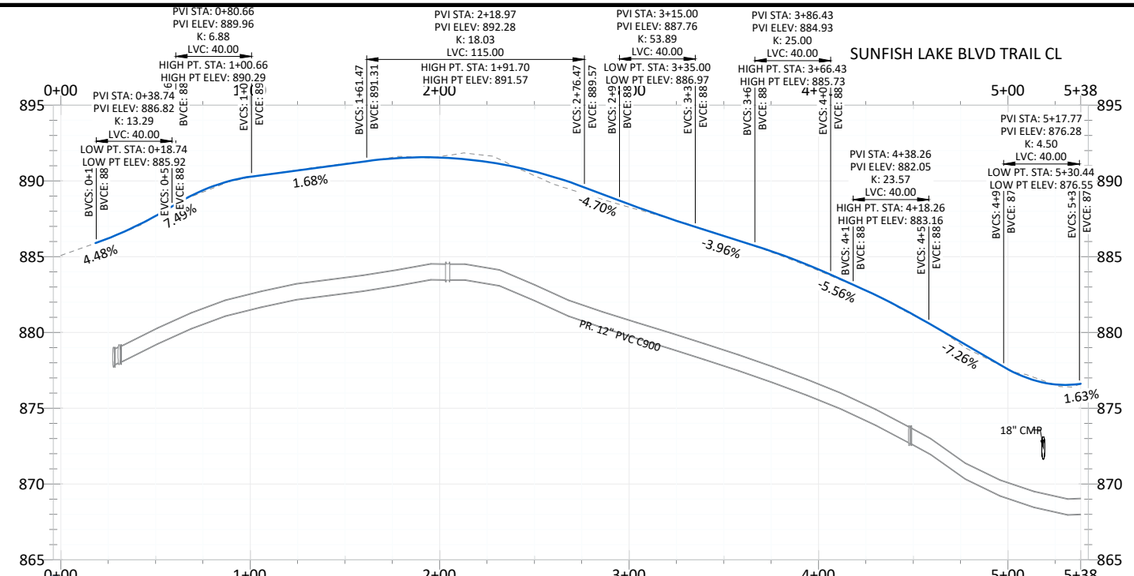
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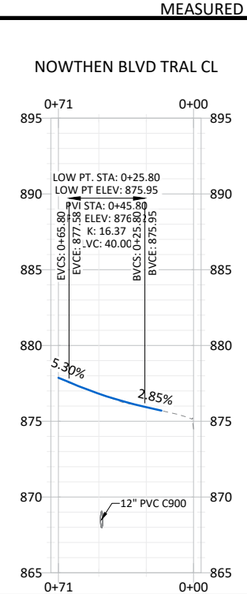
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0
40
80
120
SCALE (FEET)





DATE	REVISION

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City of RAMSEY

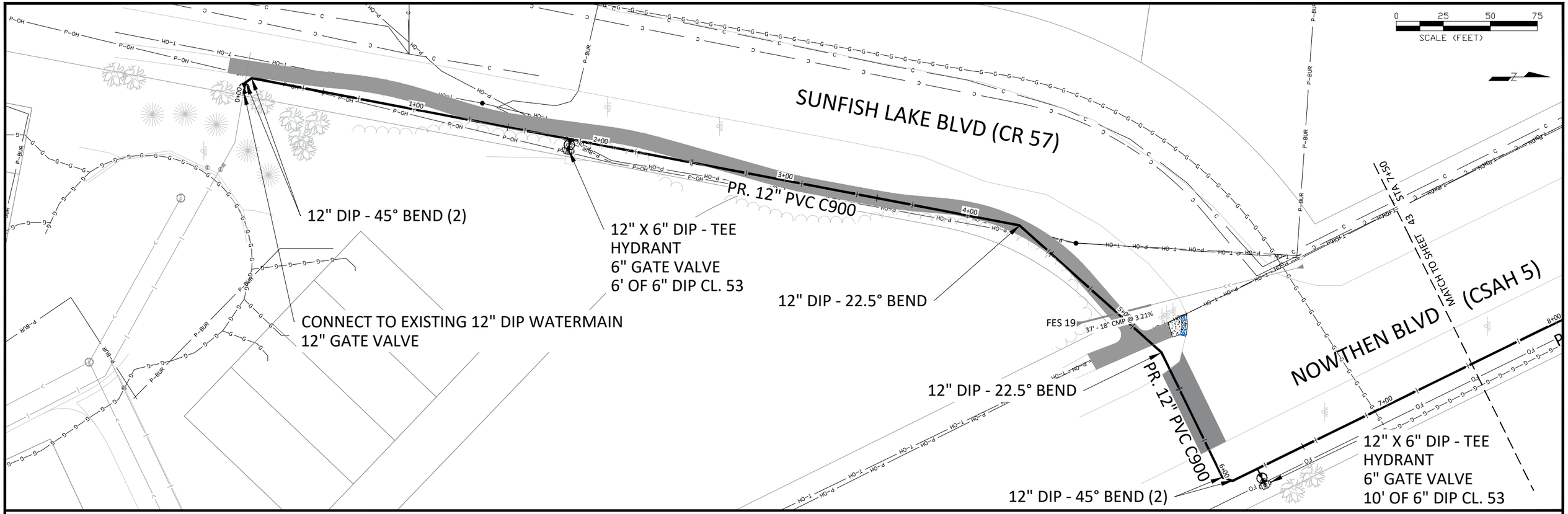
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SUNFISH LAKE TRAIL & STORM SEWER

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 41 OF 65 SHEETS

Jan 23, 2024 - 2:16pm
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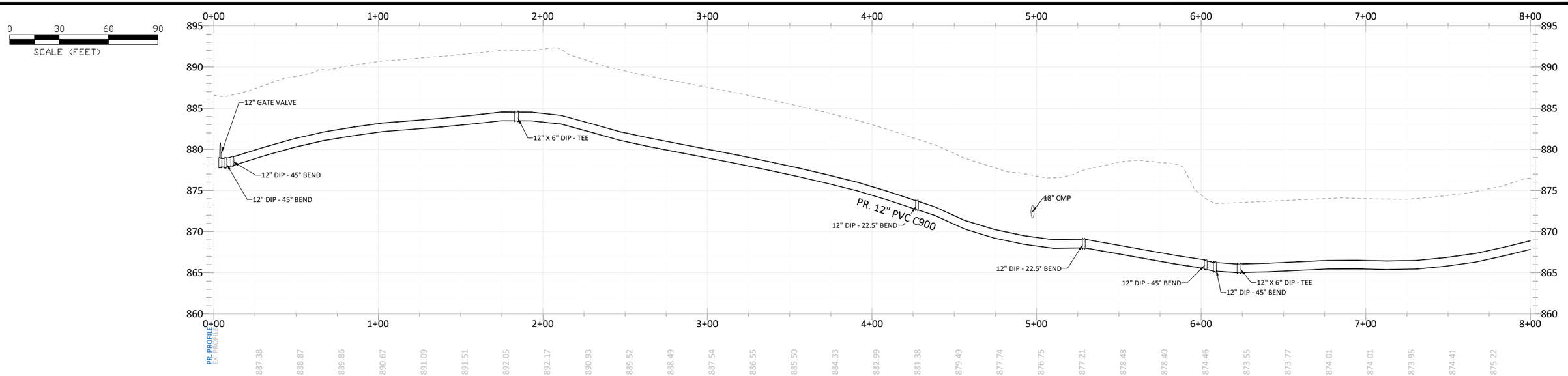


LEGEND

- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE

- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
- PR. BITUMINOUS PAVEMENT - TRAIL
- PR. 6" CONCRETE WALK
- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - CLASS 5 SURFACE
- HYDRANT
- WATER VALVE
- WATERMAIN
- PR. STORM SEWER
- PR. FLARED END SECTION

GENERAL NOTES:
1. WATERMAIN 8" OR LARGER SHALL BE PVC C900.
2. WATERMAIN 6" OR SMALLER SHALL BE CLASS 53.
3. MINIMUM 7.5' OF COVER OVER ALL WATEMAIN.



DATE	REVISION

Mar 28, 2024 - 7:27am
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

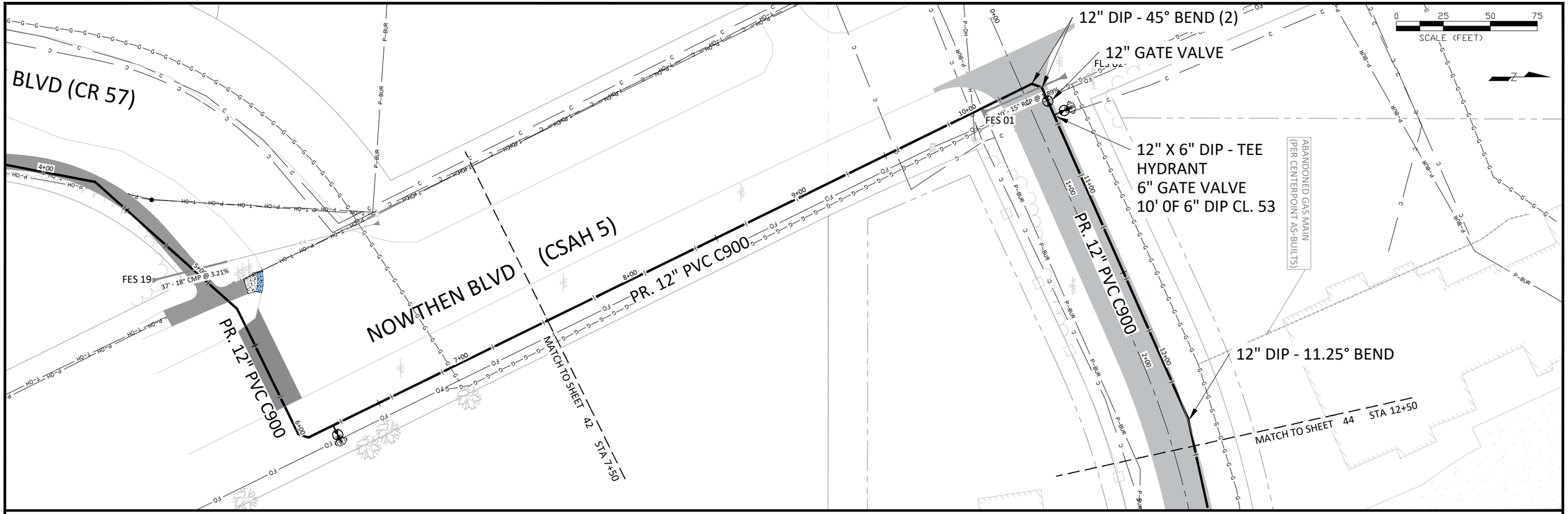
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

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

WATERMAIN CONSTRUCTION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

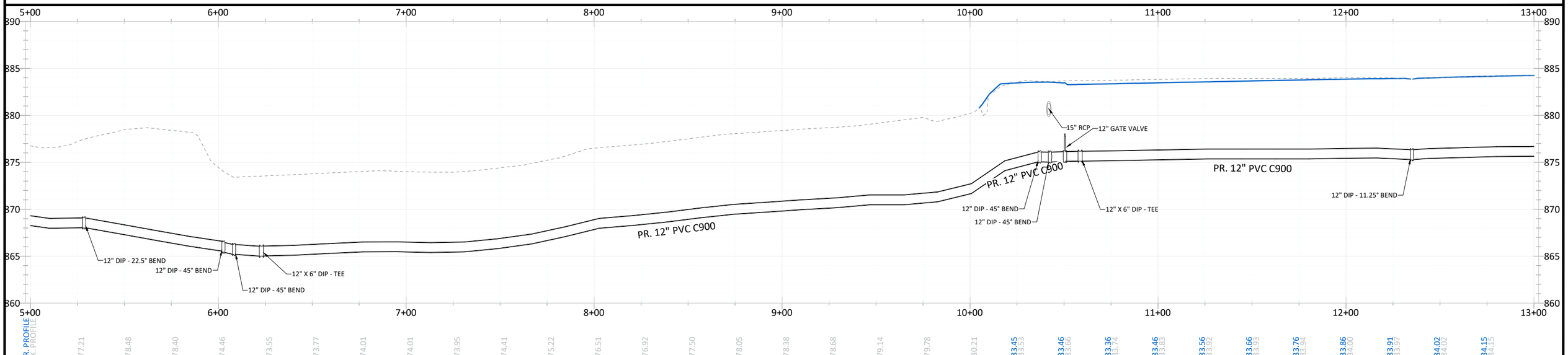
SHEET 42 OF 65 SHEETS



LEGEND

- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- PR. BITUMINOUS PAVEMENT - ROADWAY
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DATE	REVISION

Mar 28, 2024 - 7:28am
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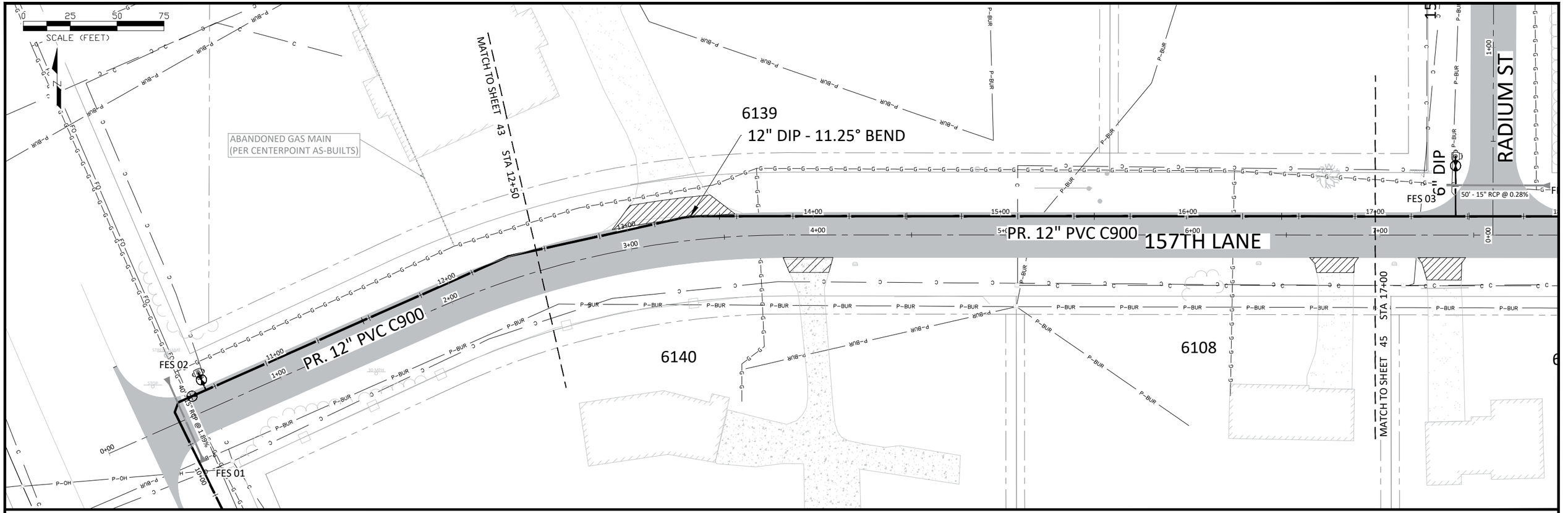
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

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CHECKED BY:	BRW	FILE:	24-02

City of RAMSEY
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WATERMAIN CONSTRUCTION

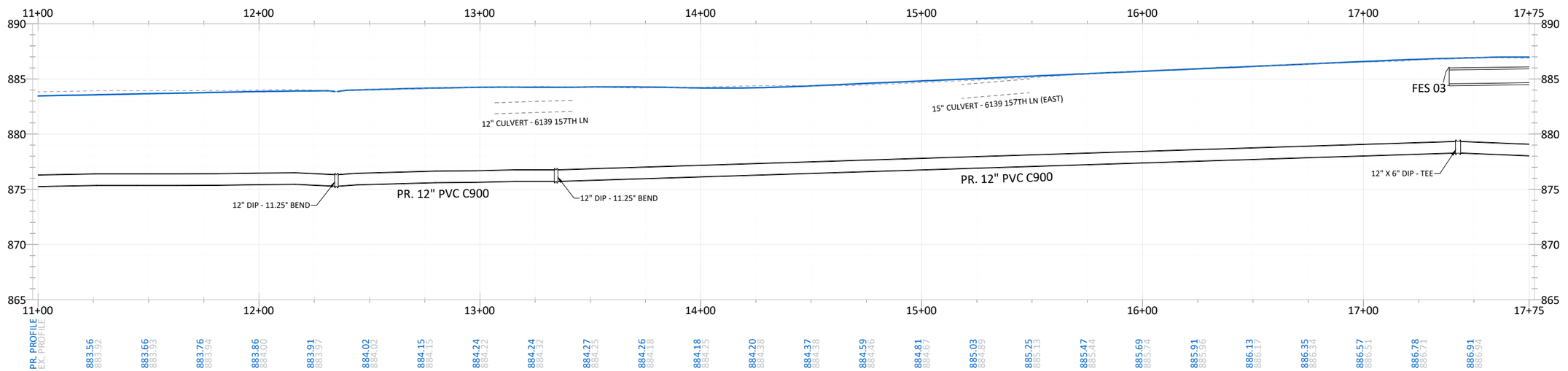
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
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DATE	REVISION

Mar 28, 2024 - 7:26am
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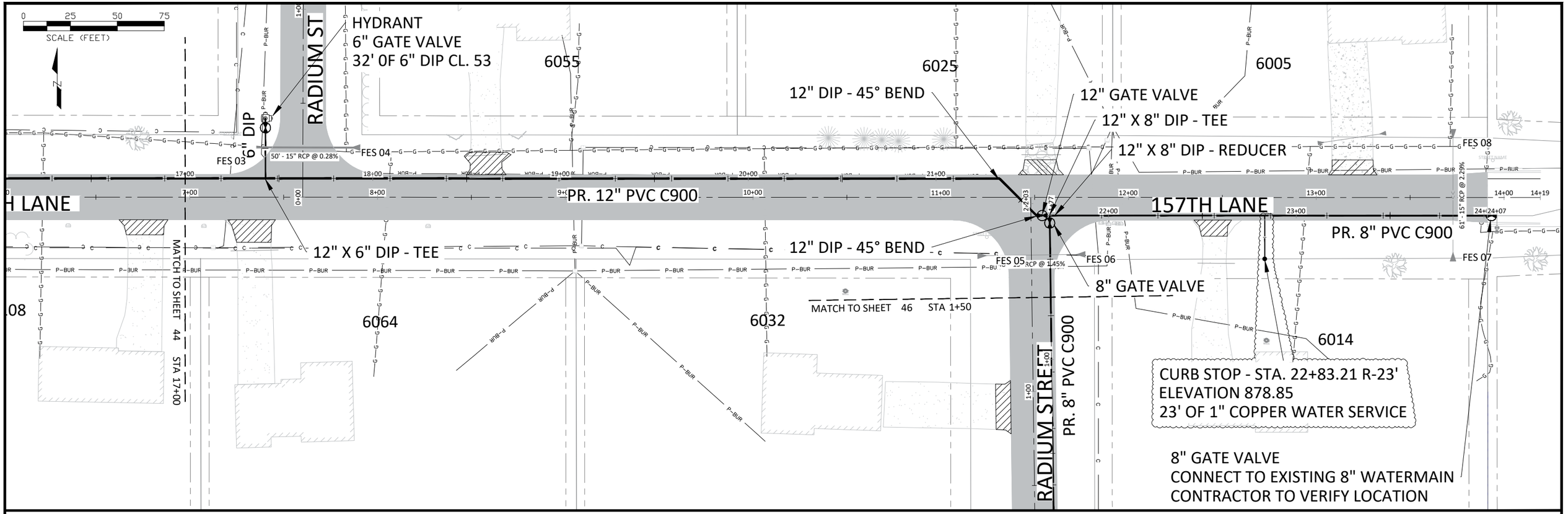
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City of RAMSEY

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WATERMAIN CONSTRUCTION

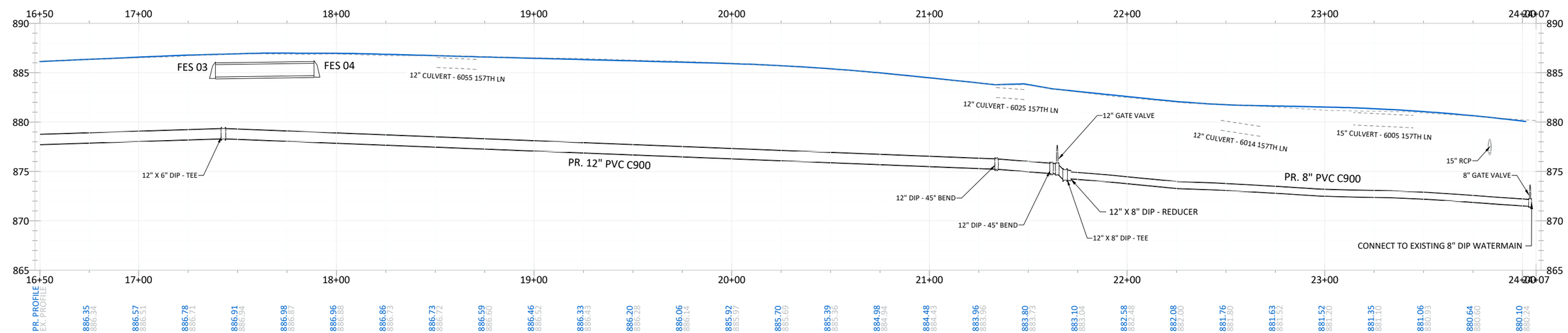
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



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DATE	REVISION
3/28/24	ADD 1" WATER SERVICE - 6014 157TH LN.

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Date 1/23/24 Lic. No. 57095

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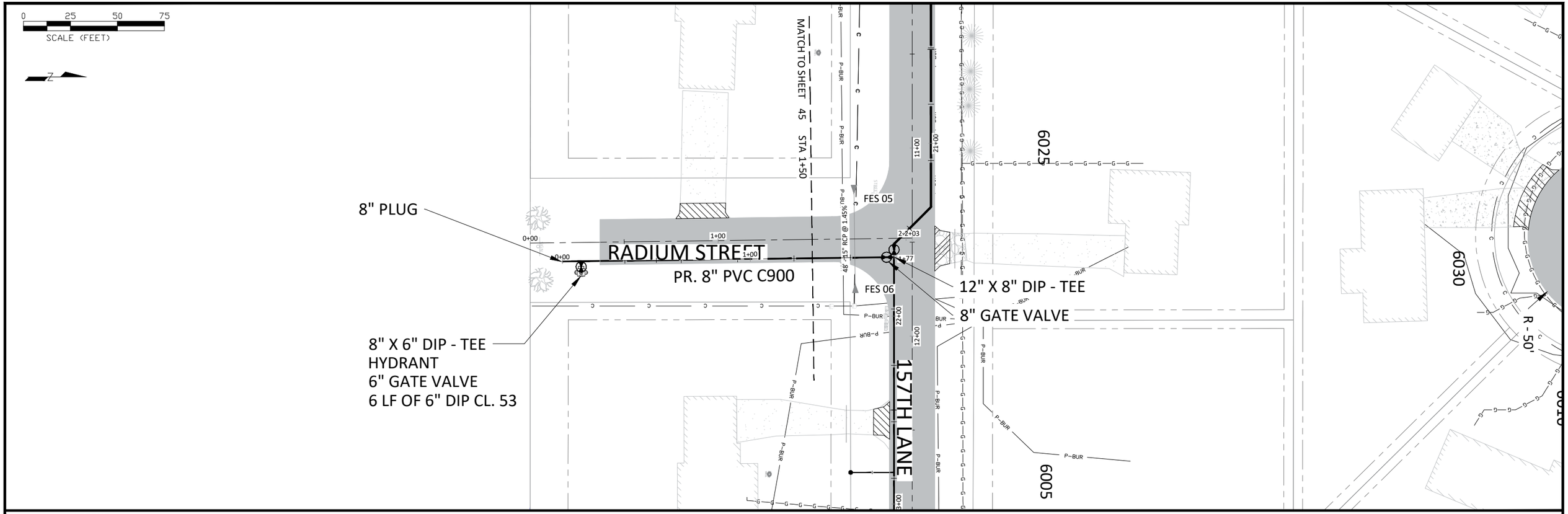
CITY OF RAMSEY
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RAMSEY, MN 55303
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WATERMAIN CONSTRUCTION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 45 OF 65 SHEETS

Mar 28, 2024 - 7:26am
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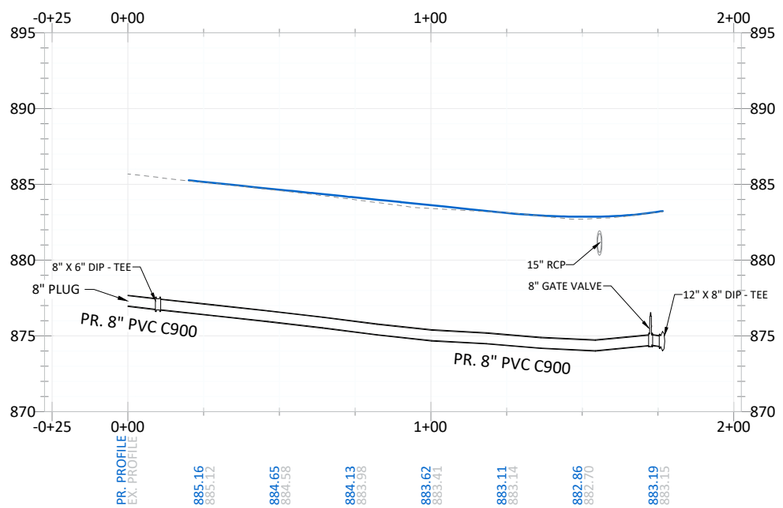


LEGEND

- CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE

- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
- PR. BITUMINOUS PAVEMENT - TRAIL
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DATE	REVISION
3/28/24	ADD 1" WATER SERVICE - 6014 157TH LN.

Mar 28, 2024 - 7:30am
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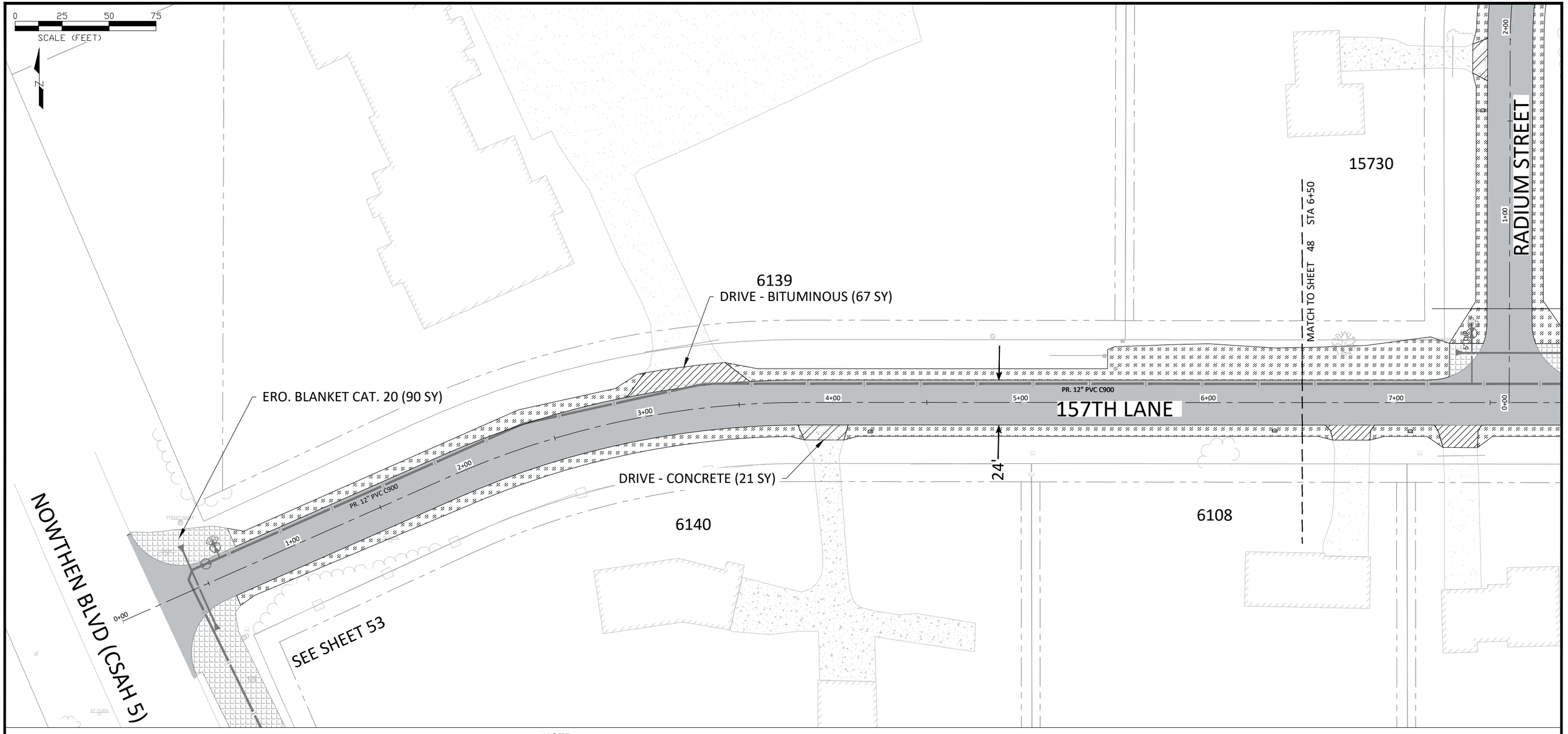
JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

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CHECKED BY:	BRW	FILE:	24-02

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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WATERMAIN CONSTRUCTION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

- SEED & MULCH AREA
- EROSION CONTROL BLANKET
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
- PR. BITUMINOUS PAVEMENT - TRAIL
- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - GRAVEL SURFACE
- PR. 6" CONCRETE WALK

NOTE:

1. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
2. RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, HYDROSEED , MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS MARKED FOR EROSION CONTROL BLANKET.
3. RESTORE ALL AREAS MARKED FOR EROSION CONTROL BLANKET WITH 4" TOPSOIL, MNDOT SEED MIX 25-141 UNLESS NOTED OTHERWISE, AND ROLLED EROSION PREVENTION CATEGORY 20.
4. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
5. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.
6. SALVAGED ITEMS ARE TO BE RE-INSTALLED TO ORIGINAL LOCATION(S) OR AS DIRECTED BY THE ENGINEER.

RESTORATION SUMMARY: 157TH LANE STA. 0+00 TO 6+50

SEEDING AREA	0.20 AC
HYDROMULCH (4000 LB/AC)	720 LB
ERO. BLANKET CAT. 20	90 SY
SEED MIX 25-141 (59 LB/AC)	2 LB
SEED MIX 25-151 (200 LB/AC)	36 LB
FERTILIZER TYPE 3 (200 LB/AC)	40 LB
TOPSOIL	138 CY
DRIVE - BITUMINOUS	8 TON
DRIVE - CONCRETE	21 SY
DRIVE - GRAVEL SURFACE	0 SY

PROJECT TOTAL

SEEDING AREA	2.99 AC
HYDROMULCH	6100 LB
ERO. BLANKET CAT. 20	2234
SEED MIX 25-141	24 LB
SEED MIX 25-151	322 LB
FERTILIZER TYPE 3	398 LB
TOPSOIL	1394 CY
DRIVE - BITUMINOUS	41 TON
DRIVE - CONCRETE	225 SY
DRIVE - GRAVEL SURFACE	97 SY

DATE	REVISION

Jan 23, 2024 - 2:42pm
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Joe Feriancek

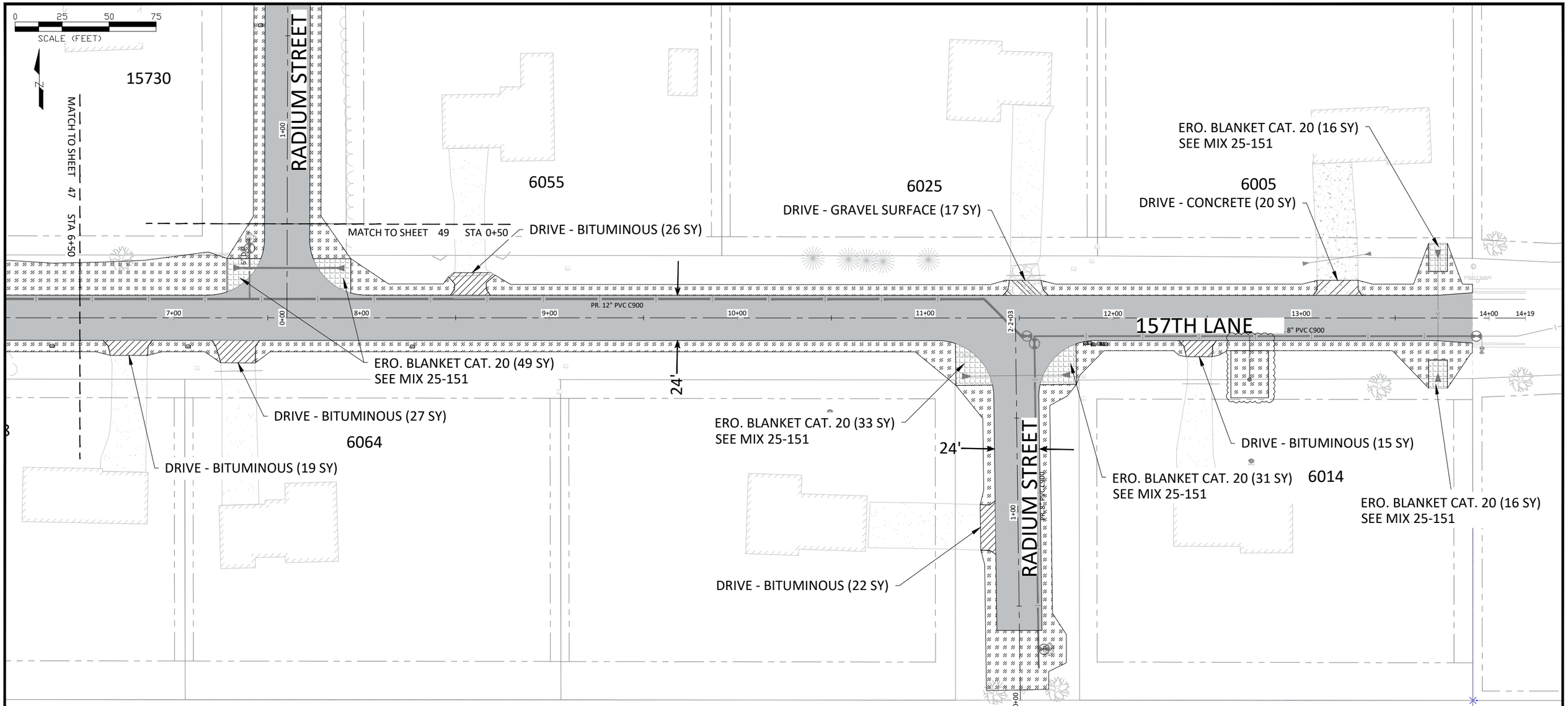
Date 1/23/24 Lic. No. 57095

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DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

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

RESTORATION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA



LEGEND

- SEED & MULCH AREA
- EROSION CONTROL BLANKET
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
- PR. BITUMINOUS PAVEMENT - TRAIL
- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - GRAVEL SURFACE
- PR. 6" CONCRETE WALK

NOTE:

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2. RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, HYDROSEED , MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS MARKED FOR EROSION CONTROL BLANKET.
3. RESTORE ALL AREAS MARKED FOR EROSION CONTROL BLANKET WITH 4" TOPSOIL, MNDOT SEED MIX 25-141 UNLESS NOTED OTHERWISE, AND ROLLED EROSION PREVENTION CATEGORY 20.
4. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
5. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.
6. SALVAGED ITEMS ARE TO BE RE-INSTALLED TO ORIGINAL LOCATION(S) OR AS DIRECTED BY THE ENGINEER.

RESTORATION SUMMARY: 157TH LN. STA. 6+50 TO END / RADIUM ST. STUB

SEEDING AREA	0.32 AC
HYDROMULCH (4000 LB/AC)	1180 LB
ERO. BLANKET CAT. 20	145 SY
SEED MIX 25-141 (59 LB/AC)	0 LB
SEED MIX 25-151 (200 LB/AC)	64 LB
FERTILIZER TYPE 3 (200 LB/AC)	64 LB
TOPSOIL	227 CY
DRIVE - BITUMINOUS	13 TON
DRIVE - CONCRETE	20 SY
DRIVE - GRAVEL SURFACE	17 SY

PROJECT TOTAL

SEEDING AREA	2.99 AC
HYDROMULCH	6100 LB
ERO. BLANKET CAT. 20	2234 SY
SEED MIX 25-141	24 LB
SEED MIX 25-151	322 LB
FERTILIZER TYPE 3	398 LB
TOPSOIL	1394 CY
DRIVE - BITUMINOUS	41 TON
DRIVE - CONCRETE	225 SY
DRIVE - GRAVEL SURFACE	97 SY

DATE	REVISION
3/28/24	ADD 1" WATER SERVICE - 6014 157TH LN.

Mar 26, 2024 - 8:30am
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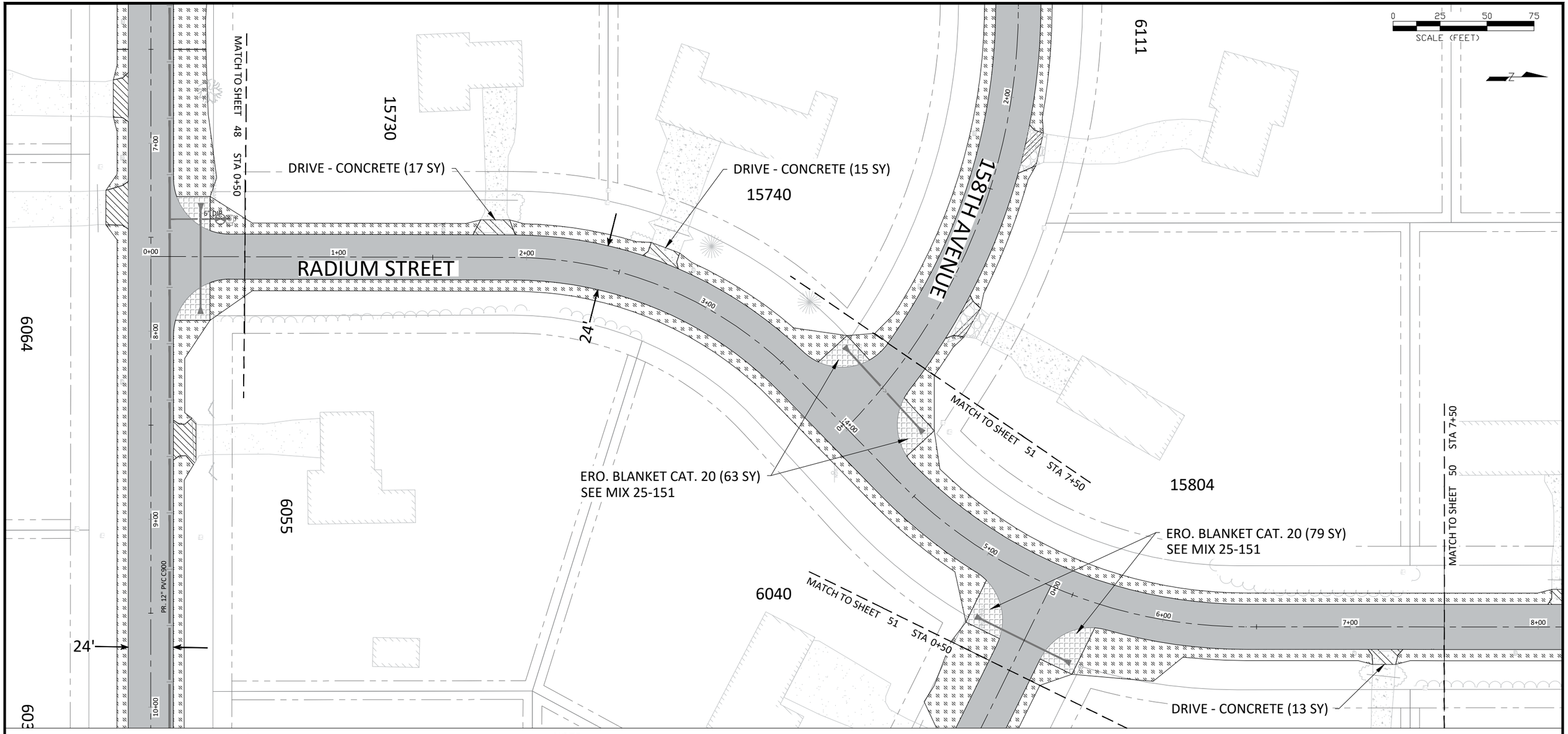
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CHECKED BY:	BRW	FILE: 24-02

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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RESTORATION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 48 OF 65 SHEETS



LEGEND

- SEED & MULCH AREA
- EROSION CONTROL BLANKET
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAINAGE & UTILITY EASEMENT
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- PR. 6" CONCRETE WALK

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3. RESTORE ALL AREAS MARKED FOR EROSION CONTROL BLANKET WITH 4" TOPSOIL, MNDOT SEED MIX 25-141 UNLESS NOTED OTHERWISE, AND ROLLED EROSION PREVENTION CATEGORY 20.
4. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
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RESTORATION SUMMARY: RADIUM ST. STA. 0+00 TO 7+50

SEEDING AREA	0.25 AC
HYDROMULCH (4000 LB/AC)	880 LB
ERO. BLANKET CAT. 20	142 SY
SEED MIX 25-141 (59 LB/AC)	0 LB
SEED MIX 25-151 (200 LB/AC)	50 LB
FERTILIZER TYPE 3 (200 LB/AC)	50 LB
TOPSOIL	176 CY
DRIVE - BITUMINOUS	0 TON
DRIVE - CONCRETE	45 SY
DRIVE - GRAVEL SURFACE	0 SY

PROJECT TOTAL

SEEDING AREA	2.99 AC
HYDROMULCH	6100 LB
ERO. BLANKET CAT. 20	2234 SY
SEED MIX 25-141	24 LB
SEED MIX 25-151	322 LB
FERTILIZER TYPE 3	398 LB
TOPSOIL	1394 CY
DRIVE - BITUMINOUS	41 TON
DRIVE - CONCRETE	225 SY
DRIVE - GRAVEL SURFACE	97 SY

DATE	REVISION

Mar 28, 2024 - 8:03am
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JOE FERIANCEK
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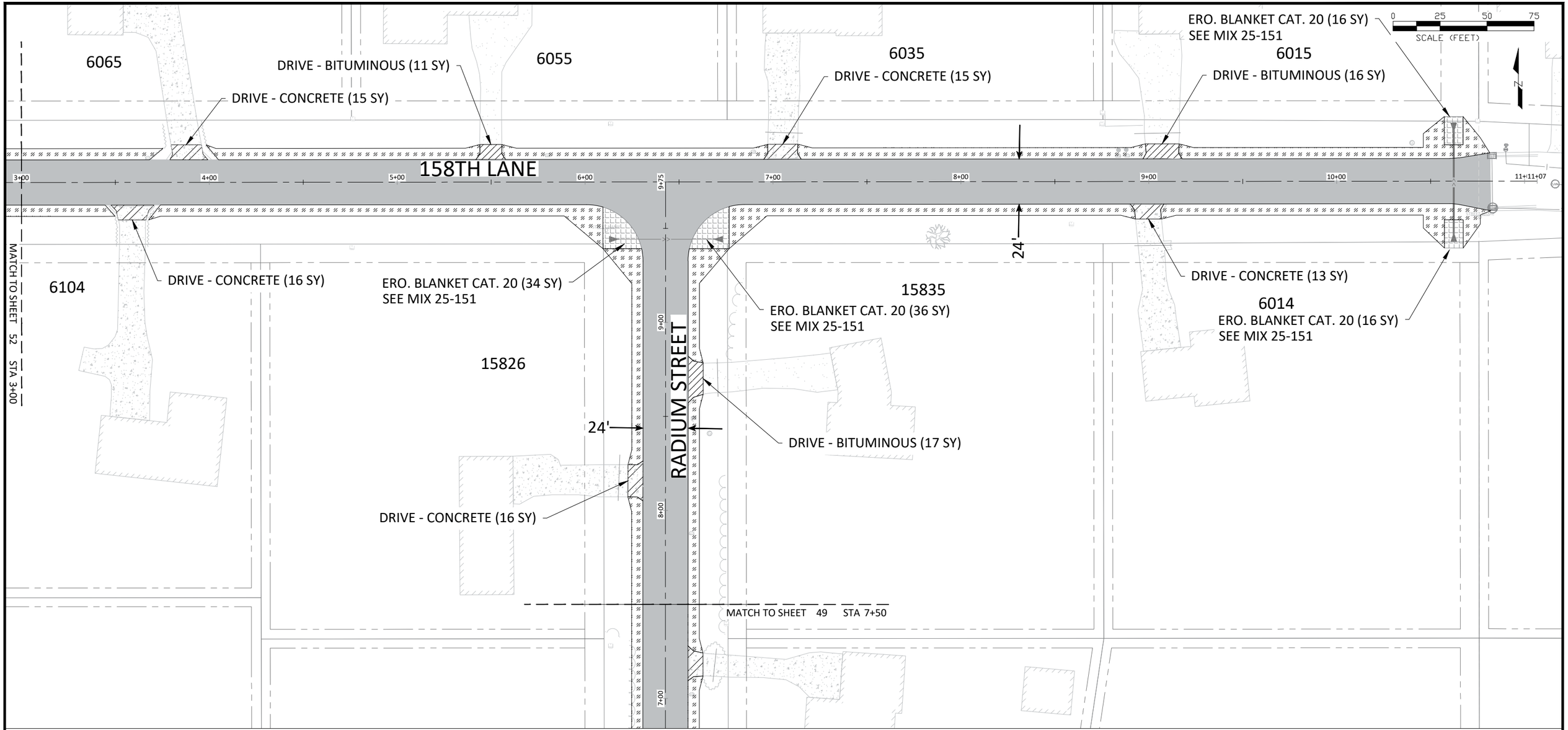
City of RAMSEY

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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RESTORATION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 49 OF 65 SHEETS



LEGEND

- SEED & MULCH AREA
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RESTORATION SUMMARY: RADIUM ST. STA. 7+50 TO END / 158TH AVE. STA. 3+00 TO END

SEEDING AREA	0.28 AC
HYDROMULCH (4000 LB/AC)	1040 LB
ERO. BLANKET CAT. 20	102 SY
SEED MIX 25-141 (59 LB/AC)	0 LB
SEED MIX 25-151 (200 LB/AC)	56 LB
FERTILIZER TYPE 3 (200 LB/AC)	56 LB
TOPSOIL	199 CY
DRIVE - BITUMINOUS	5 TON
DRIVE - CONCRETE	75 SY
DRIVE - GRAVEL SURFACE	0 SY

PROJECT TOTAL

SEEDING AREA	2.99 AC
HYDROMULCH	6100 LB
ERO. BLANKET CAT. 20	2234 SY
SEED MIX 25-141	24 LB
SEED MIX 25-151	322 LB
FERTILIZER TYPE 3	398 LB
TOPSOIL	1394 CY
DRIVE - BITUMINOUS	41 TON
DRIVE - CONCRETE	225 SY
DRIVE - GRAVEL SURFACE	97 SY

DATE	REVISION

Jan 23, 2024 - 2:46pm
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

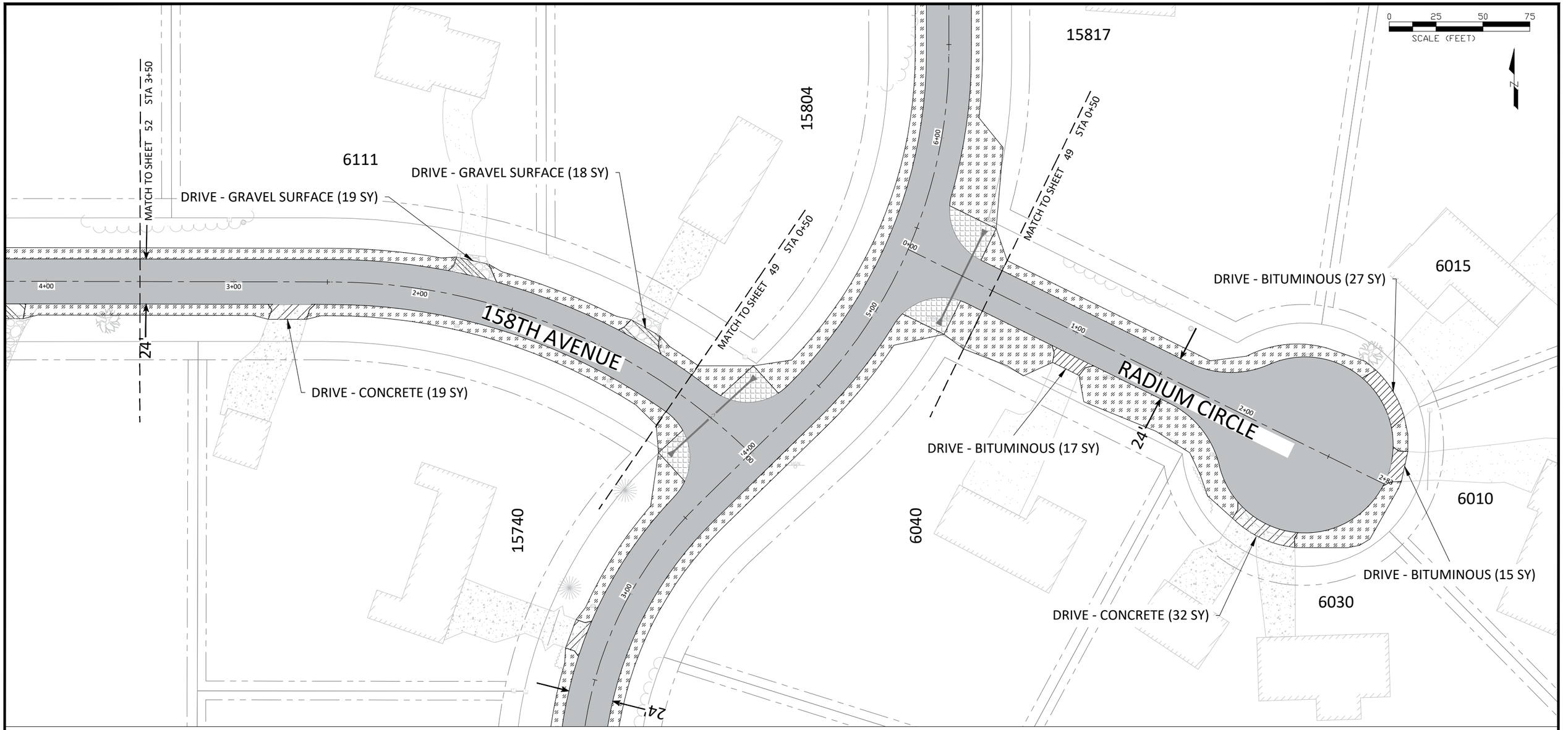
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

RESTORATION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 50 OF 65 SHEETS



LEGEND

- SEED & MULCH AREA
- EROSION CONTROL BLANKET
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
- PR. BITUMINOUS PAVEMENT - TRAIL
- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - GRAVEL SURFACE
- PR. 6" CONCRETE WALK

NOTE:

1. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
2. RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, HYDROSEED , MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS MARKED FOR EROSION CONTROL BLANKET.
3. RESTORE ALL AREAS MARKED FOR EROSION CONTROL BLANKET WITH 4" TOPSOIL, MNDOT SEED MIX 25-141 UNLESS NOTED OTHERWISE, AND ROLLED EROSION PREVENTION CATEGORY 20.
4. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
5. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.
6. SALVAGED ITEMS ARE TO BE RE-INSTALLED TO ORIGINAL LOCATION(S) OR AS DIRECTED BY THE ENGINEER.

RESTORATION SUMMARY: 158TH AVE. STA. 0+00 TO 3+50 / RADIUM CIRCLE

SEEDING AREA	0.18 AC
HYDROMULCH (4000 LB/AC)	720 LB
ERO. BLANKET CAT. 20	0 SY
SEED MIX 25-141 (59 LB/AC)	0 LB
SEED MIX 25-151 (200 LB/AC)	36 LB
FERTILIZER TYPE 3 (200 LB/AC)	36 LB
TOPSOIL	128 CY
DRIVE - BITUMINOUS	7 TON
DRIVE - CONCRETE	51 SY
DRIVE - GRAVEL SURFACE	37 SY

PROJECT TOTAL

SEEDING AREA	2.99 AC
HYDROMULCH	6100 LB
ERO. BLANKET CAT. 20	2234 SY
SEED MIX 25-141	24 LB
SEED MIX 25-151	322 LB
FERTILIZER TYPE 3	398 LB
TOPSOIL	1394 CY
DRIVE - BITUMINOUS	41 TON
DRIVE - CONCRETE	225 SY
DRIVE - GRAVEL SURFACE	97 SY

DATE	REVISION

Jan 23, 2024 - 3:46pm
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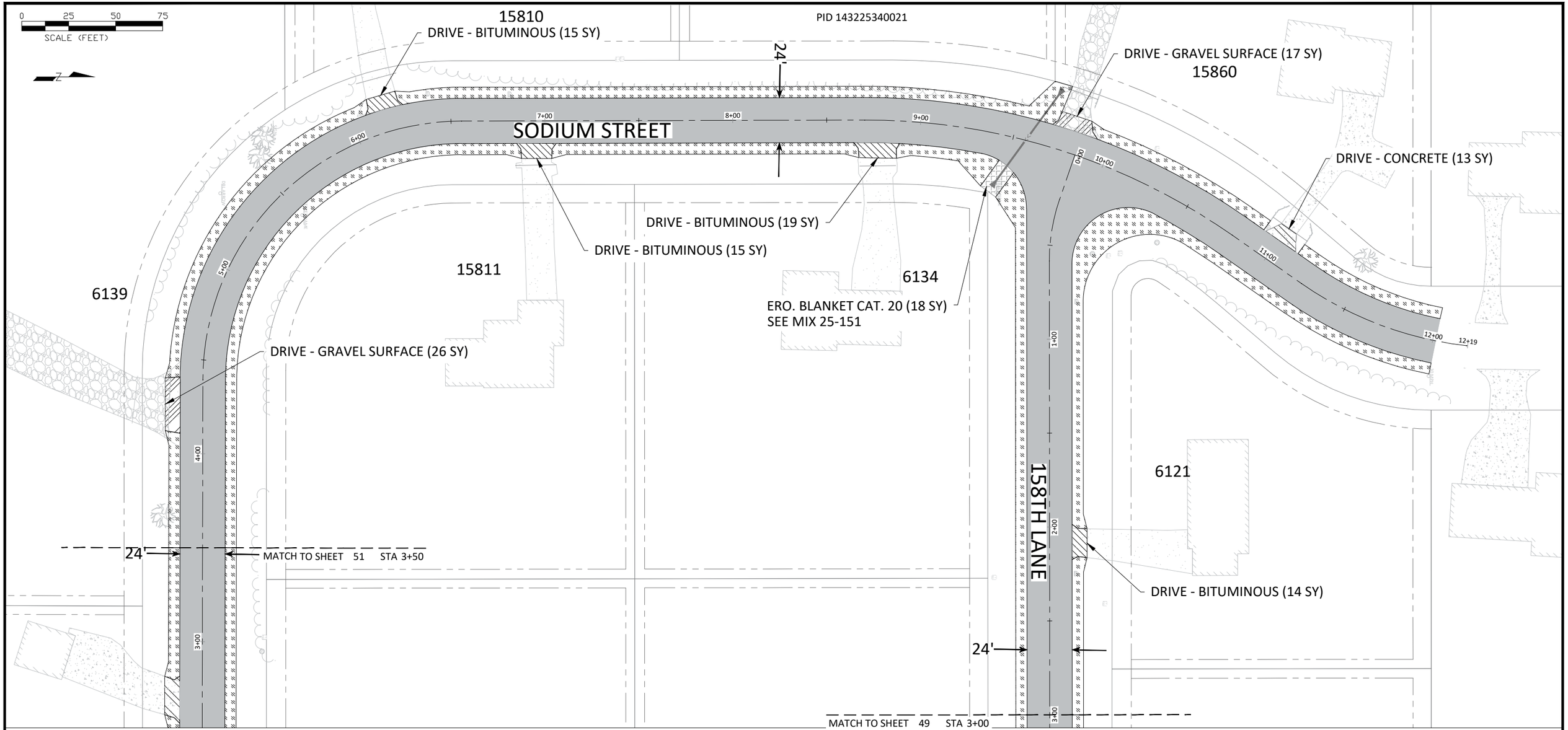
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RESTORATION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 51 OF 65 SHEETS



LEGEND

- SEED & MULCH AREA
- EROSION CONTROL BLANKET
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- PR. BITUMINOUS PAVEMENT - ROADWAY
- PR. BITUMINOUS PAVEMENT - COUNTY
- PR. BITUMINOUS PAVEMENT - TRAIL
- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - GRAVEL SURFACE
- PR. 6" CONCRETE WALK

NOTE:

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3. RESTORE ALL AREAS MARKED FOR EROSION CONTROL BLANKET WITH 4" TOPSOIL, MNDOT SEED MIX 25-141 UNLESS NOTED OTHERWISE, AND ROLLED EROSION PREVENTION CATEGORY 20.
4. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
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RESTORATION SUMMARY: SODIUM ST. STA. 3+50 TO END / 158TH AVE. STA. 0+00 TO 3+00

SEEDING AREA	0.32 AC
HYDROMULCH (4000 LB/AC)	1240 LB
ERO. BLANKET CAT. 20	18 SY
SEED MIX 25-141 (59 LB/AC)	0 LB
SEED MIX 25-151 (200 LB/AC)	64 LB
FERTILIZER TYPE 3 (200 LB/AC)	64 LB
TOPSOIL	217 CY
DRIVE - BITUMINOUS	8 TON
DRIVE - CONCRETE	13 SY
DRIVE - GRAVEL SURFACE	43 SY

PROJECT TOTAL

SEEDING AREA	2.99 AC
HYDROMULCH	6100 LB
ERO. BLANKET CAT. 20	2234 SY
SEED MIX 25-141	24 LB
SEED MIX 25-151	322 LB
FERTILIZER TYPE 3	398 LB
TOPSOIL	1394 CY
DRIVE - BITUMINOUS	41 TON
DRIVE - CONCRETE	225 SY
DRIVE - GRAVEL SURFACE	97 SY

DATE	REVISION

Jan 23, 2024 - 2:45pm
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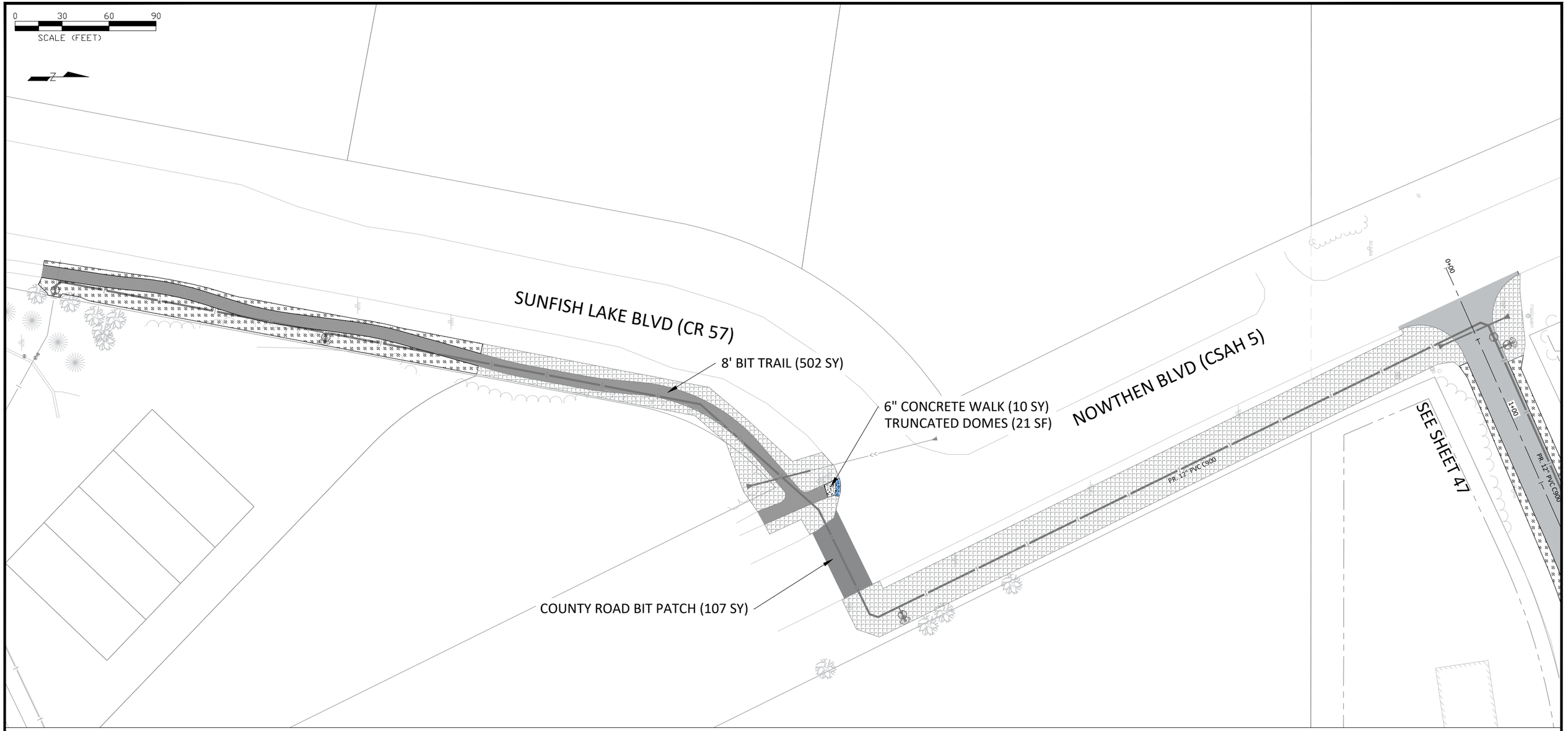
City of RAMSEY

CITY OF RAMSEY
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RAMSEY, MN 55303
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RESTORATION

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 52 OF 65 SHEETS



LEGEND

- SEED & MULCH AREA
- EROSION CONTROL BLANKET
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
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NOTE:

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RESTORATION SUMMARY: WATERMAIN ROUTE

SEEDING AREA	0.44 AC
HYDROMULCH (4000 LB/AC)	320 LB
ERO. BLANKET CAT. 20	1737 SY
SEED MIX 25-141 (59 LB/AC)	22 LB
SEED MIX 25-151 (200 LB/AC)	16 LB
FERTILIZER TYPE 3 (200 LB/AC)	88 LB
TOPSOIL	309 CY
DRIVE - BITUMINOUS	0 TON
DRIVE - CONCRETE	0 SY
DRIVE - GRAVEL SURFACE	0 SY

PROJECT TOTAL

SEEDING AREA	2.99 AC
HYDROMULCH	6100 LB
ERO. BLANKET CAT. 20	2234 SY
SEED MIX 25-141	24 LB
SEED MIX 25-151	322 LB
FERTILIZER TYPE 3	398 LB
TOPSOIL	1394 CY
DRIVE - BITUMINOUS	41 TON
DRIVE - CONCRETE	225 SY
DRIVE - GRAVEL SURFACE	97 SY

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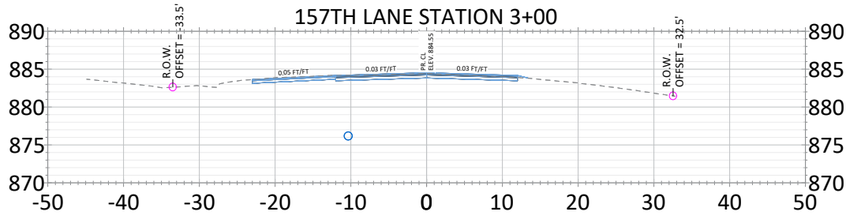
City of RAMSEY

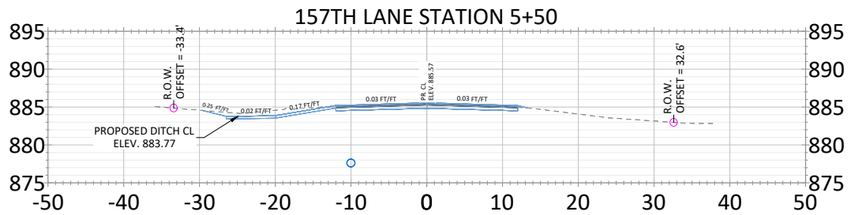
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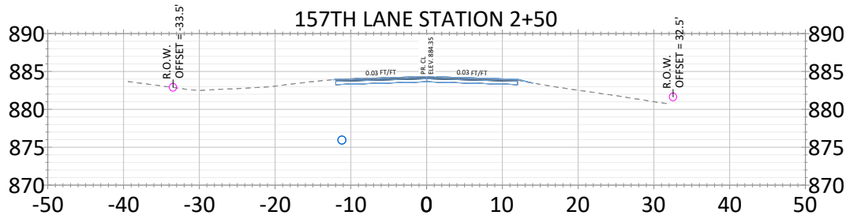
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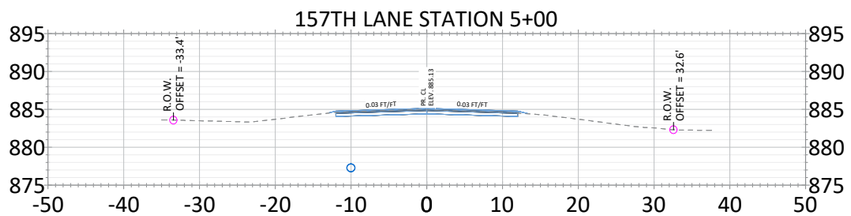
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

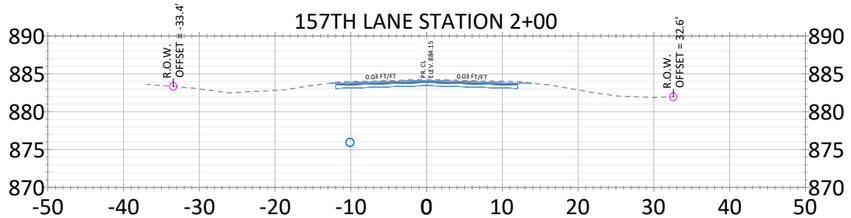
SHEET 53 OF 65 SHEETS

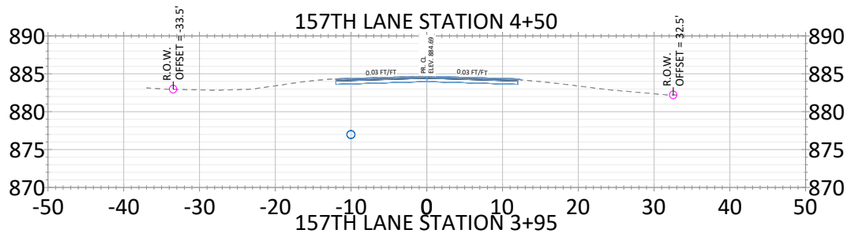


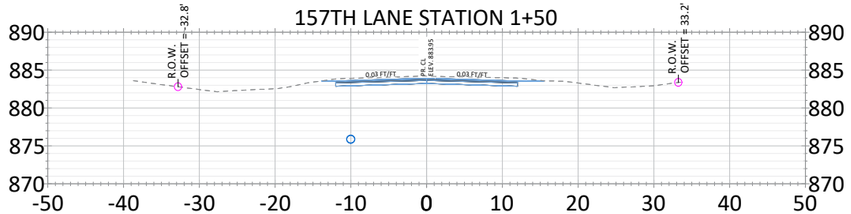


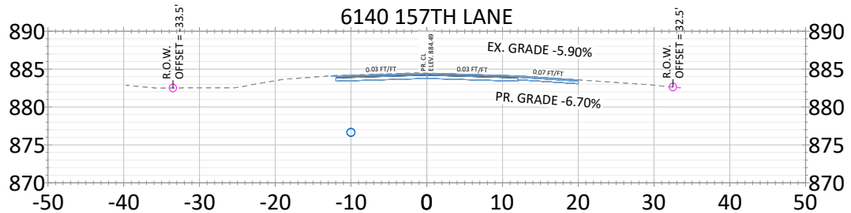


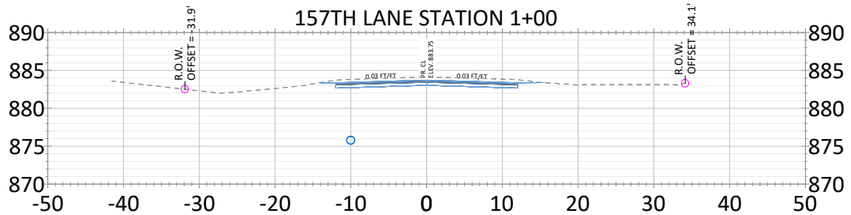


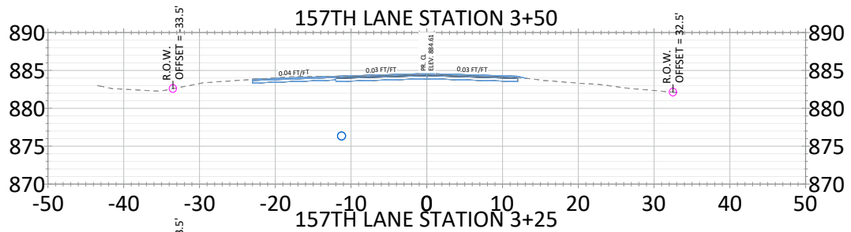


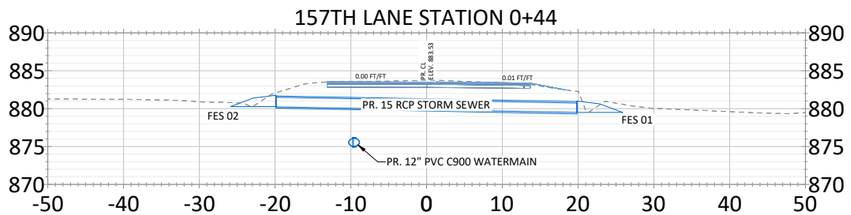


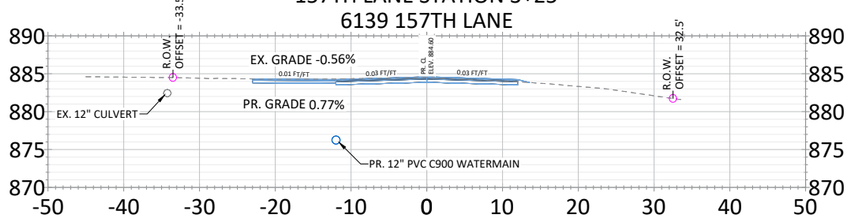












DATE	REVISION

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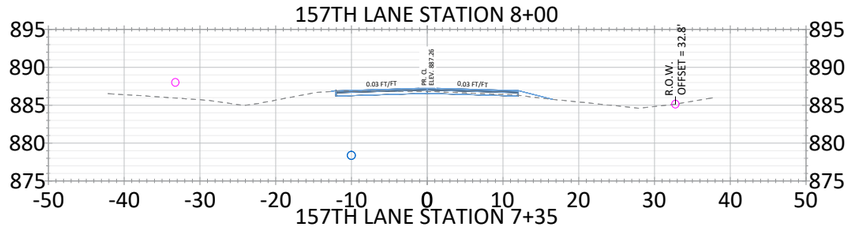
City of RAMSEY

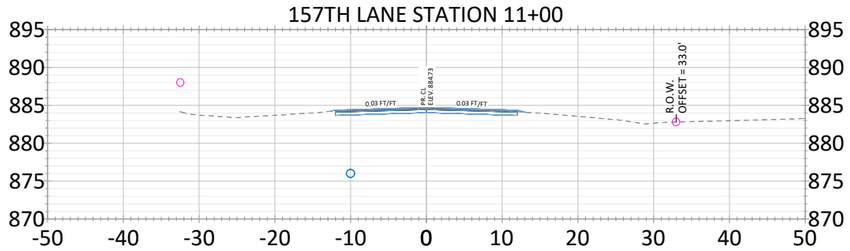
CITY OF RAMSEY
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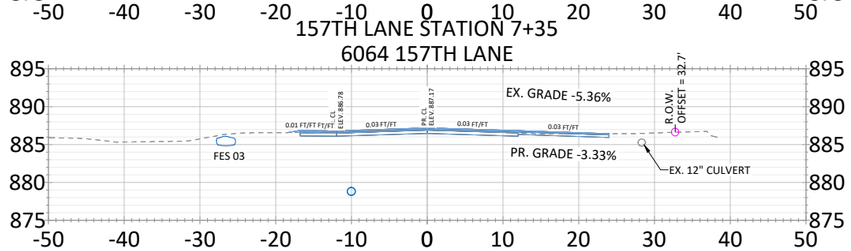
CROSS SECTIONS
157TH LANE

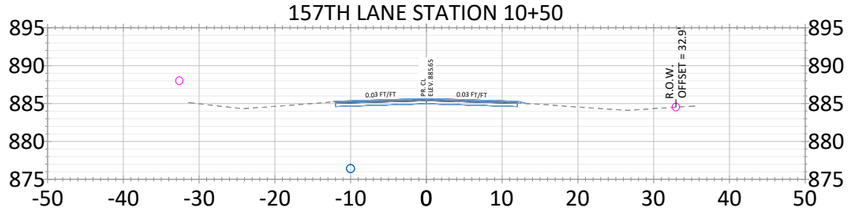
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

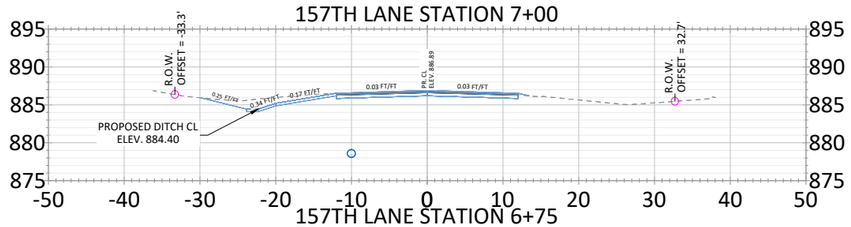
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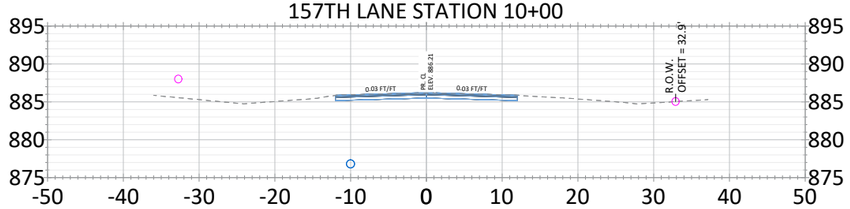


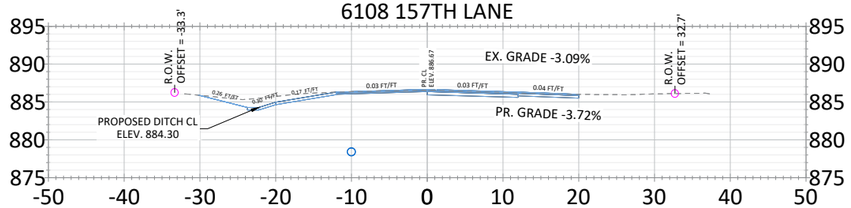


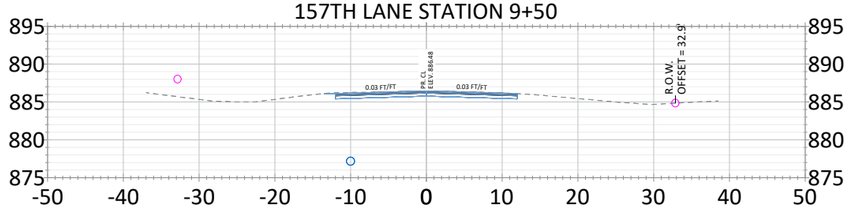


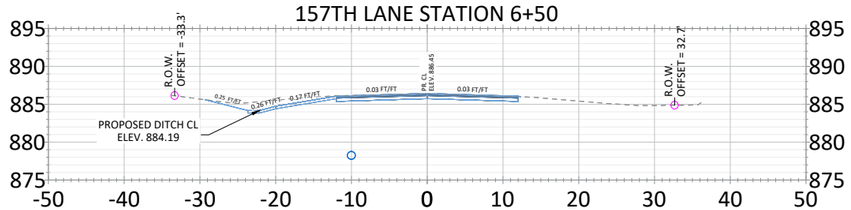


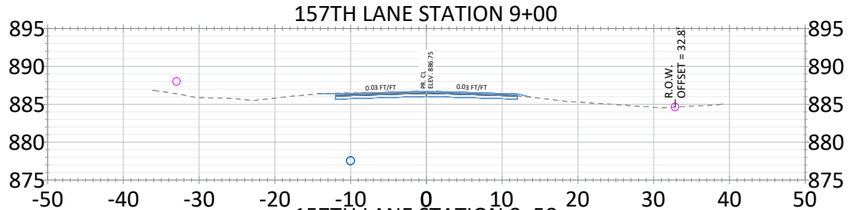


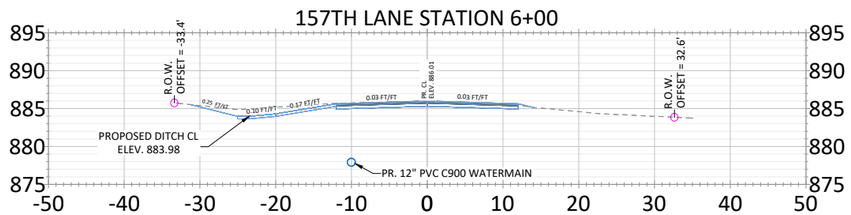


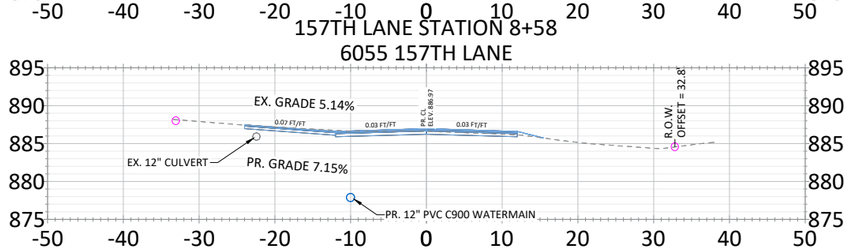












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City of RAMSEY

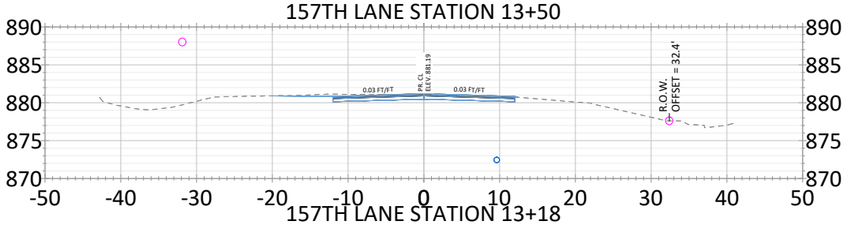
CITY OF RAMSEY
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CROSS SECTIONS
157TH LANE

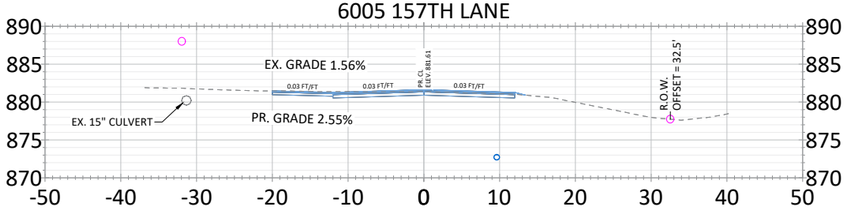
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 55 OF 65 SHEETS

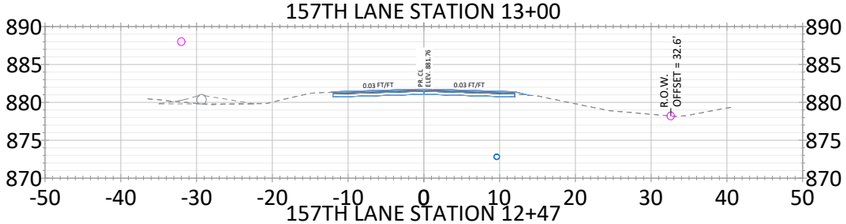
157TH LANE STATION 13+50



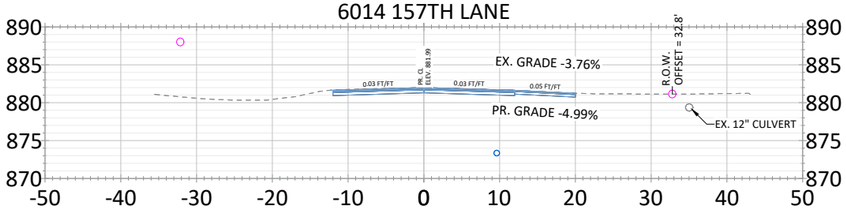
157TH LANE STATION 13+18
6005 157TH LANE



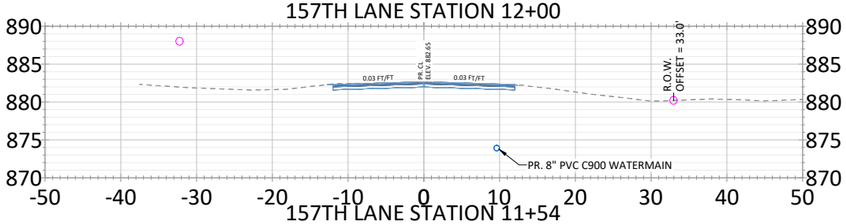
157TH LANE STATION 13+00



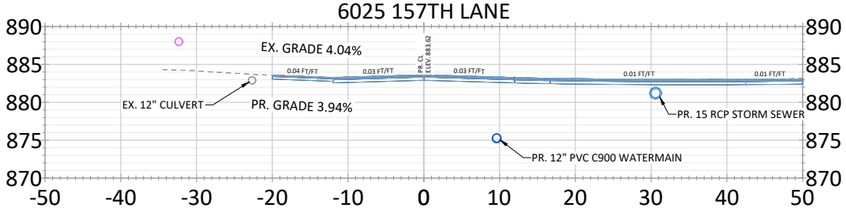
157TH LANE STATION 12+47
6014 157TH LANE



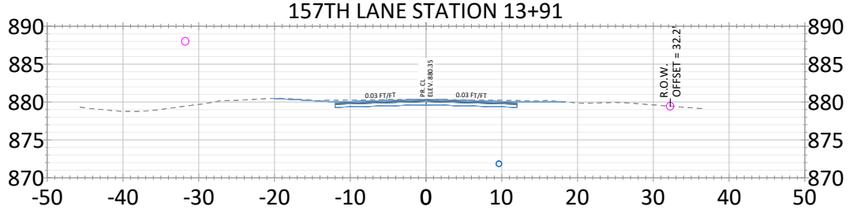
157TH LANE STATION 12+00



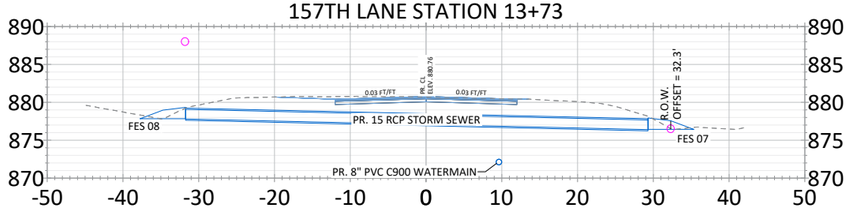
157TH LANE STATION 11+54
6025 157TH LANE



157TH LANE STATION 13+91



157TH LANE STATION 13+73



DATE	REVISION

Jan 23, 2024 - 2:47pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Cross Sections - 157th Lane.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

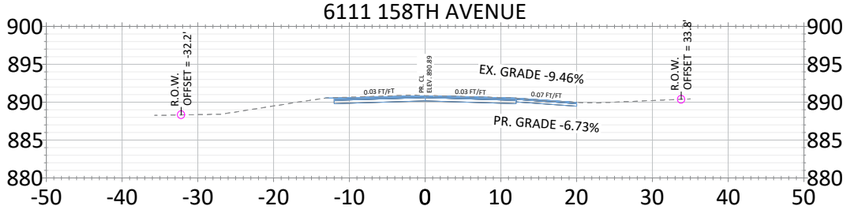
City of RAMSEY

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

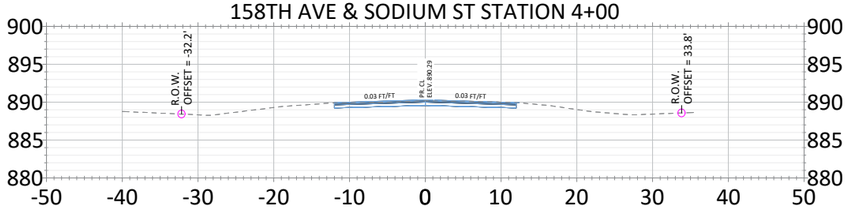
CROSS SECTIONS
157TH LANE

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

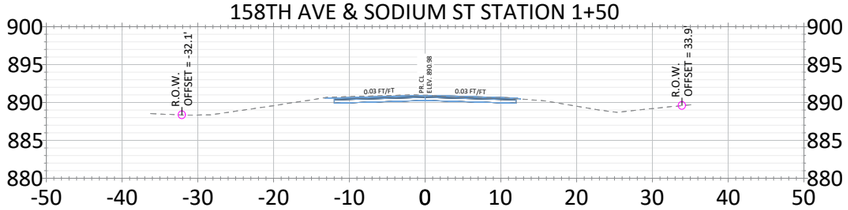
158TH AVE & SODIUM ST STATION 1+76
6111 158TH AVENUE



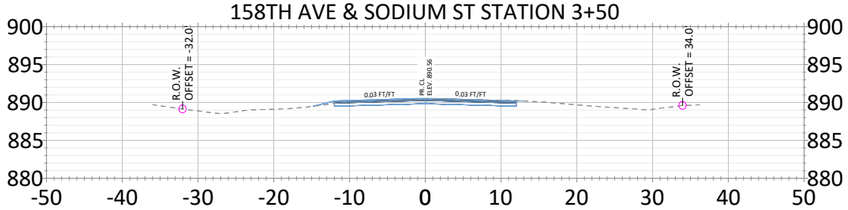
158TH AVE & SODIUM ST STATION 4+00



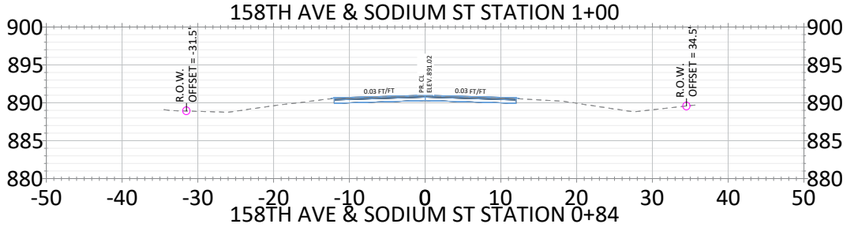
158TH AVE & SODIUM ST STATION 1+50



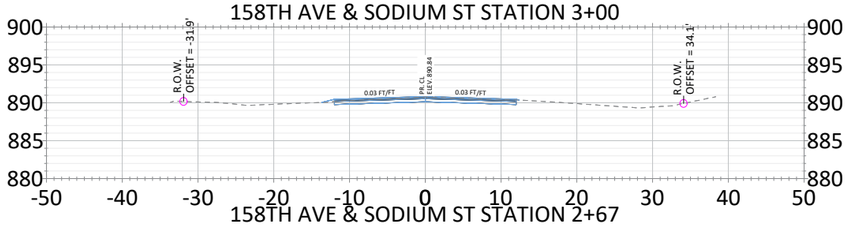
158TH AVE & SODIUM ST STATION 3+50



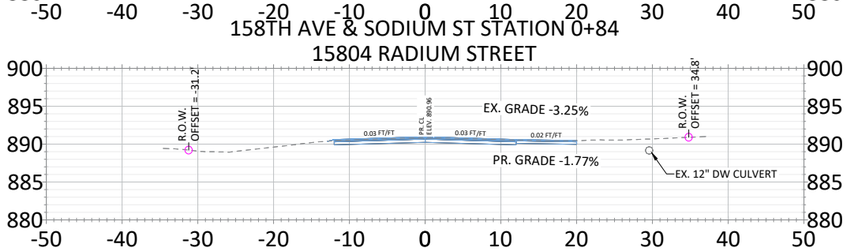
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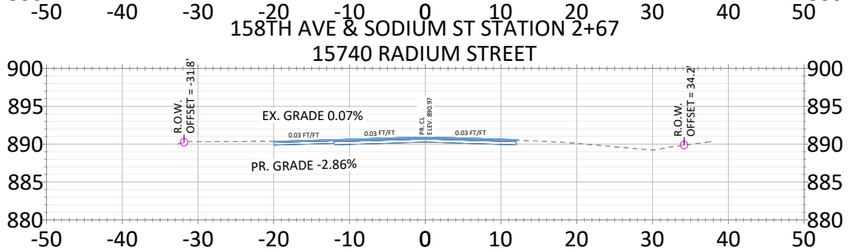
158TH AVE & SODIUM ST STATION 3+00



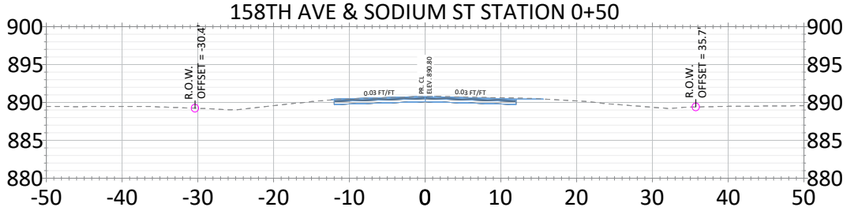
158TH AVE & SODIUM ST STATION 0+84
15804 RADIUM STREET



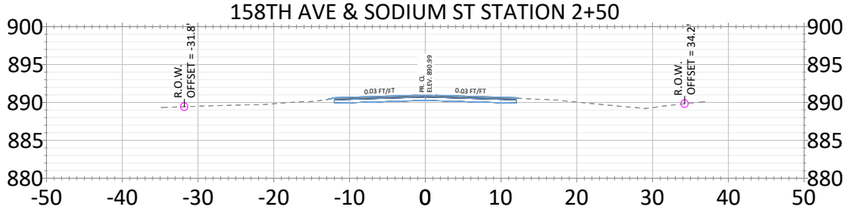
158TH AVE & SODIUM ST STATION 2+67
15740 RADIUM STREET



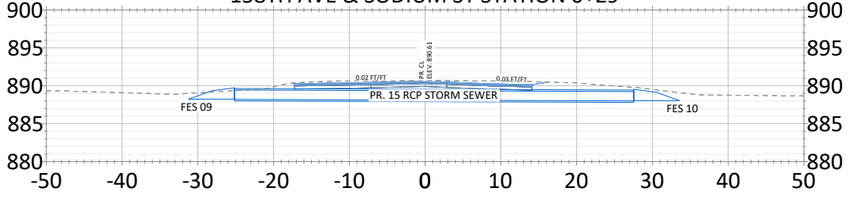
158TH AVE & SODIUM ST STATION 0+50



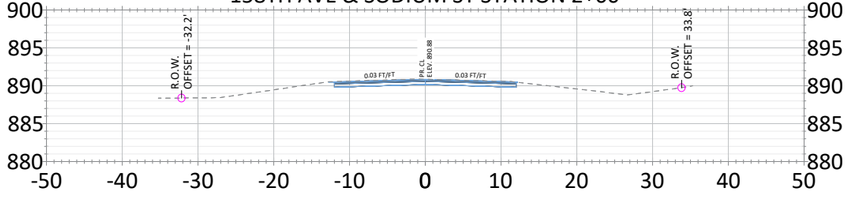
158TH AVE & SODIUM ST STATION 2+50



158TH AVE & SODIUM ST STATION 0+29



158TH AVE & SODIUM ST STATION 2+00



DATE	REVISION

Mar 26, 2024 - 8:02am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

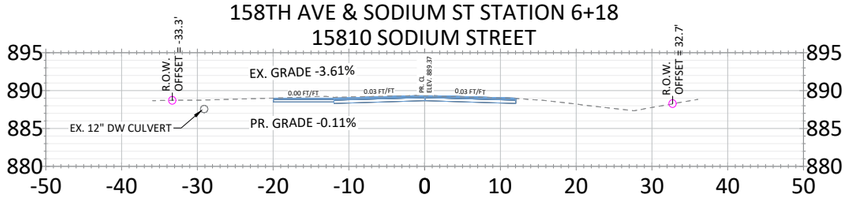
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

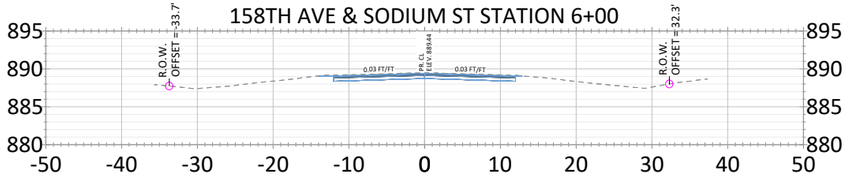
City of RAMSEY

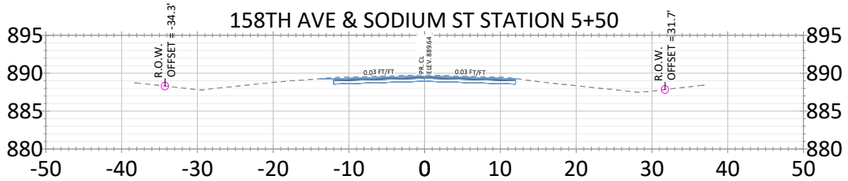
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

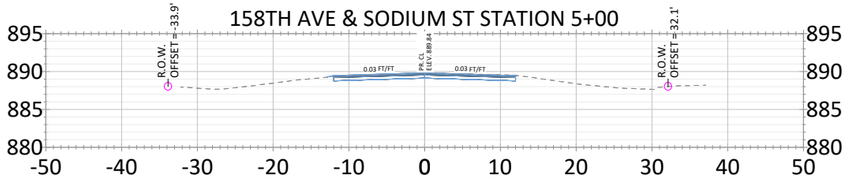
CROSS SECTIONS
158TH AVE & SODIUM ST

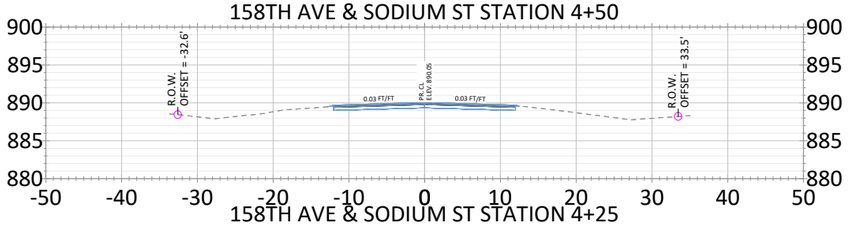
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

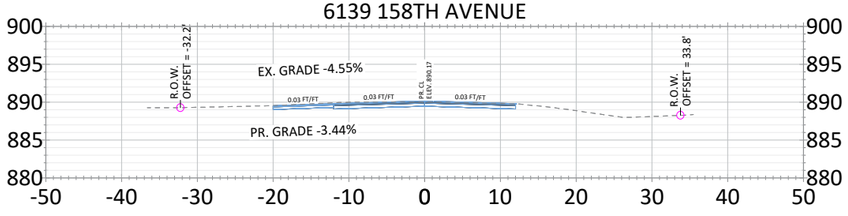


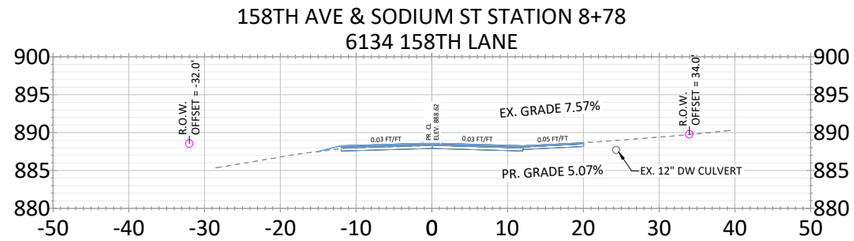


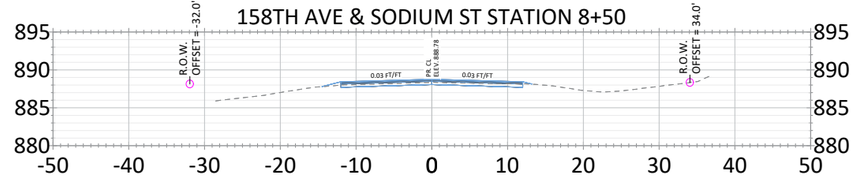


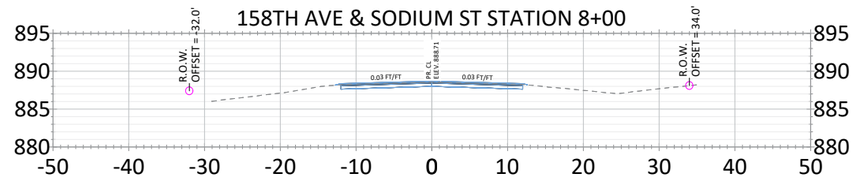


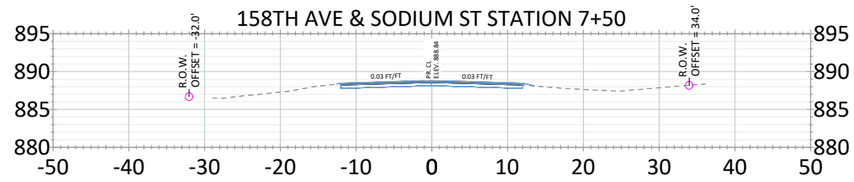


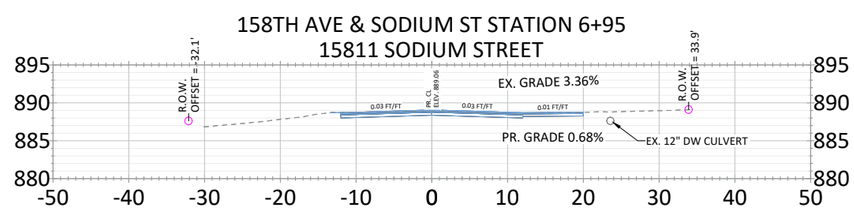


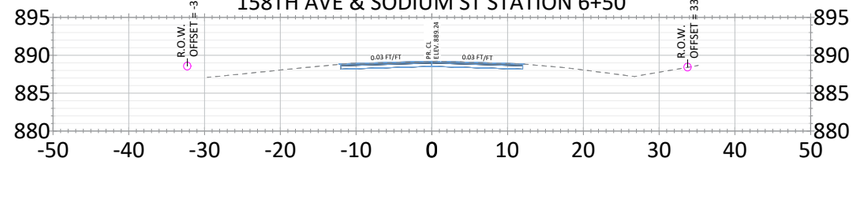












DATE	REVISION

Jan 23, 2024 - 2:49pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Cross Sections - 158th & Sodium.dwg

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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

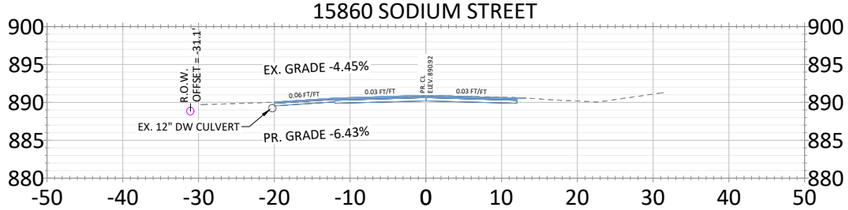
City of RAMSEY

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

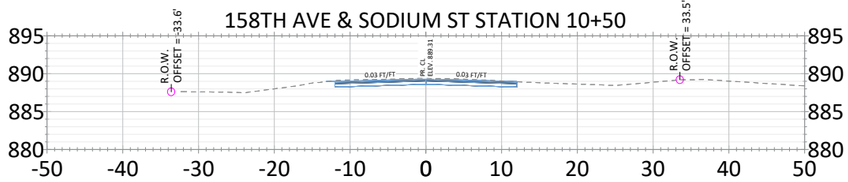
CROSS SECTIONS
158TH AVE & SODIUM ST

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

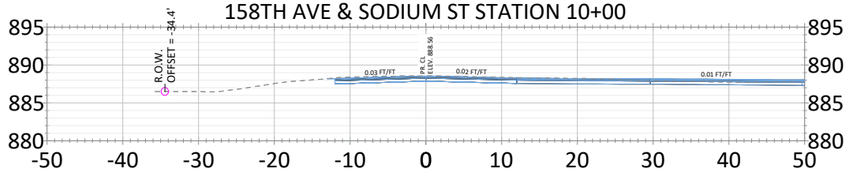
158TH AVE & SODIUM ST STATION 11+02
15860 SODIUM STREET



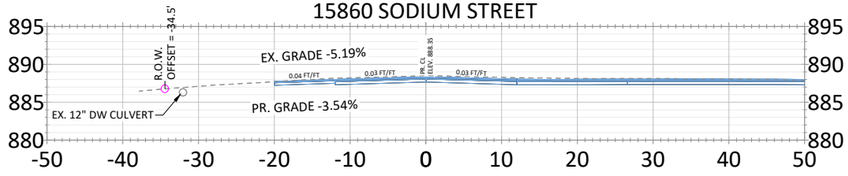
158TH AVE & SODIUM ST STATION 10+50



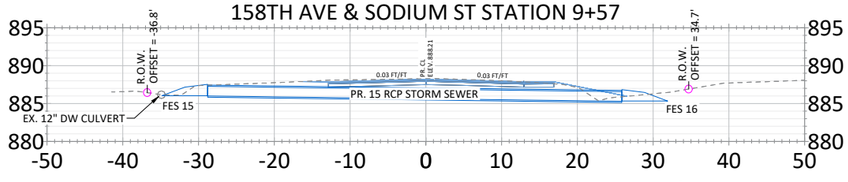
158TH AVE & SODIUM ST STATION 10+00



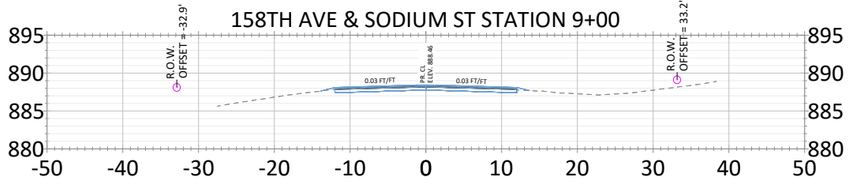
158TH AVE & SODIUM ST STATION 9+78
15860 SODIUM STREET



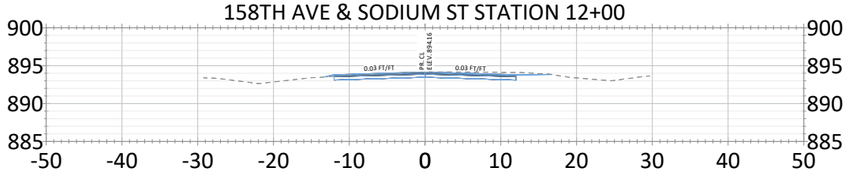
158TH AVE & SODIUM ST STATION 9+57



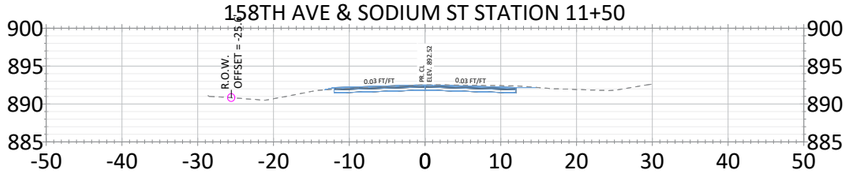
158TH AVE & SODIUM ST STATION 9+00



158TH AVE & SODIUM ST STATION 12+00



158TH AVE & SODIUM ST STATION 11+50



DATE	REVISION

Jan 23, 2024 - 2:49pm
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

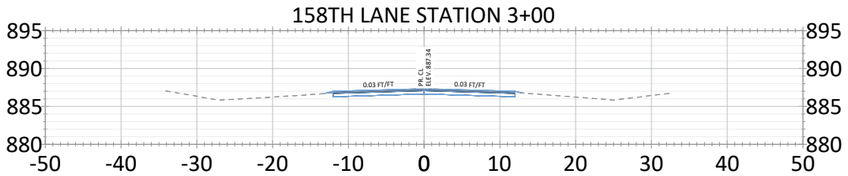
City of RAMSEY

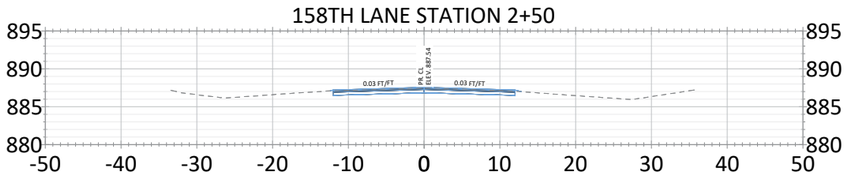
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

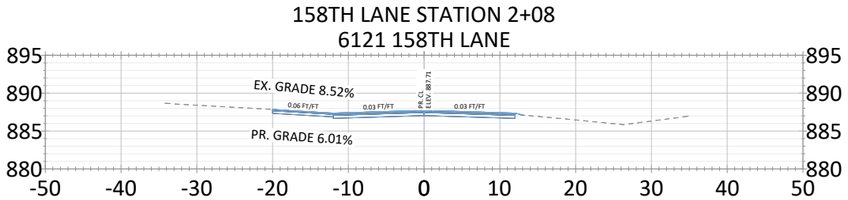
CROSS SECTIONS
158TH AVE & SODIUM ST

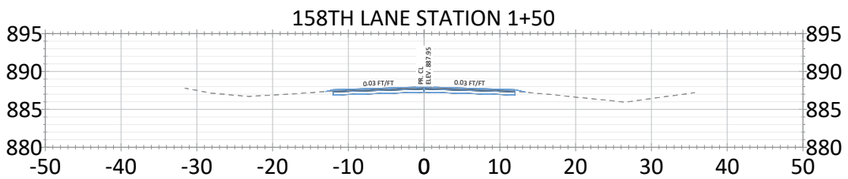
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

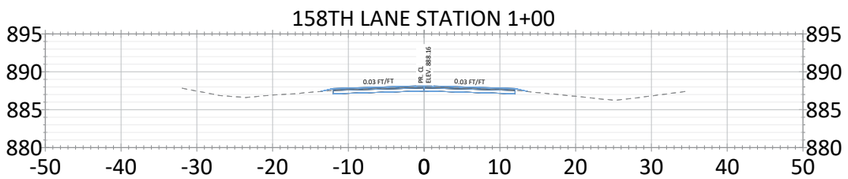
SHEET 59 OF 65 SHEETS

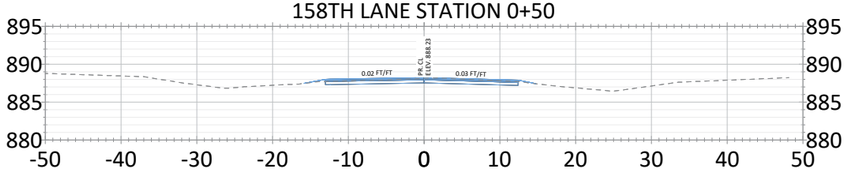


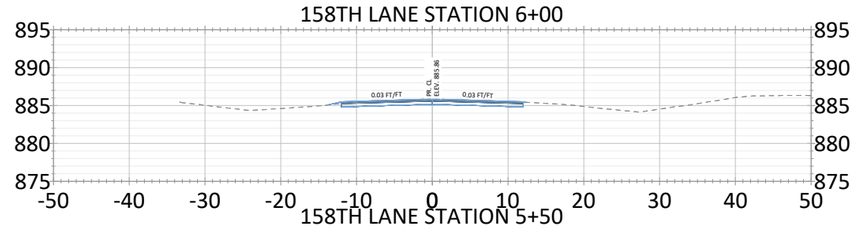


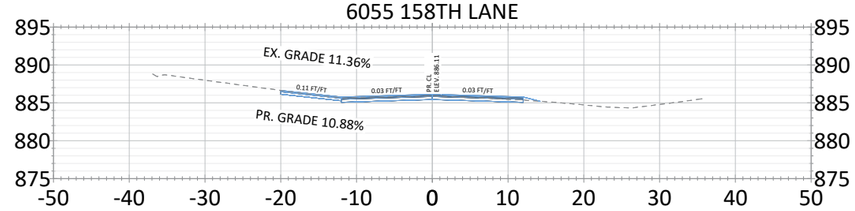


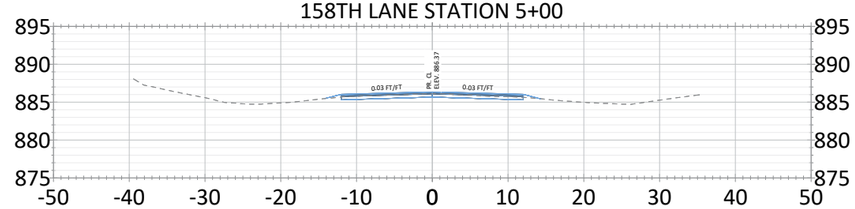


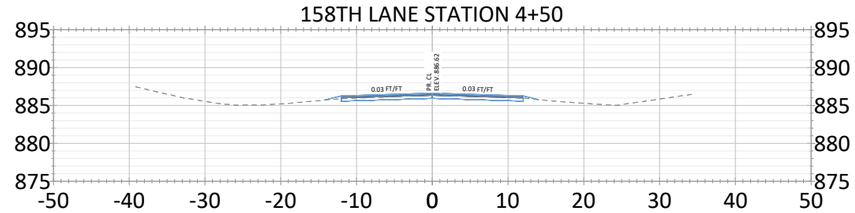


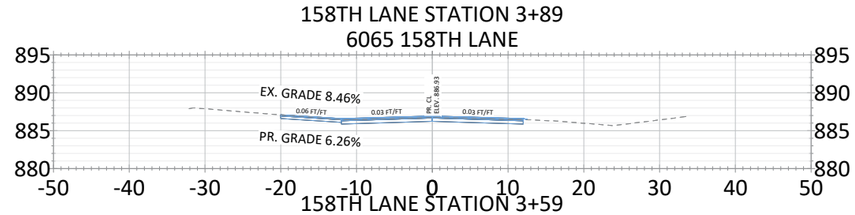


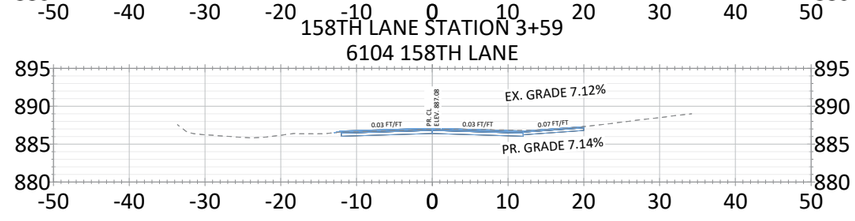












DATE	REVISION

Jan 23, 2024 - 2:50pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Cross Sections - 158th & Sodium.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

City of RAMSEY

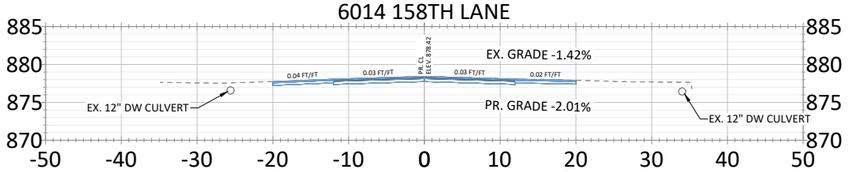
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
158TH LANE

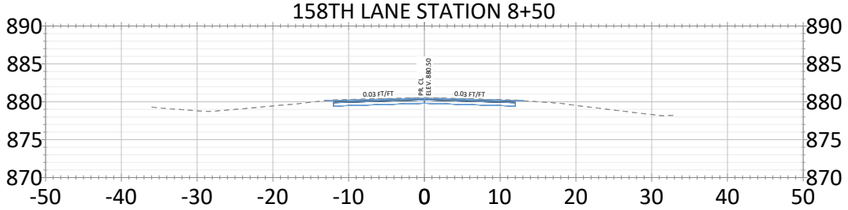
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 60 OF 65 SHEETS

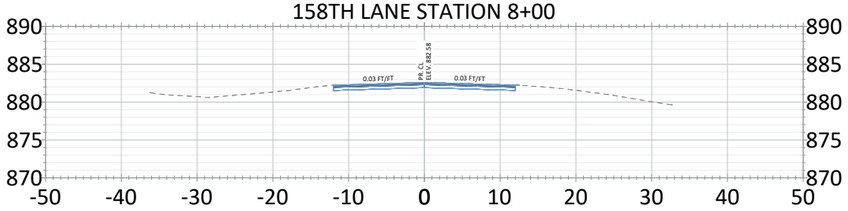
158TH LANE STATION 9+00
6014 158TH LANE



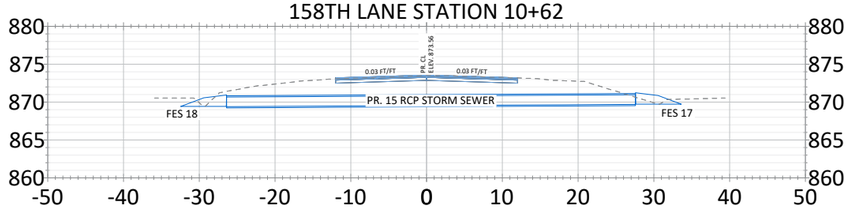
158TH LANE STATION 8+50



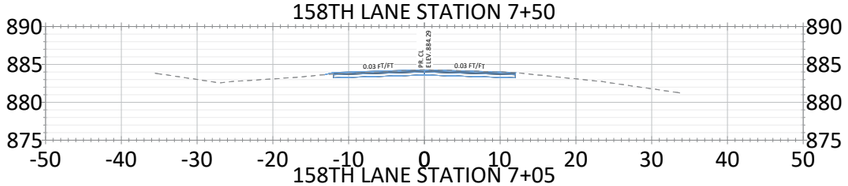
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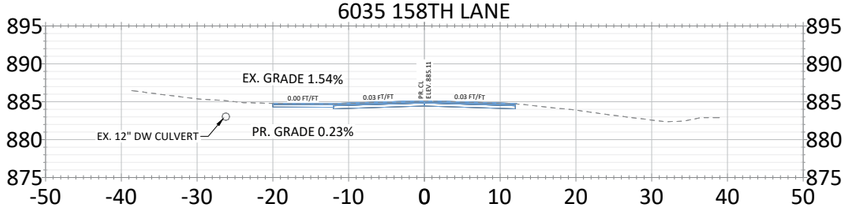
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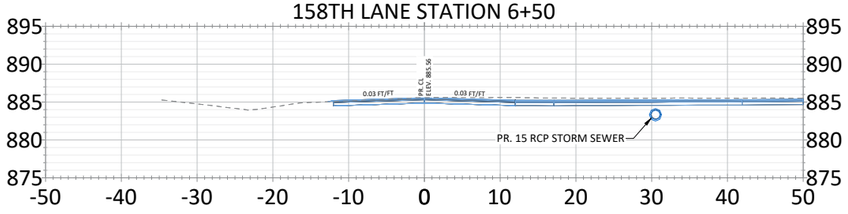
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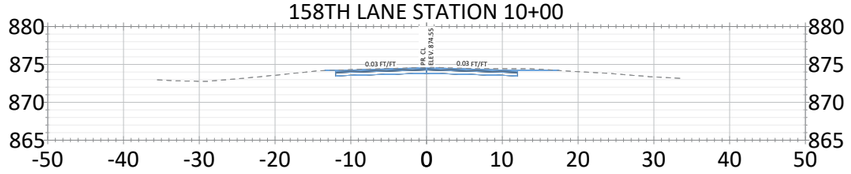
158TH LANE STATION 7+05
6035 158TH LANE



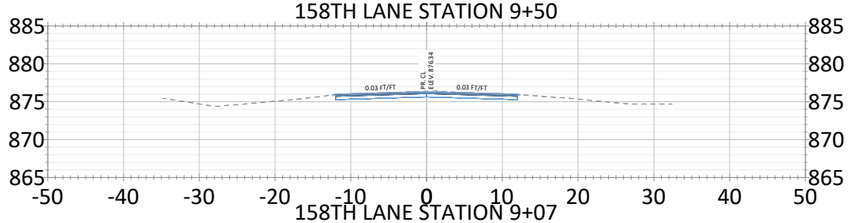
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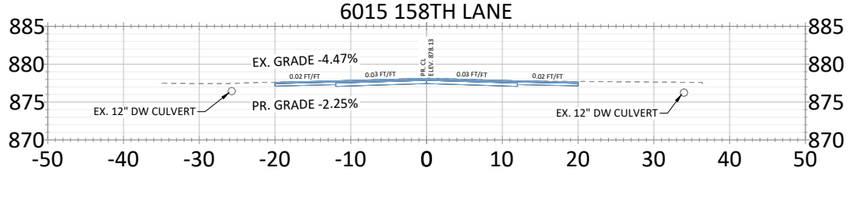
158TH LANE STATION 10+00



158TH LANE STATION 9+50



158TH LANE STATION 9+07
6015 158TH LANE



DATE	REVISION

Jan 23, 2024 - 2:10pm
C:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Cross Sections - 158th & Sodium.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

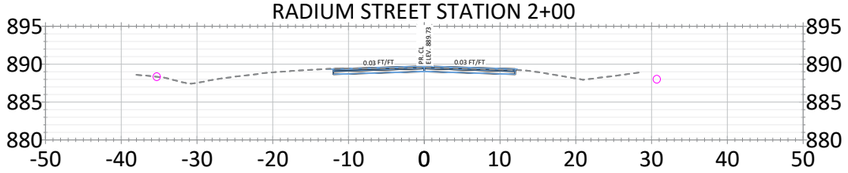
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

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

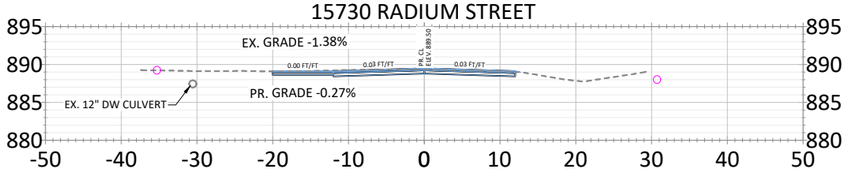
CROSS SECTIONS
158TH LANE

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

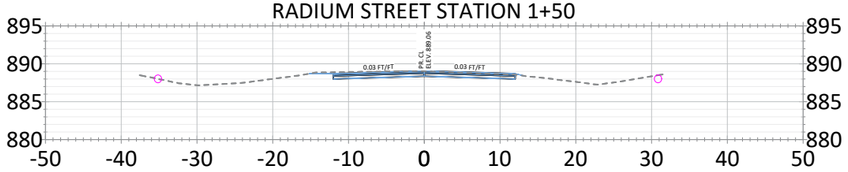
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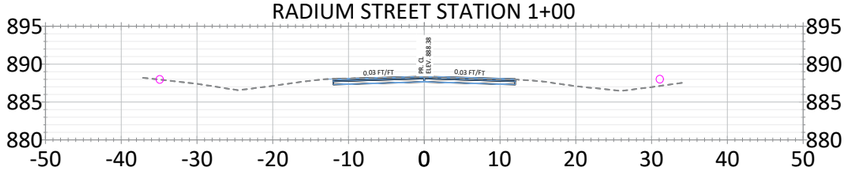
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15730 RADIUM STREET



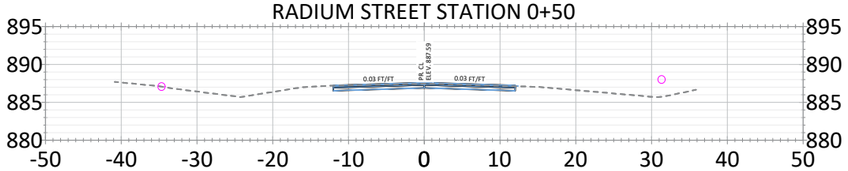
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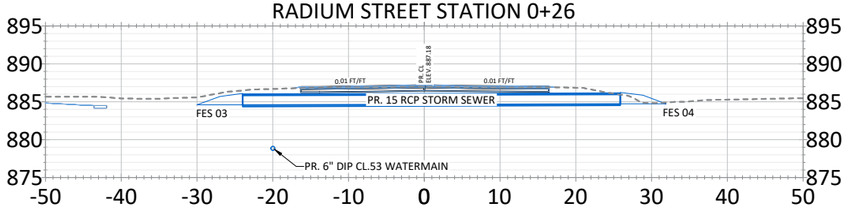
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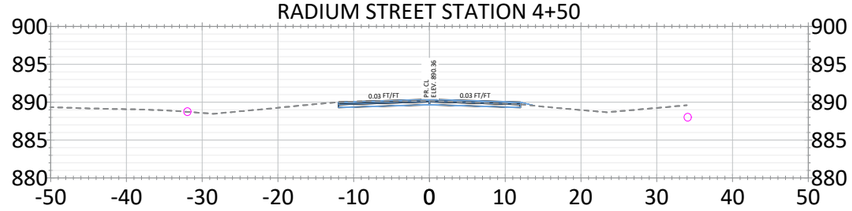
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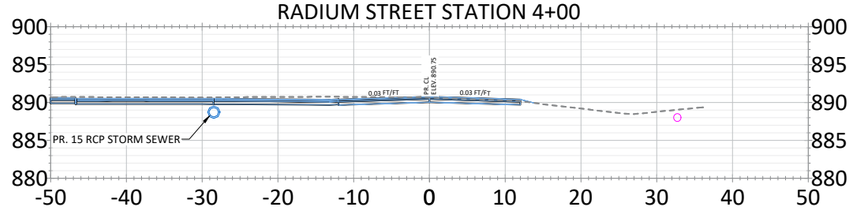
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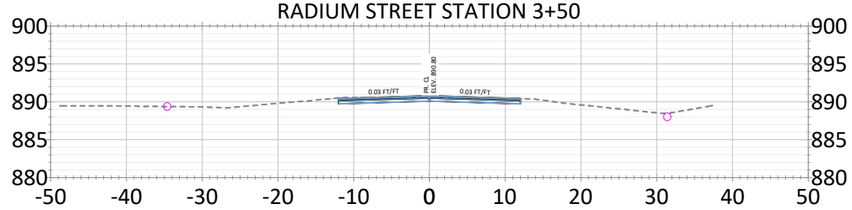
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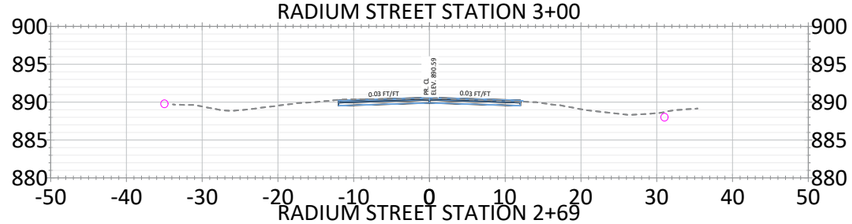
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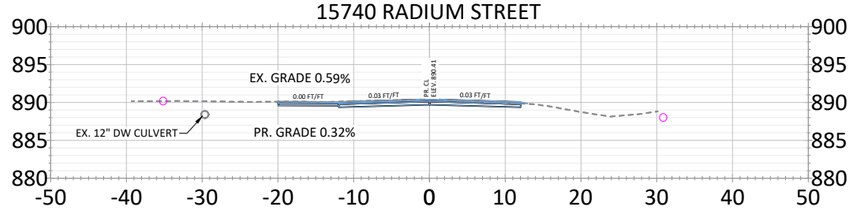
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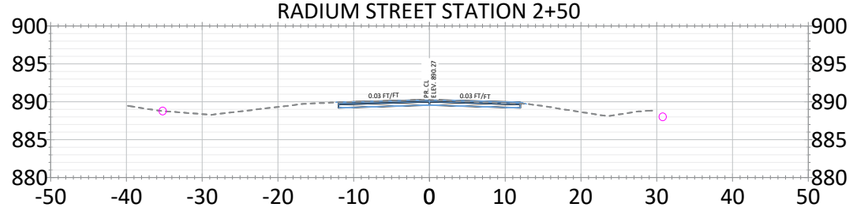
RADIUM STREET STATION 3+00



RADIUM STREET STATION 2+69
15740 RADIUM STREET



RADIUM STREET STATION 2+50



DATE	REVISION

Jan 22, 2024 - 3:52pm
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

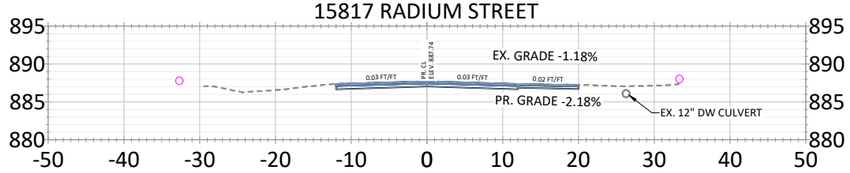
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

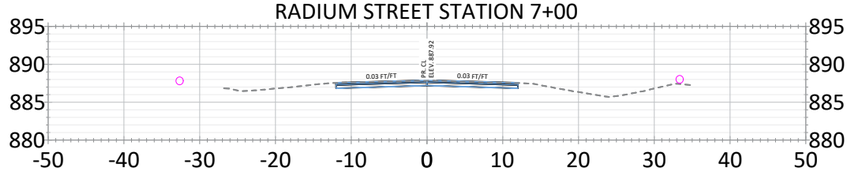
CROSS SECTIONS
RADIUM STREET

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

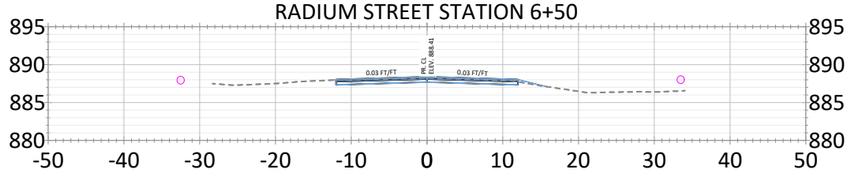
RADIUM STREET STATION 7+18
15817 RADIUM STREET



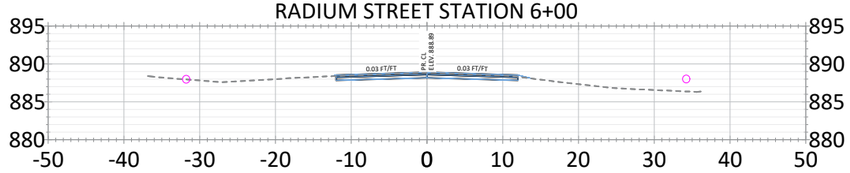
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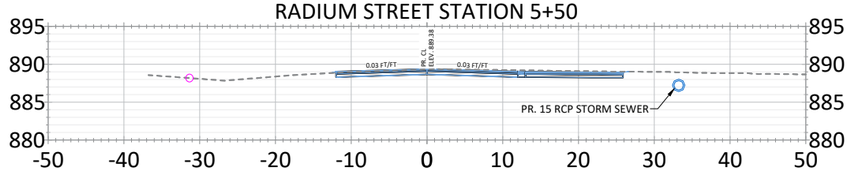
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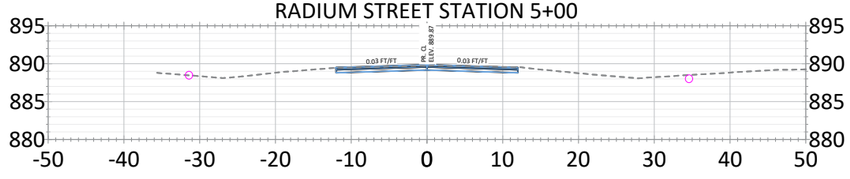
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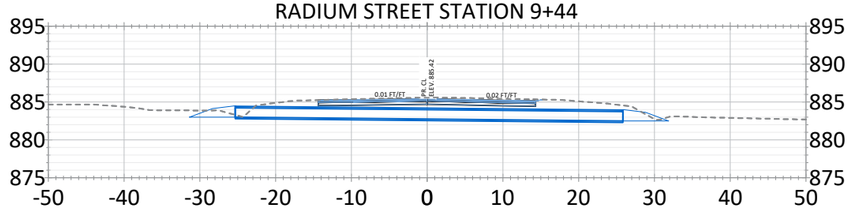
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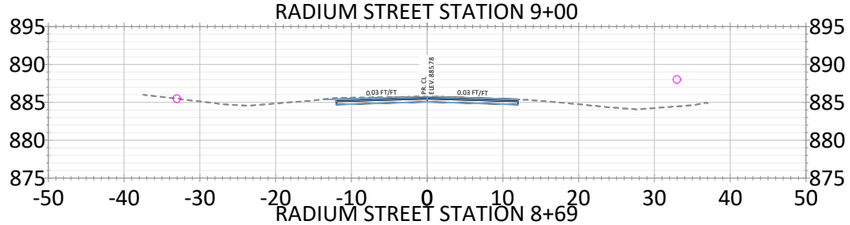
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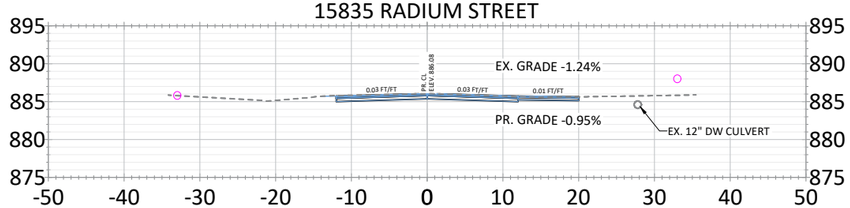
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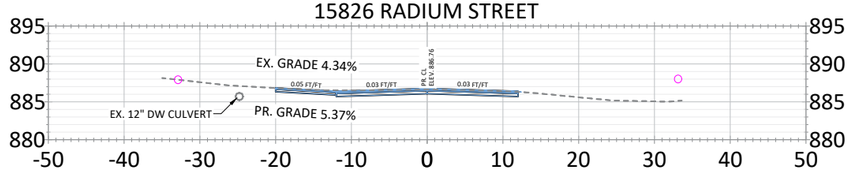
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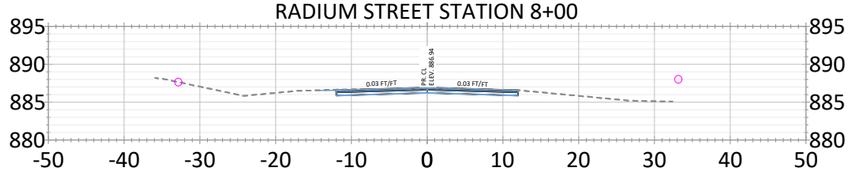
RADIUM STREET STATION 8+69
15835 RADIUM STREET



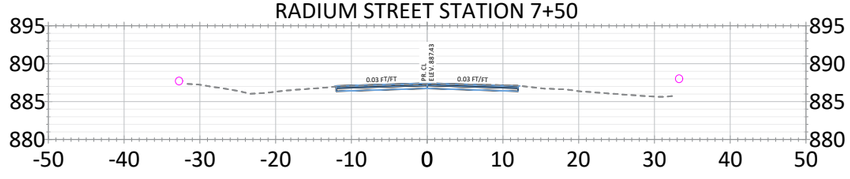
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15826 RADIUM STREET



RADIUM STREET STATION 8+00



RADIUM STREET STATION 7+50



DATE	REVISION

Jan 23, 2024 - 2:12pm
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JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	12/15/23
CHECKED BY:	BRW	FILE:	24-02

City of RAMSEY

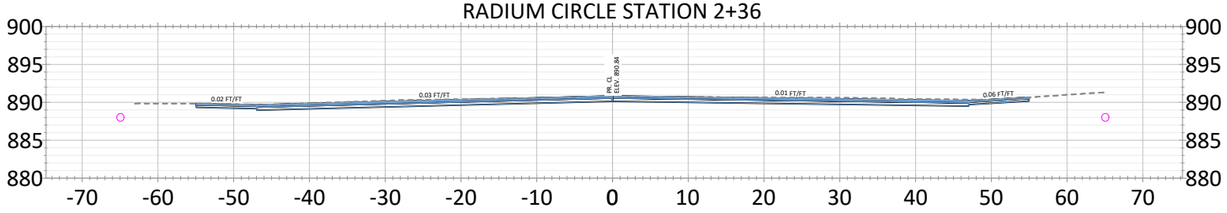
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
RADIUM STREET

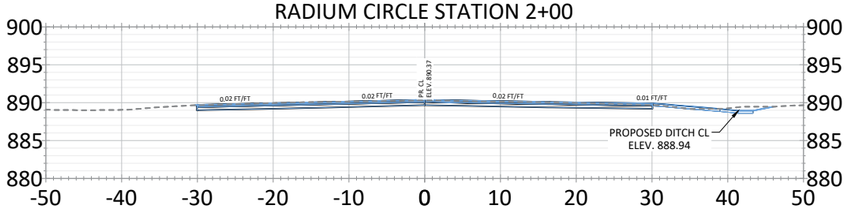
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 63 OF 65 SHEETS

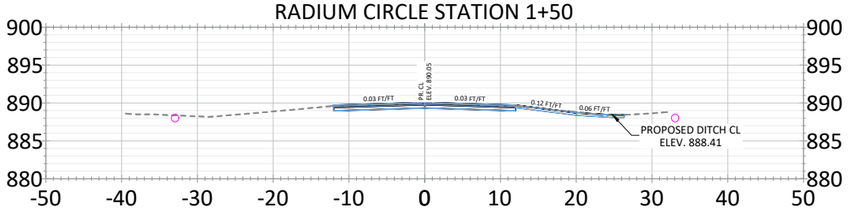
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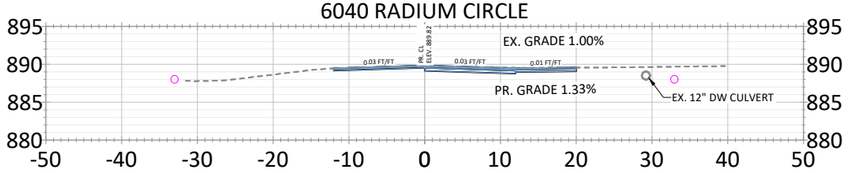
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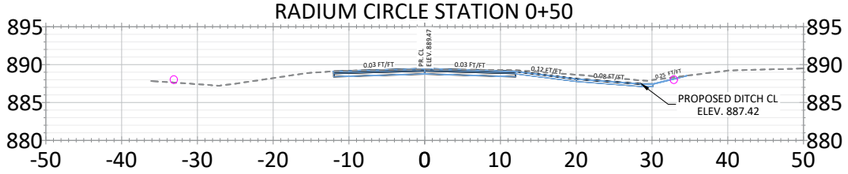
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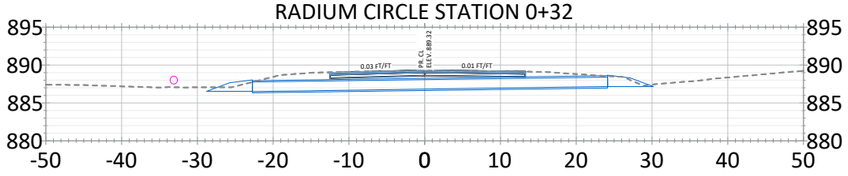
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6040 RADIUM CIRCLE



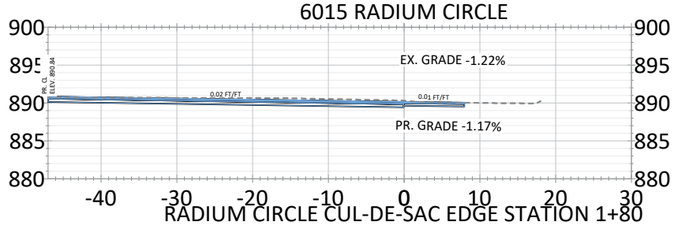
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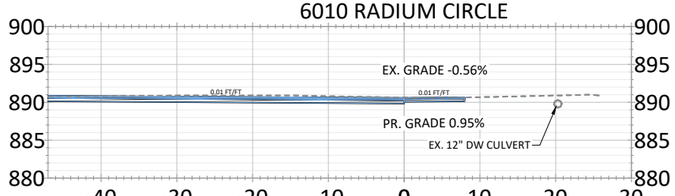
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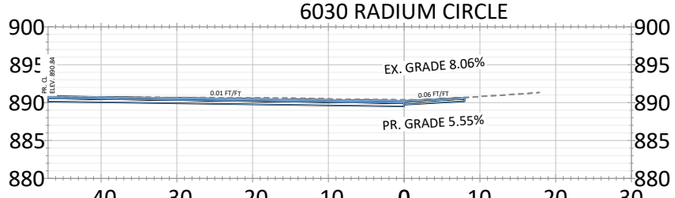
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6015 RADIUM CIRCLE



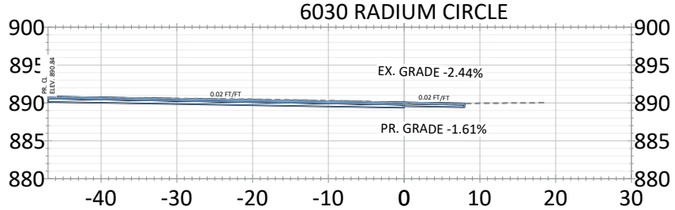
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6010 RADIUM CIRCLE



RADIUM CIRCLE CUL-DE-SAC EDGE STATION 1+03
6030 RADIUM CIRCLE



RADIUM CIRCLE CUL-DE-SAC EDGE STATION 0+88
6030 RADIUM CIRCLE



DATE	REVISION

Jan 23, 2024 - 2:12pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawings\24-02 Cross Sections - Radium.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

City of RAMSEY

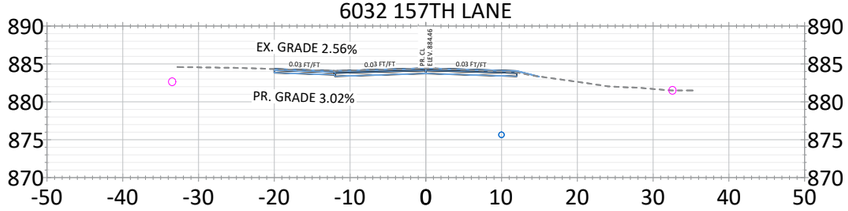
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
RADIUM CIRCLE

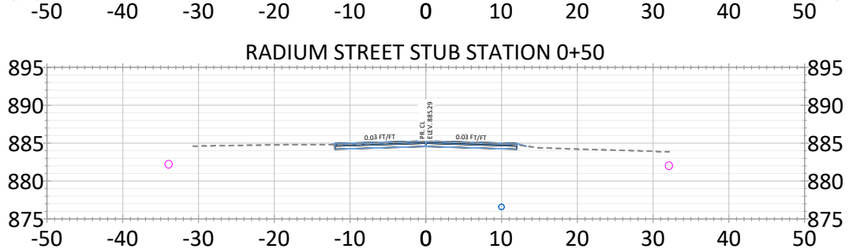
HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 64 OF 65 SHEETS

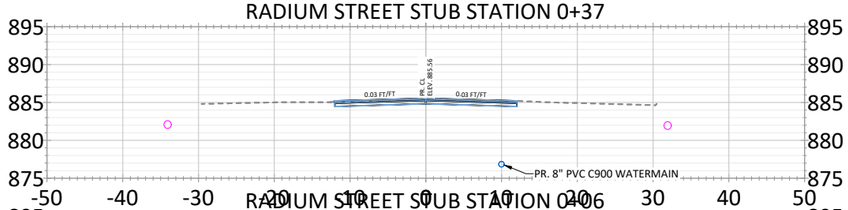
RADIUM STREET STUB STATION 0+91
6032 157TH LANE



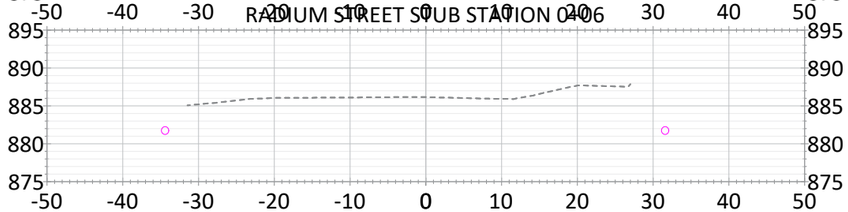
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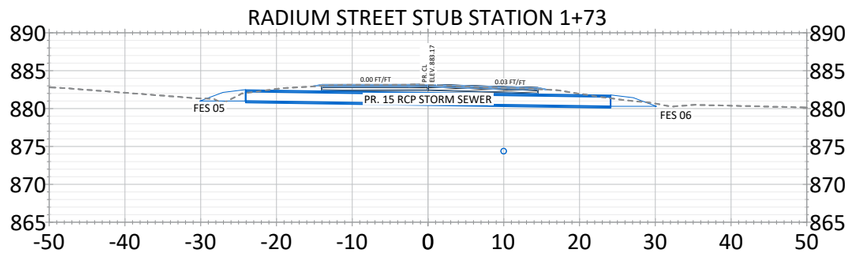
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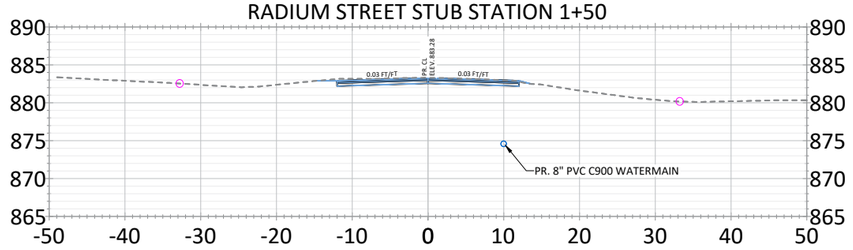
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RADIUM STREET STUB STATION 1+73



RADIUM STREET STUB STATION 1+50



DATE	REVISION

Jan 23, 2024 - 2:52pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Plan Drawing\24-02 Cross Sections - Radium.dwg

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

JOE FERIANCEK
Date 1/23/24 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 12/15/23
CHECKED BY:	BRW	FILE: 24-02

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

CROSS SECTIONS
RADIUM STREET STUB

HALLS DOVER ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 65 OF 65 SHEETS

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-098 Approving Proposal for Lift Station No. 1 Permanent Generator Design and Construction Services

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-098 approving a proposal from Bolton & Menk, Inc. to provide design, bidding, and construction related services for City Maintenance Project #24-56, Lift Station No. 1 Rehabilitation and Generator Installation.

Background:

The 2024 – 2033 Capital Improvement Program includes proposed project #24-SEW-002, Lift Station No. 1 Rehab and Generator, proposed for construction in 2025 at an estimated cost of $175,000.

This project proposes to rehabilitate sanitary sewer Lift Station No. 1 by replacing the original base elbows and forcemain, upsizing the pumps, and installing a permanent emergency power supply generator on site. This work will serve to replace deteriorating pipes and fittings, to accommodate increased sewage flowrates that have occurred since the lift station was constructed in 1990, and to prevent sewage from backing up into businesses and residences served by this and other lift stations during major power outages.

During power outages, staff tows a portable generator on a trailer to this and other lift stations that don't have permanent generators. Staff pumps each station down, then disconnects the generator and moves to the next station, and repeats the process until power is restored. However, due to the constant and heavy sewage flowrates processed through this station, staff would not have the ability to disconnect the portable generator in the event of a long-term power outage, leaving other lift stations without power and possibly backing sewage up into neighboring homes and businesses.

City Staff received the attached proposal from Bolton & Menk, Inc. in the not-to-exceed amount of $26,400 to design the permanent emergency power supply generator and prepare plans and specifications for rehabilitating the lift station and constructing improvements necessary to accommodate the permanent generator, apply for permits, administer the bid process, and provide construction related services.

Notification:

Notifications are not required for this case.

Upon adoption of Resolution #24-098, Bolton & Menk, Inc. will prepare the required plans and specifications for this project. Staff will then request Council approval of plans and specifications and authorization to advertise bids in the Anoka County Union Herald on two consecutive Fridays. Bids would then be publicly opened and tabulated and presented to the City Council for acceptance and award of a construction contract to the lowest responsible bidder at the following regular City Council meeting.

Observations/Alternatives:

Observations:
List Station No. 1 is not the largest list station in Ramsey but it is the busiest, as well as the oldest, and it averages 60 starts per day. The purpose of this project is to improve the reliability and productivity of this lift station.

Staff will also investigate whether a sound study is required, similar to the study completed for Pump House No. 2 before a permanent generator was purchased for that site.

Staff will also explore what SCADA changes are needed, if any.

Staff will also determine required pump sizes due to current and anticipated flowrates, which will then be used to determine the required generator size.

Alternatives:
Alternative 1: Motion to adopt Resolution #24-098 approving Bolton & Menk, Inc.'s proposal to provide design, bidding, and construction related services for City Maintenance Project #24-56, Lift Station No. 1 Rehabilitation and Generator Installation.

Funding Source:
Attached is the adopted 2024 – 2033 CIP sheet for project #24-SEW-002, Lift Station No. 1 Rehab and Generator, proposed for construction in 2025 at an estimated cost of $175,000.

Funding for this project, including costs for contracted design and construction related services, is proposed to come from sanitary sewer enterprise funds.

Recommendation:
Staff recommends approving alternative #1 for reasons noted herein.

Action:
Motion to adopt Resolution #24-098 approving Bolton & Menk, Inc.'s proposal to provide design, bidding, and construction related services for City Maintenance Project #24-56, Lift Station No. 1 Rehabilitation and Generator Installation.

Attachments

Resolution 24-098
CIP Project 24-SEW-002
BMI Proposal

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 02:52 PM
Form Started By: Bruce Westby		Started On: 03/26/2024 10:27 AM
Final Approval Date: 04/04/2024		

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

RESOLUTION #24-098

RESOLUTION APPROVING PROFESSIONAL SERVICES PROPOSAL FOR CITY PROJECT #24-56, LIFT STATION NO. 1 REHABILITATION AND GENERATOR INSTALLATION

WHEREAS, the City of Ramsey 2024 – 2033 Capital Improvement Program includes proposed project #24-SEW-002, Lift Station No. 1 Rehab and Generator, proposed for construction in 2025 at an estimated cost of $175,000; and

WHEREAS, approving the proposal from Bolton and Menk, Inc. to provide design, bidding, and construction related services for City Maintenance Project #24-56, Lift Station No. 1 Rehabilitation and Generator Installation, will allow this project to proceed on schedule as proposed.

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 of the proposal from Bolton and Menk, Inc. to provide design, bidding, and construction related services for City Maintenance Project #24-56, Lift Station No. 1 Rehabilitation and Generator Installation.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Capital Improvement Program

2024 *thru* 2033

City of Ramsey, Minnesota

Project # 24-SEW-002

Project Name Lift Station #1 Rehab and Generator

Department Sewer Utility
Contact
Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $175,000

Description

Rehabilitate lift station #1 by replacing existing base elbows, forcemain and upsizing pumps. Also, install an emergency power supply generator to power the lift station during power outages to prevent sewage from backing up into businessed and residences.

Justification

Lift station #1 was constructed in 1990. The existing pumps and forcemain are deteriorating and must be replaced and the existing pumps and forcemain must be upsized to accommodate current and projected sewage flow rates. Adding an onsite generator will also help prevent sewage from backing up into businesses and residences dureing power outages.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Improvements Other than Building Cost		175,000									175,000
Total		**175,000**									**175,000**

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Sewer Utility Fund		175,000									175,000
Total		**175,000**									**175,000**

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

March 5, 2024

Matt Graf
Lead Utilities Maintenance Worker
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Lift Station No. 1 Permanent Generator Design and Construction Services

Dear Mr. Graf:

We appreciate the opportunity to assist the City of Ramsey with the design of a permanent generator for the above-referenced project.

SCOPE OF WORK

Bolton & Menk will assist the City with design, bidding, and construction related services for the project. We will work with Design Tree as a sub-consultant for services related to electrical and controls. Our work will include the following tasks:

- **Survey** – The survey will include right-of-way research along with a topographic survey and drone image of the site.
- **Design** – Design services will generally include the following tasks:
  - Attendance at design meetings.
  - Site visits to review the existing lift station and document existing systems conditions and locations.
  - Construction Documents for the use of permitting, bidding and construction.
- **Power Distribution** - Design services to include:
  - Coordinate the electrical feed point.
  - Coordinate with the electric utility as required via telephone or email contact.
  - Coordinate space needs of the new ATS equipment.
  - Electrical load calculations for sizing a Cat generator.
  - Coordinate proposed generator size. Compare diesel and natural gas generators.
  - Electrical design for power to generator assembly.
  - Design to tie generator alarms into lift station alarms.
  - Work with Total Control Systems for control cabinet needs.
- **Site Related** – Design services will include:
  - Prepare two preliminary options for generator/pad location.
  - Prepare final site plan with removals, grading, pad, bollards, and restoration.
- **Reviews** – We will review the final documents with the City and make revisions as needed.

- **Permits and Utilities** – We have assumed no permits will be required. We will assist the City with coordination with utilities as needed for any relocation needed. We will also work with the City if a gas generator is selected to provide a service to the generator.
- **Bidding** – We will work with the City to solicit bids or quotes for the work.
- **Administration** – We will prepare contract documents and coordinate signatures. We will also process pay applications.
- **Pre-Construction Conference** – We will organize and lead the conference.
- **Construction –** Our services will include the following tasks:
    - Review Contractor submittals and shop drawings.
    - Respond to Contractor questions during the construction period.
    - Design representatives will attend the following site visits: Pre-construction conference follow-up, punch list walk-thru, and generator start-up.
    - Preparation of O & M manuals for the project.

  No as-built plans are anticipated.

ASSUMPTIONS

We have made the following assumptions related to the project:

- The City will send us the maximum HP of the pumps at the station.
- Upgrades to existing or installation of new SCADA system will not be required.
- The existing lift station control panel will be reused and not need to be replaced.
- Changes to the luminaire will not be required.
- No bid alternates which require additional design or redesign will be required.
- Payment of permits, City, County or other fees needed for governing authority reviews and/or the construction of the proposed project will be paid directly by the City.

PROPOSED FEES

Bolton & Menk proposes to perform the services on a not-to-exceed amount, based on the estimated fees per task in the table below:

Task	Fees
Survey	$ 2,800
Power Distribution Design (Design Tree)	$ 5,400
Site Design (Bolton & Menk)	$ 3,800
Reviews and Updates	$ 1,200
Permits	$ 800
Specifications and Bidding	$ 4,800
Administration	$ 2,560
Pre-Construction Conference	$ 640
Construction (Design Tree)	$ 2,000
Construction (Bolton & Menk)	$ 2,400
Total Fees	**$26,400**

The fees listed above are estimates based on each task. While the actual fees required for each task may vary, the total amount of $26,400 is considered a Not-to-Exceed amount.

SCHEDULE

We are prepared to begin services immediately after authorization from the City is received.

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

Sincerely,

BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

CC: Bruce Westby, Public Works Director / City Engineer
John Nelson, Utilities Supervisor

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-099 Approving Proposal for Ramsey Gateway Highway 10 Improvements As-Built Record Plans

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-099 approving a proposal from Bolton & Menk, Inc. to prepare as-built record drawings for the Ramsey Gateway Highway 10 Improvements project, Improvement Project #20-11.

Background:

In 2023, construction began on the Ramsey Gateway Highway 10 project, which includes grade separation of Highway 10 at the intersections of Sunfish Lake Boulevard and Ramsey Boulevard, frontage road improvements on both sides of Highway 10, and grade separation of the Burlington Northern Santa Fe (BNSF) railway crossings of Ramsey Boulevard and Sunfish Lake Boulevard. Construction of this project is scheduled for completion by the Spring of 2026.

During construction, numerous City utilities will be constructed and/or reconstructed. While the approved construction plans include detailed information on these utilities, during construction it is common for utilities to be constructed to slightly different vertical elevations or along different horizontal alignments, and sometimes materials and sizes will vary from what is shown in the plans. Therefore, the City typically requires as-built record plans to be prepared following construction to document these differences allowing City staff to properly plan for and maintain public utilities.

Attached is a proposal from the project design engineer, Bolton & Menk, Inc. The proposal identifies not-to-exceed fee of $23,742.00 to provide as-built record plans to the City following the construction and/or reconstruction of public utilities.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:

City staff reviewed the proposal and believe the proposed fee is reasonable based on the project scope.

Alternatives:

Alternative #1 – Adopt Resolution #24-099 approving the record drawing proposal from Bolton & Menk, Inc. for Improvement Project #20-11.

Funding Source:

Sewer and water utility enterprise funds are proposed to pay for this work.

Recommendation:

Staff recommends approving alternative #1 to allow the City to most effectively and efficiently locate and maintain its municipal utilities.

Action:

Adopt Resolution #24-099 approving the record drawing proposal from Bolton & Menk, Inc. for Improvement Project #20-11.

Attachments

Resolution 24-099

BMI Record Drawing Proposal

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 02:52 PM
Form Started By: Bruce Westby		Started On: 03/26/2024 10:33 AM
Final Approval Date: 04/04/2024		

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

RESOLUTION #24-099

RESOLUTION APPROVING RECORD DRAWING PROPOSAL FOR RAMSEY GATEWAY HIGHWAY 10 IMPROVEMENTS, IMPROVEMENT PROJECT #20-11

WHEREAS, the Ramsey Gateway Highway 10 project is under construction; and

WHEREAS, municipal utilities will be constructed and/or reconstructed as part of the project; and

WHEREAS, the project design engineer, Bolton & Menk, Inc., submitted a record drawing proposal for the project that will allow the City to most effectively and efficiently locate and maintain its municipal utilities.

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

1) That the City Council hereby approves the record drawing proposal received from Bolton & Menk, Inc. for Improvement Project #20-11.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

BOLTON & MENK
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7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

April 3, 2024

Mr. Bruce Westby, P.E.
City Engineer / Director of Public Works
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Record Drawing Related Services – Ramsey Gateway US HWY 10/169 Improvements & US HWY 10/169 Temporary Widening

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the above projects. Our scope and fees were prepared based on our understanding of the project and our previous experience in assisting the City of Ramsey with surveying services.

Our proposed services will be as described below:

As-Built Survey and Record Drawings – Survey key project components after completion of construction, prepare manhole inventories, and complete Record Drawings. The Temporary Widening Project includes approximately 16 watermain valves and hydrants and 4 sanitary sewer manholes. The Ramsey Gateway Interchange Project includes approximately 60 watermain valves and hydrants and 16 sanitary sewer manholes.

The Temporary Widening project is complete, survey can begin immediately after authorization. The Ramsey Gateway Project construction is planned for 2024 and 2025. A Record Drawing will be prepared for each project and include only the applicable city utility plan sheets from the larger overall construction plans.

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. Our proposed Not-To-Exceed fees for the work are **$23,742.00**

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

Sincerely,

Bolton & Menk, Inc.

Kevin P Kielb

Kevin P. Kielb, P.E.
Principal Engineer

ATTACHMENT – Fee Spreadsheet

Additional Services

City of Ramsey Ramsey Gateway US HWY 10/169 Improvements & US HWY 10/169 Temporary Widening	BOLTON & MENK, INC.								
4/3/2024									
WORK TASK DESCRIPTION	**Project Manager**	**Project Engineer**	**Design Engineer**	**Licensed Surveyor**	**Technician**	**Surveyor**	**Clerical**	**Total Hours**	**Cost**
Tasks									
1.0 Asbuilt Surveys	1	2	0	4	1	14	0	**22**	$4,235
2.0 Manhole Inventories	0	0	0	0	0	28	0	**28**	$5,488
3.0 Record Drawings	1	10	72	2	0	10	0	**95**	$14,019
Subtotal Bolton & Menk Services	**2**	**12**	**72**	**6**	**1**	**52**	**0**	**145**	$23,742
								Total	**$23,742**

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

Adopt Resolution #24-101, Approving the Development Agreement for Lightbridge Academy

Purpose/Background:

On February 9, 2024, the City Council approved the Preliminary and Final Plat for Lightbridge Academy, located at 14275 St. Francis Blvd. NW. Since that date, the Applicant has supplied engineering cost estimates to Staff as part of drafting the Development Agreement for Lightbridge Academy. The Development Agreement is standard in its form.

The requested action is to approve the Development Agreement for the approved plat. This is the last step in Council actions before Lightbridge Academy can apply for building permits to construct the building.

Notification:

Public notification is not required.

Observations/Alternatives:

Alternatives to Consider:

1. Approve the Development Agreement as presented.
2. Approve the Development Agreement with modifications that City Council requests.
3. Deny the Development Agreement based on specific findings.

Funding Source:

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

Recommendation:

Staff recommends approval of the Development Agreement.

Action:

Motion to adopt Resolution #24-101, Approving the Development Agreement for Lightbridge Academy.

Attachments

#24-101 Development Agreement Resolution

Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 02:56 PM
Form Started By: Adam Martin		Started On: 04/01/2024 12:22 PM
Final Approval Date: 04/04/2024		

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

RESOLUTION #24-101

RESOLUTION APPROVING THE DEVELOPMENT AGREEMENT FOR LIGHTBRIDGE ACADEMY

WHEREAS, The City of Ramsey received an application from Otto Associates, Engineers & Land Surveyors (the "**Applicant**") on behalf of LB Ramsey MN Owner, LLC (the "**Permittee**"), requesting Site Plan and Final Plat approval on the property legally described as follows:

Lot 1, Block 1, Lightbridge Academy, Anoka County, Minnesota

(the "**Subject Property**").

WHEREAS, the **Applicant** combined two outlots into one buildable lot, measuring approximately 2.12 acres in size, necessitating the subdivision; 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 the Preliminary and Final Plat at their regular meeting on January 25, 2024 and recommended approval of both; and

WHEREAS, the City Council reviewed and approved the Preliminary and Final Plat at their meeting on February 13, 2024.

WHEREAS, the **Permittee** has now supplied the cost estimate for the site improvements, which is needed to draft the Development Agreement.

WHEREAS, the City Council reviewed the Development Agreement at their meeting on April 9, 2024.

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

1) That the Ramsey City Council hereby grants approval of the Development Agreement and authorizes the Mayor and City Administrator to sign that document.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

LB RAMSEY MN OWNER, LLC (dba Lightbridge Academy)
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 9th day of April, 2024, and is by and between the City of Ramsey, a Minnesota municipal corporation (the "**CITY**") and **LB RAMSEY MN OWNER, LLC**, a limited liability corporation under the laws of Minnesota, (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 14275 St. Francis Boulevard Northwest, Ramsey, MN 55303 and legally described as:

Lot 1, Block 1, Lightbridge Academy, Anoka County, Minnesota.

(the "**Subject Property**")

B. That on December 18, 2023, the **CITY** received a Land Use Application from LB Ramsey MN Owner, LLC, (dba Lightbridge Academy), requesting a Preliminary Plat, Final Plat, and Variance to the Impervious Surfacing Regulations in the Rum River Wild & Scenic Overlay District as part of a proposal to construct a daycare facility to operate on the **Subject Property**, and associated site improvements (cumulatively, the "**New Building**").

C. That on February 13, 2024, the City Council approved the Preliminary and Final Plat for the proposed **New Building**.

D. The **PERMITTEE** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **CITY.**

Agreement

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **CITY** approves the site plan (the "Site Plan") conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with the applicable provisions of City Code**.**

2. **Conformance with the Plans**. The **Subject Property** shall be developed in accordance with the final plans (the "**Plans**") prepared by Otto Associates. The **Plans** remain subject to: (a) City Staff's review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY's** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement**, but are in the **CITY's** files.

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

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

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

6. **Required Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans.** The Required Improvements and the allocated costs therefor are as follows:

Required Improvement	Cost	125% of Cost Release Amount
a. Temporary and permanent erosion control.	$7,148.50	$8,935.63
b. Lot grading	$35,000.00	$43,750.00
c. Storm drainage facilities	$56,220.00	$70,275.00
d. Sanitary sewer service	$6,535.00	$8,168.75
e. Water services	$18,050.00	$22,562.50
f. Parking lot and driveway bituminous pavement	$84,404.00	$105,505.00
g. Concrete walkways, curb, and gutter	$69,257.00	$86,571.25
h. Landscaping	$87,795.00	$109,743.75
TOTAL	$364,409.50	$455,511.88

("**Required Improvements**")

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

7. **Required Improvements Completion Date**. The **Required Improvements** shall be completed within twenty-four (24) months from the date of Building Permit approval for the New Building, subject to Unavoidable Delays. For the purposes of this Agreement, Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the result of

strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, global pandemic, epidemic, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, results in delays, or acts of any federal, state or local governmental unit other than the **CITY**.

8. **Required Improvements Financial Guaranty**. In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Four Hundred Fifty-Five Thousand Five Hundred Eleven Dollars and Eighty-Eight Cents** (**$455,511.88**), which is 125% of the **CITY's** estimated cost of the **Required Improvements**. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

   At the request of **PERMITTEE**, the **CITY** shall, not more frequently that once monthly, release that part of the Financial Guaranty for any completed portion of the Required Improvements in the amount set forth in Section 6 that have been accepted in writing by the **CITY**. Upon completion of the construction of all or any remaining of the **Required Improvements** and written acceptance by the **CITY**, the financial guaranty shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guaranty described in Section III Paragraph 11 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the **Required Improvements** and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE's** default.

9. **Site Inspection Fees.** The **PERMITTEE** shall be responsible for all site inspection costs incurred by the **CITY** related to the installation of **Required Improvements**. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the **Required Improvements**, which equates to **Eighteen Thousand Two Hundred Twenty Dollars and Forty-Eight Cents** (**$18,220.48**) (5% x $364,409.50). Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY's** escrow account shall be refunded to the **PERMITTEE**.

10. **Storm Water Regional Basin Contribution.** In lieu of constructing on-site storm water management basins, the **PERMITTEE** shall contribute an equal amount as the cost of constructing on-site basins to the **CITY** for use of the regional storm water basin in the amount of **Twenty Thousand Dollars and No Cents ($20,000.00)**.

11. **Storm Water Management Fee.** The **PERMITTEE** is responsible for satisfying applicable Storm Water Management Fee requirements for the plat of Lightbridge Academy. The **PERMITTEE** must pay a Storm Water Management Fee of **$11,281.00** (2.12 acres x $5,321.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

12. **Park Dedication**. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements with the plat of Lightbridge Academy, as noted in Resolution #24-039, approving the Preliminary Plat and Final Plat for Lightbridge Academy. The **PERMITTEE** must pay **$10,812** (park dedication) and **$2,756** (trail development). These amounts are based off 2.12 acres at $5,100 per acre (park dedication) and $1,300 per acre (trail development).

13. **Sanitary Sewer Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements for the plat of Lightbridge Academy. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$8,614.00** (2.12 acres x $4,063.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

14. **Water Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements with the plat of Lightbridge Academy. The **PERMITTEE** must pay a Water Trunk Fee of **$15,567.00** (2.12 acres x $7,343.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

SECTION II
PERMITS AND OCCUPANCY

15. **Requirements for Building Permit.**

    a. No building permit shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; (c) the financial guaranty described in Section I Paragraph 8 to the **CITY**; and (d) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**, if applicable**;** and

    b. No occupancy permit shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; and (b) constructed all utilities and storm water facilities this **Agreement** requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY.**

SECTION III
ON-SITE LANDSCAPING

16. **Maintenance Guaranty for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide a maintenance guaranty to ensure the survival of the plantings. Said maintenance guaranty shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Three Thousand Three Hundred Eight Dollars and No Cents ($3,308.00)** [# plantings (24 trees and 51 shrubs) x cost/planting ($300/tree and $75/shrub) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY's** written acceptance of said plantings as part of the **Required Improvements**.

    At the end of the two (2) year period, the **PERMITTEE** shall contact the **CITY** to schedule a final inspection of the landscaping. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the **CITY**. Upon approval of the final landscape inspection by the **CITY,** the maintenance guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two (2) year period, the City Council may order the replacement of plantings with

CITY day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **PERMITTEE** default.

SECTION IV
GENERAL

17. **Boulevard and Area Restoration**. The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.

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

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

20. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this **Agreement** as **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

21. **Site Plan Approval Expenses**. The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY's** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.

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

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

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

25. **Violation of This Permit**. If the **PERMITTEE** fails to perform any of the terms of this **Agreement** in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this **Agreement** by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

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

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

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

TO PERMITTEE:
LB Ramsey MN Owner, LLC
Attn: Stephen Andrews
450 Lexington Avenue, #4359
New York, NY 10163

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

[The rest of this page left intentionally blank]

THE PERMITTEE:

LB Ramsey MN Owner, LLC

By:_____
Stephen Andrews

Its: Managing Director

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Stephen Andrews, the Managing Director of LB Ramsey MN Owner LLC, a limited liability company, under the laws of the State of Minnesota on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Mark E. Kuzma
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2024, by Mark E. Kuzma and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

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

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-103 Approving Construction Contingency Expense No. 4 for Improvement Project #21-09, Centralized Water Treatment Plant

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-103 approving Construction Contingency Expense No. 4 for Improvement Project #21-09, Centralized Water Treatment Plant. .

Background:

The Water Treatment Plant (WTP) project includes a construction contingency cost of $950,000 intended to pay for new items during construction that were not contemplated during the design process or for items that the owner, engineer or contractor(s) propose to revise during construction.

The attached letter from Construction Lead Ryan Hanson with Advanced Engineering and Environmental Services, Inc. (AE2S), the City's contracted project engineer, identifies items proposed to be adjusted during construction to date, including as part of Construction Contingency Expense No. 4. The letter identifies all adjustments and all spent and remaining construction contingency funds.

No extension of time is being requested as part of Construction Contingency Expense No.4. However, the contractor may decide at a later date to request an extension of time depending on the availability of required materials related to Construction Contingency Expense No.4. If a time extension request is made, it will be presented at a later date in the form of a formal Change Order request.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:

Modifications proposed as part of Construction Contingency Expense No. 4 will improve the constructability, resiliency and safety of the Water Treatment Plant.

Alternatives:

Alternative #1:

Motion to adopt Resolution #24-103 approving Construction Contingency Expense No. 4 for Improvement Project #21-09, Centralized Water Treatment Plant.

Funding Source:

Costs associated with Construction Contingency Expense No. 4 total $102,023.36.

The original Construction Contingency amount was $950,000. Approving Construction Contingency Expense No. 4 will reduce the available construction contingency amount to $536,780.46.

Recommendation:

AE2S recommends approving Alternative #1 for reasons summarized in the attached letter.

Staff recommends approving Alternative #1 for the same reasons.

Action:

Motion to adopt Resolution #24-103 approving Construction Contingency Expense No. 4 for Improvement Project #21-09, Centralized Water Treatment Plant.

Attachments

AE2S Letter CCE No. 4

Res #24-103

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 02:59 PM
Form Started By: Bruce Westby		Started On: 04/03/2024 09:22 AM
Final Approval Date: 04/04/2024		

www.ae2s.com

April 2, 2024

Bruce Westby
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Water Treatment Plant – Construction Contingency Expense No. 4

Dear Mr. Westby:

AE2S continues to oversee the construction of the City of Ramsey's new WTP. Magney has completed a majority of the concrete pours at the subgrade level of the Water Treatment Plant along with both the backwash tank and clearwell base slabs and walls. Our engineering team has continued to coordinate with Magney and further refine the installation details of other pieces of equipment. Through those investigations we have identified some items that will require adjustments. This letter is intended to outline those adjustments and summarize the current project budget in order for the City to fully understand the status of the project.

Basis for of Construction Contingency Expenses:

Currently ten (10) requests for pricing (RFP) have been submitted to Magney. A full list of those requests are shown below. To date AE2S has received pricing back on all ten(10) of the RFP's, and eight (8) separate proposals. We would like to move forward and process Construction Contingency Expense No. 4, which will include price Proposal No. 017, and 018. If the Contractor would like to include a request for extension as a result of these changes, a formal Change Order request will be issued at a different time.

Proposal No.	RFP No.	Description	Total Cost	Required	Status
001	001	Mixing Pumps Pipe Upsizing	$51,287.38	Y	Approved – Construction Contingency Expense 1
002	003	Admin Ceiling Grid Color	$2,609.25	N	Approved – Construction Contingency Expense 1
003		Building Permit Reimbursement	$62,887.28	Y	Approved – Construction Contingency Expense 2
004	002	Upsizing Air Exchange in Plate Settler Room	$16,580.02	N	Approved – Construction Contingency Expense 2
005		Storm and Plumbing Updates	$22,550.28	Y	Approved – Construction Contingency Expense 1
006	005	Flowable Fill	-	N	Rejected
007	004	Blower Pipe Upsizing	$55,230.60	Y	Approved – Construction Contingency Expense 2
008		Groundbreaking Signage Reimbursement	$956.12	Y	Approved – Construction Contingency Expense 2
009		Prevailing Wages	$794,153.71	Y	Approved – Change Order 01
010	007	Backwash Supply Piping Modifications	$3,068.77	Y	Approved – Construction Contingency Expense 3
011		Electrical Modifications			EXPECTED
012		Accordion Folding Security Door	$10,010.85	N	Approved – Construction Contingency Expense 3
013	008	Jet Mixing System Pump Modifications	$16,834.33	Y	Approved – Construction Contingency Expense 3
014	009	Backwash Tank Overflow	$1,534.38	Y	Approved – Construction Contingency Expense 3

015		Field Order No. 4 - Door Hardware Changes	$10,922.45	Y	Approved – Construction Contingency Expense 3
016		Door Hardware Changes	$56,724.85	Y	Approved – Construction Contingency Expense 3
017	012	Filter Slab Modifications	$96,634.23	Y	Pending – Construction Contingency Expense 4
018		Conduit Encasement	$5,389.13	Y	Pending – Construction Contingency Expense 4
Note: Any extension delays will be approved as a separate Change Order and will not be included in this Construction Contingency Expense.					

Proposal No. 017 (RFP 012): Filter Slab Modifications:

During construction and submittal review, the Contractor and structural engineer identified some concerns with the constructability of the beams within the Backwash Reclaim Tank and Clearwell that support the filter slabs above. Upon further review, the structural engineer concluded that additional support features should be included to increase the factor of safety of the beams. This included increasing the size of the 24"x24" beams to 24"x52", thickening the filter slab supporting the underdrain and media, and extending that slab across all three filters (see the attached RFP No. 012 for changes). This change will increase the load capabilities of the filter slab and improve the overall structural design to be more resilient. The change increased the required steel by approximately 28,000 pounds and concrete by approximately 75 cubic yards. AE2S has worked with the contractor to review the required changes and determine a reasonable price to make these adjustments. The attached proposal reflects the Contractor's associated costs for these modifications.

Included with the proposal is a request for a 10-day extension to account for installation and material lead times as a result of this change. The Contractor has agreed to reassess this request once installation is completed. AE2S requests that the City work to approve this change in a timely manner to reduce impacts to the construction schedule and lead times for materials added.

Proposal No. 018: Conduit Encasement:

To ensure that unexpected settlement under the Backwash Reclaim Tank will not occur, the Contractor was directed to cast-in-place all buried conduit that was to be installed under the tank base slab. The proposal reflects the Contractor's associated costs for these modifications.

Summary of General Construction Contingency Costs:

AE2S has summarized all known construction contingency expenses at this time in order to help the City of Ramsey better understand the current contingency status. As Construction progresses, AE2S will continue to provide cost updates and coordinate with City staff.

Expense No.	General Construction Contingency Amount
	Original Contingency: $950,000.00
Expense No. 1	$76,446.53
Expense No. 2	$135,654.02
Expense No. 3	$99,095.63
Expense No. 4	$102,023.36
Net Expenses to Date:	**$413,219.54**
Available Construction Contingency =	**$536,780.46**

In summary, AE2S continues to support and track the progress of the WTP and will provide updates as necessary for the City to make responsible decisions on the progress of the WTP. This document is being submitted as Construction Contingency Expense No. 4 for the City to formally consider and take action on. Should you have any further questions please do not hesitate to contact me at my e-mail Ryan.Hanson@ae2s.com or on my cell phone at 612-220-0154.

Submitted in Service,
AE2S

Ryan Hanson
Construction Lead

Attachments: *Proposal Documents 017, 018, RFP 012*

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By:	Ryan Hanson	By:		By:	
	Engineer (if required)		Owner (Authorized Signature)		Contractor (Authorized Signature)
Title:	Project Engineer	Title:		Title:	
Date:	April 2, 2024	Date:		Date:	

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
www.magneyconstruction.com 952.474.1674 Office 952.474.1679 Fax

Proposal

SEND TO		From
Company name AE2S		Noah Pundsack
Attention Mr. Ryan Hanson		Date 3/19/2024 (Revised 03/29/024)
E-mail Ryan.Hanson@ae2s.com	Phone (612) 220-0154	Magney Proposal # 017 RFP 012 - Filter Slab Modifications

☐ *Urgent* ☐ *Please comment* ☒ *Please review* ☐ *For your information*

Total pages, including cover: 5

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Ryan,
Magney Construction, Inc. is pleased to present the following quotation to furnish the necessary labor, material, and equipment to complete the requested changes In RFP 012 - Filter Slab Modifications. To extend and thicken the slab at 113' with required rebar modifications, increase the Clearwell and Backwash beam heights to 52". Along with raising the gullet walls to 121'11". The costs associated with change are summarized below.

Labor: Additional Labor For Added Concrete Forming & Pouring	$	17,282.10
Material: Additional Concrete, Forming, Pumping, etc.	$	24,778.98
Material: Metro Manufacturing Inc - Enlarge Beam To 12X6X3/8 (see attached)		$554
Material: Rebarfab - Provide Additional 28,015Lbs Of Rebar (see attached)		$24,949.84
Material: Plasti-Fab EPS (Added Geofoam Under Gullet Walls)		$735.64
Material: Added Dowel Bar Replacements / Form Savers		$2,706.66
Equipment: Misc. Small Tools and Equipment (10% of Labor)	$	1,728.21
Subcontractor: Bald Eagle Erectors - Install Additional 14 Tons Of Rebar		$11,009.90
Subtotal	$	83,745.33
General Contractor's Overhead	$	11,460.81
Bond & Insurance premiums	$	1,428.09
Lump Sum Total:	**$**	**96,634.23**

Additional Calendar Days Required for this Change (Including material lead time)**:**	**10.0**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack
Noah Pundsack
Project Engineer

Accepted By	*Date*

METRO MANUFACTURING INC.

& METRO ERECTORS INC. (WBE)

465 Kenny Road
Saint Paul, MN 55130
PH: 651-776-5455
Fax: 651-776-2095

Change Order Proposal

From:	Gary Dewing	**Date:**	2/26/2024
Project:	**Ramsey Water Treatment Plant**	**Erection:**	Erection is NOT included in base bid
Location:	Ramsey, MN	**To:**	Magney Construction (Noah)
Inclusions:	RFP #12		

051200 - Structural Steel Framing

2/S203 Wind Girts @ Elev. 115'-10", (1) @ approx. 14'-1 1/2" long

Increase material from HSS 10 x 6 x 3/8 TO HSS 12 x 6 x 3/8
(approx. #150 added weight), shop drawing revisions

Exclusions:

Installation

Base Bid: **$554**
(tax included)

Best Regards,
Gary Dewing

Rebarfab inc.
REINFORCING BAR FABRICATORS

Phone: (651) 633-3337 *Shipping: 720 First St. S.W.*
Fax: (651) 633-2332 *Mailing: P.O. Box 120267*
E-mail: nickw@rebarfabinc.com *New Brighton, MN 55112*

Date: March 29, 2024

To: Magney Construction

Attn: Noah Pundsack

Project: Ramsey WTP

Rebarfab, Inc. Job #23067

Change Order: #3 REVISED

Control Code-Release #N/A

DESCRIPTION OF CHANGES IN THIS CONTRACT:

Added rebar per RFP 012 drawing set changes to well access and upper levels.

Weight Added: 28,015 lbs $20,600.00 **Black ☒** **Epoxy ☐**

Time Added: 22 hours $2,200.00

Misc. Added: None

Freight Added: $275.00

Total Cost This Change: $23,075.00 ** Tax excluded. Add applicable taxes.

ALL PRICES ARE PLUS TAX UNLESS NOTED OTHERWISE.
UPON SIGNATURE, CONTRACTOR IS TAKING FULL RESPONSIBILITY.
ALL OTHER TERMS AND CONDITIONS OF THE CONTRACT REMAIN THE SAME.
SIGNED COPY RETURNED VIA FAX REQUIRED PRIOR TO FABRICATION.

Approved by: _____

Rebarfab, Inc.

Approved by: _____

Nick Watercott

BALD EAGLE ERECTORS
7309 Lake Drive Lino Lakes Mn 55014
Ph: 651-405-9050 | Fx: 651-405-9057
www.baldeagleerectors.com

PROPOSAL

DATE: March 13, 2024

JOB NAME: CO 12 Filter Slab Modifications

BALD EAGLE ERECTORS, INC. proposes to furnish labor only on the above noted project as follows:
To Install concrete rebar for the unit price of $786.00 per ton per installed qty.
To Install welded wire fabric for the unit price of $00.30 per square foot.

This price is based on regular 8-hour days and it **does not** include a performance bond.

Excludes:
Orientation, badging or security screening.
BIM related project management and 3D modeling.

Clarifications:
Hoisting equipment and operator for both unloading and placing of rebar as needed by others.
Hoisting equipment must be able to operate in a timely fashion for this price throughout project.
This bid does not include any overtime.

Please note our "normal" exclusions apply to this job, they are no rock anchor installation, no excessive cutting, no fabricating, no drilling and grouting, **no welding of rebar** and no installation of masonry rebar. All materials furnished by others. Scheduled overtime by general contractor will be discussed prior to proceeding.
Line and grade and templates to be supplied by others as needed. All exclusions are at no cost to this erector

AISC Certified Erector
Veteran Owned and TBG
MNUCP Certified DBE/MBE
Certified CERT MBE/SBE Cities of Minneapolis and St. Paul/Hennepin and Ramsey Counties
Certified Member - NMSDC

We hereby propose to furnish labor only - complete in accordance with the above specifications, with payments to be made as follows:

PROGRESS PAYMENTS/NET 30 DAYS FROM DATE OF INVOICE

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control.

This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature: _____
Reece Motte

The above price, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

_____ Signature _____

Date: _____ Title__ _____

From: Nick Watercott <NickW@rebarfabinc.com>
Sent: Friday, March 29, 2024 1:31 PM
To: Noah Pundsack; Kevin Vranicar
Subject: RE: Rasmey MN, WTP RFP No. 012 - Filter Slab Modifications
Attachments: Ramsey WTP- Magney #4.pdf

Ok, I got pricing back. The upcharge for going #5 to #6 formsavers adds $2,407.00 ($345 males, $2,062 females)

Sorry my guess of at least $1,000 was a little off. One thing I didn't account for was the additional freight weight. But in my opinion this cost increase is 100% something you should get paid for.

Please reach out via phone or email if you have any questions.

Nick Watercott
Rebarfab Inc.
Phone: 651.633.3337
Fax: 651.633.2332
Email: nickw@rebarfabinc.com

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		From
Company name: AE2S		Noah Pundsack
Attention: Mr. Ryan Hanson		Date: 2/23/2024
E-mail: Ryan.Hanson@ae2s.com	Phone: (612) 220-0154	Magney Proposal # 18: Electrical Conduit Encasement - T & M

☐ *Urgent* ☐ *Please comment* ☒ *Please review* ☐ *For your information*

Total pages, including cover: 3

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Ryan,
Magney Construction, Inc. is seeking compensation for additional labor, material, and equipment required to complete the changes requested onsite by Mr. Ryan Hanson, w/ AE2S on 02/05/2024. The requested change included encasing recently installed conduits in concrete, in lieu of the specified sand backfill. We completed this work on a Time and Material basis , as directed. Please see attached supporting documentation, including work orders and invoices. The costs associated with this change are summarized below.

Labor: Excavate Previously Backfilled Area & Placing Concrete		$1,646.19
Material: 16 Cubic Yards Concrete (AVR/AME Invoice- see attached)	$	2,622.42
Equipment: Skid Loader (2 Hours) (including fuel & maintenance)	$	183.72
Equipment: Misc. Small Tools and Equipment (10% of Labor)	$	164.62
Subcontractor:		
Subtotal		$4,616.95
General Contractor's Overhead	$	692.54
Bond & Insurance premiums	$	79.64
Lump Sum Total:	**$**	**5,389.13**

Additional Calendar Days Required for this Change (Including material lead time):	**0.0**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack
Noah Pundsack
Project Engineer

Accepted By	*Date*

Invoice

AME Red-E-Mix, LLC
14698 Galaxie Avenue
Apple Valley MN 55124 US
952-432-7132

Invoice #:	150291
Date:	02/6/24
Customer No:	6839
Job #:	10366
PO #:	599
Terms:	Net 30 Days

Sold To: CITY OF RAMSEY % MAGNEY CONSTRUCTION
1401 PARK ROAD
CHANHASSEN, MN 55317

Delivered To: 14199 JASPER ST NW
RAMSEY

Sale Date	Ticket	Mix Design	Material	Description	Units	UM	Unit Price		Matl Total	Haul Total	Tax Code	Tax	Total
02/6/24	31136486	4047	R000000	MIX #3 5000 STRUC NON-WATER BE	8.00	CY	143.00	E	1,144.00	0.00	MNAN17	81.51	1,225.51
02/6/24	31136486		7900000	TEMPERING/WINTER SERVICES	8.00	CY	10.00	E	80.00	0.00	MNAN17	5.70	85.70
02/6/24	31538101	4047	R000000	MIX #3 5000 STRUC NON-WATER BE	8.00	CY	143.00	E	1,144.00	0.00	MNAN17	81.51	1,225.51
02/6/24	31538101		7900000	TEMPERING/WINTER SERVICES	8.00	CY	10.00	E	80.00	0.00	MNAN17	5.70	85.70
				Total Invoice:		**16.00 CY**			**2,448.00**	**0.00**		**174.42**	**2,622.42**

Payment Type: On Account

32.00 Discount

PLEASE PAY THIS INVOICE TOTAL: 2,622.42

Finance Charge of 1.50% per month ($1.00 minimum) on all items remaining unpaid from previous month's statement. Invoice is valid as billed unless inquires are made within 15 days.

ver. 2

MAGNEY CONSTRUCTION
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WORK ORDERS

JOB: Ramsey Water Treatment Plant

DATE: 02/07/2024

Subcontractor/Owner:

Address: 6900 143rd Avenue NW Ramsey, MN 55303

LABOR	CLASSIFICATION	HOURS
Excavate around conduit	Laborer	7
Excavate around conduit	Carpenter	7

MATERIAL: 16 Yards of concrete

EQUIPMENT: Skid Loader - 2Hours

DESCRIPTION OF WORK:

Excavate around conduit under Backwash Base. Form and encase in concerete. Backfill and Recompact soil.

Magney Construction Inc. By

Subcontractor By

Request For Proposal No. 012

Date of Issuance: 2/23/2024

Project Manager: Aaron Vollmer, P.E.
AE2S
Water Tower Place Ste 184
6901 E. Fish Lake Road
Maple Grove, MN 55369

Contractor: Magney Construction Inc.

Project: Ramsey Water Treatment Plant

Owner: City of Ramsey, Minnesota

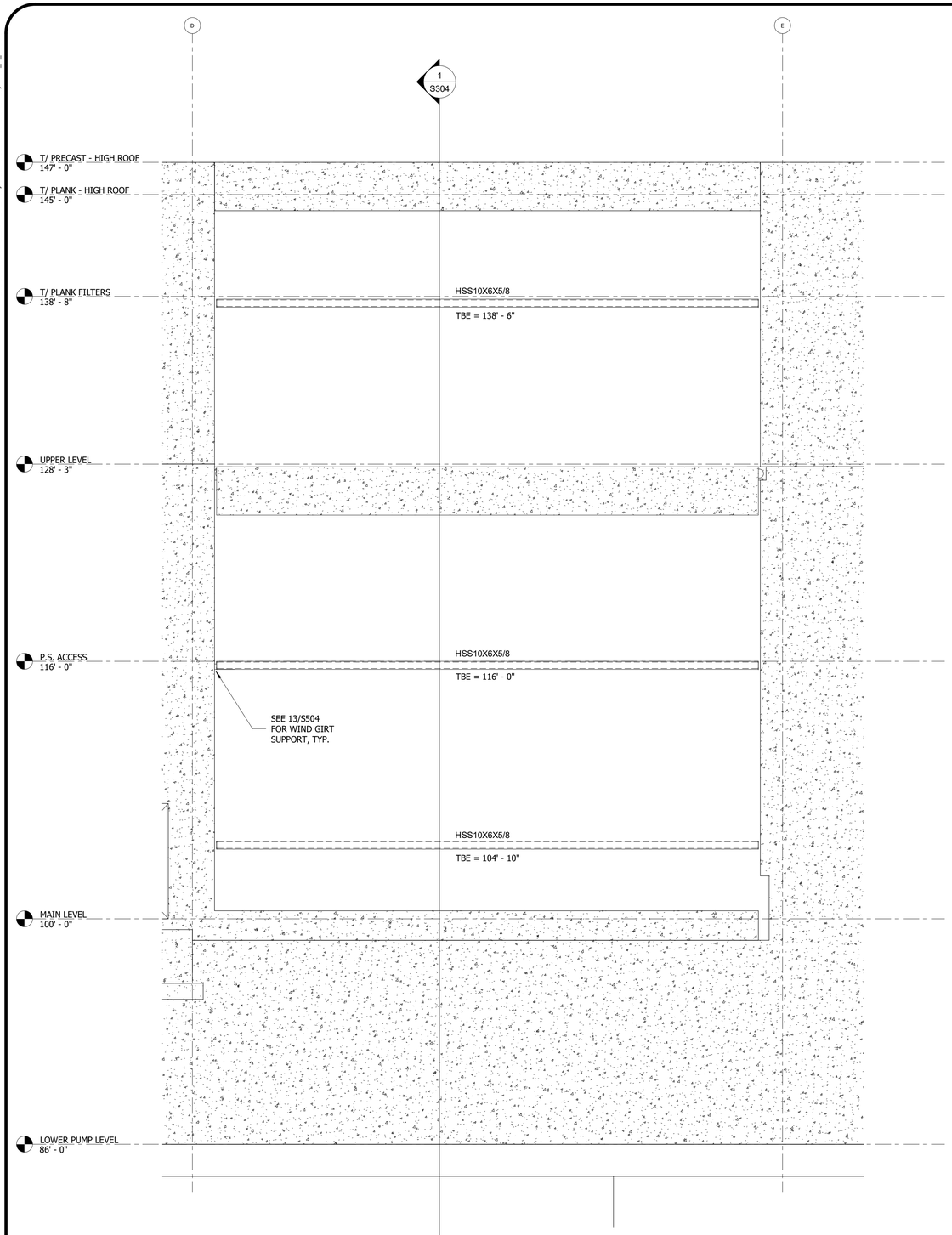
Re: Filter Slab Modifications

Please submit a cost proposal for changes to the Contract Documents for the following proposed modifications. THIS IS NOT A WORK CHANGE DIRECTIVE, CHANGE ORDER, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

Description:

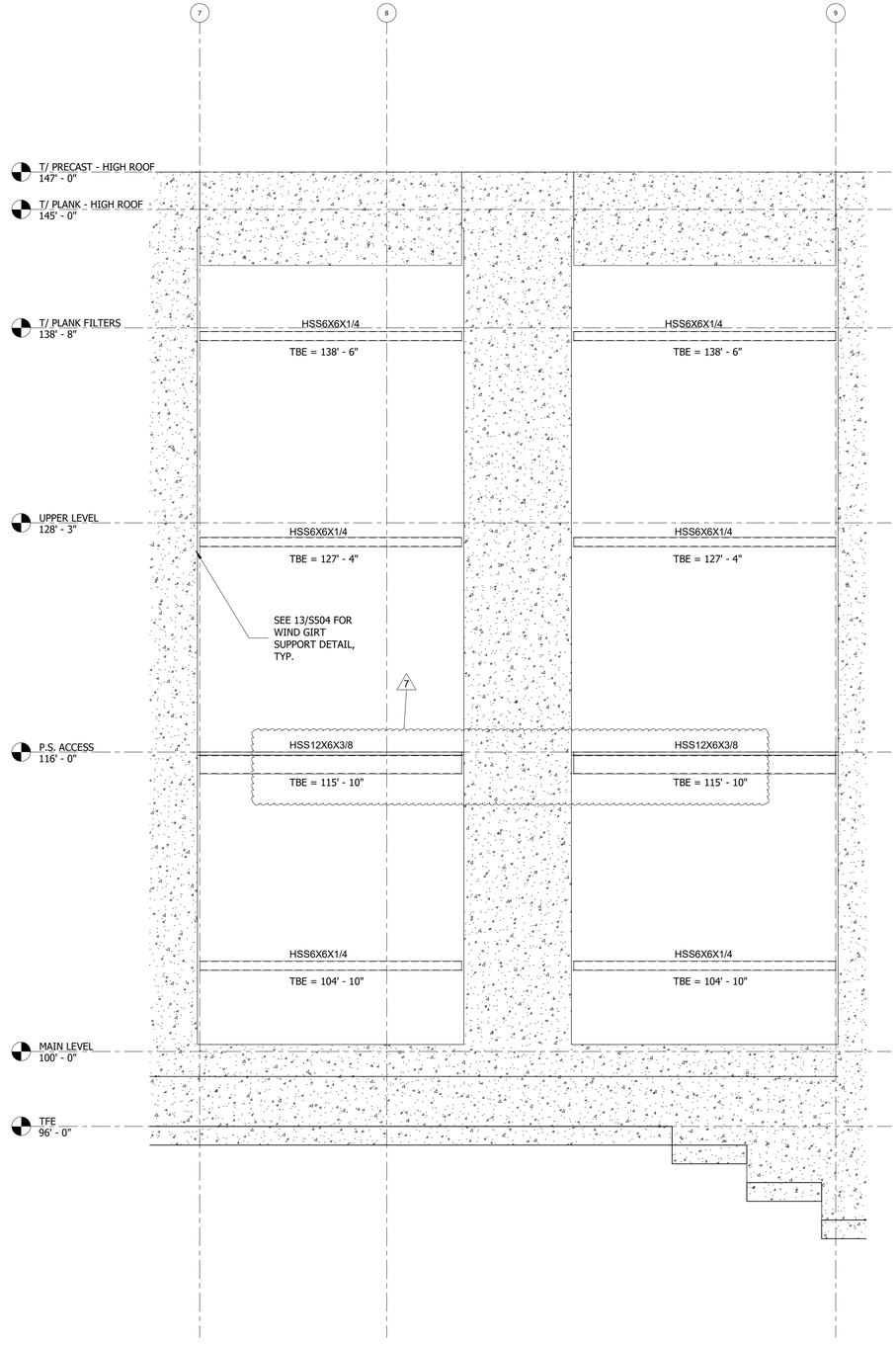
AE2S requests pricing from Magney for changes to the filter slab and CIP supports beams in the clearwell and backwash reclaim tank. Changes include but are not limited to extending the filter slab at elevation 113', increasing the slab thickness to 20" and increasing the CIP beams in the clearwell and backwash tank from 24" to 52". We also request pricing for raising the height of the gullet wall and filter trough to 121'-11". See attached drawings for any additional changes required. Once approved, Contractor will need to resubmit submittal 135 – Concrete reinforcement WTP structural slab, based on provided drawings. See sheets S203, S301, S302, S303, S305, S504, S505 and S601 attached.

Layout: 22x34
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_S_V20.rvt



1 WIND GIRT ELEVATION AT PIPE GALLERY REAR WALL

0 2' 4' 8'



2 WIND GIRT ELEVATION AT PLATE SETTLER ROOM

0 2' 4' 8'

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.

SIGNATURE: Ashley Ann Olson

TYPED NAME: ASHLEY A. OLSON

JANUARY 27, 2023 REG. NO. 54295

DESIGN TREE
engineering + land surveying
St. Cloud | Alexandria | Rogers
320-217-5557

SYM	DATE	DESCRIPTION	APPR.
7	Date 7	Revision 7	
3	05/02/23	CONFORMED SET	

AE2S

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY
RAMSEY, MINNESOTA
BUILDING ELEVATIONS

DRAWING TYPE
CONST

PREPARED BY
AAO

CHECKED / APPROVED
AAO / AAO

DATE
JAN 2023

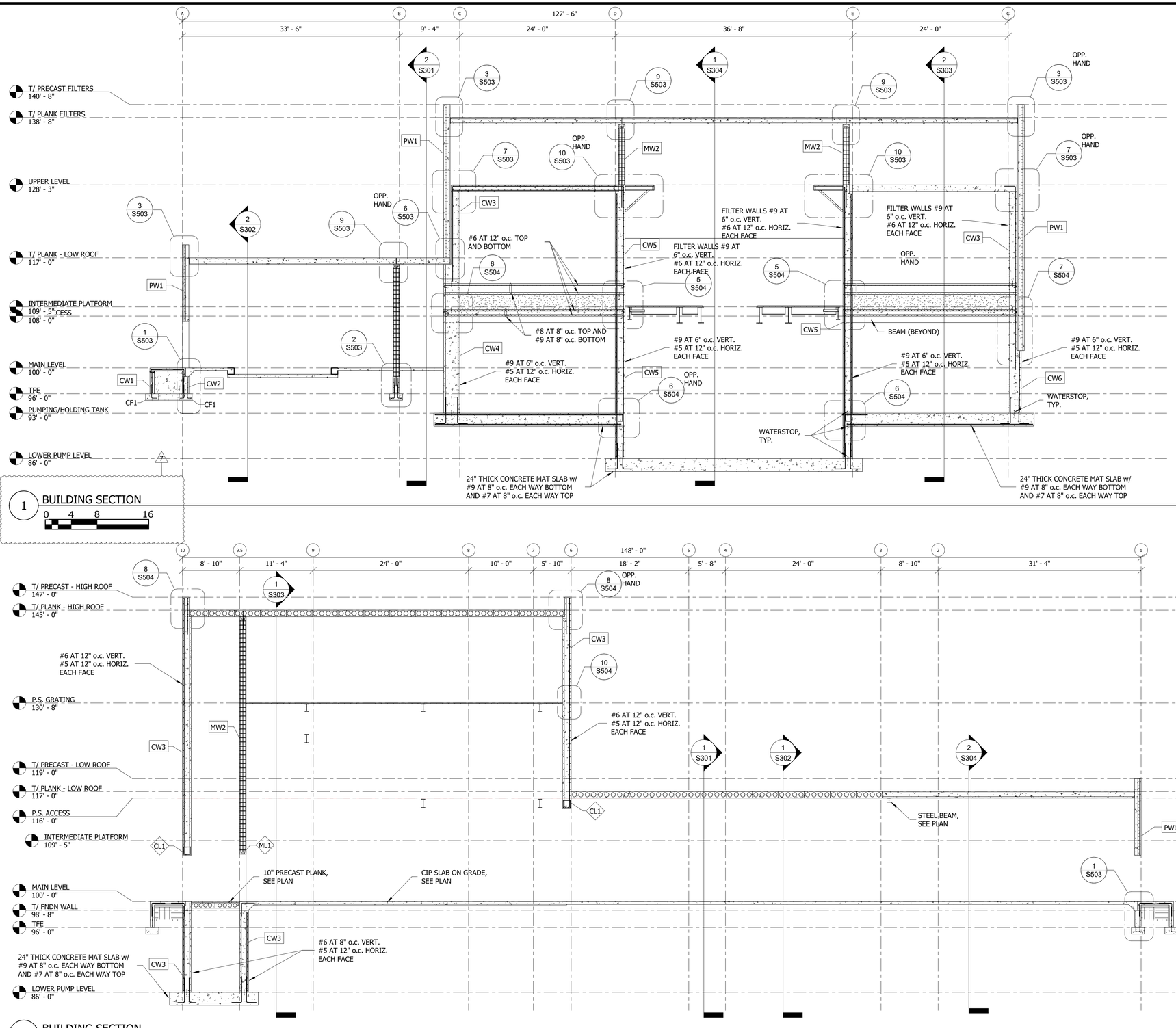
PROJECT NUMBER
05434-2020-002

SHEET

DRAWING
S203

2/23/2024 9:48:15 AM

Layout: 22x34
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_S_V20.rvt



1 BUILDING SECTION
0 4 8 16

2 BUILDING SECTION
0 4 8 16

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320-217-5557

SYM	DATE	DESCRIPTION	APPR.
7	Date 7	Revision 7	
3	05/02/23	CONFORMED SET	

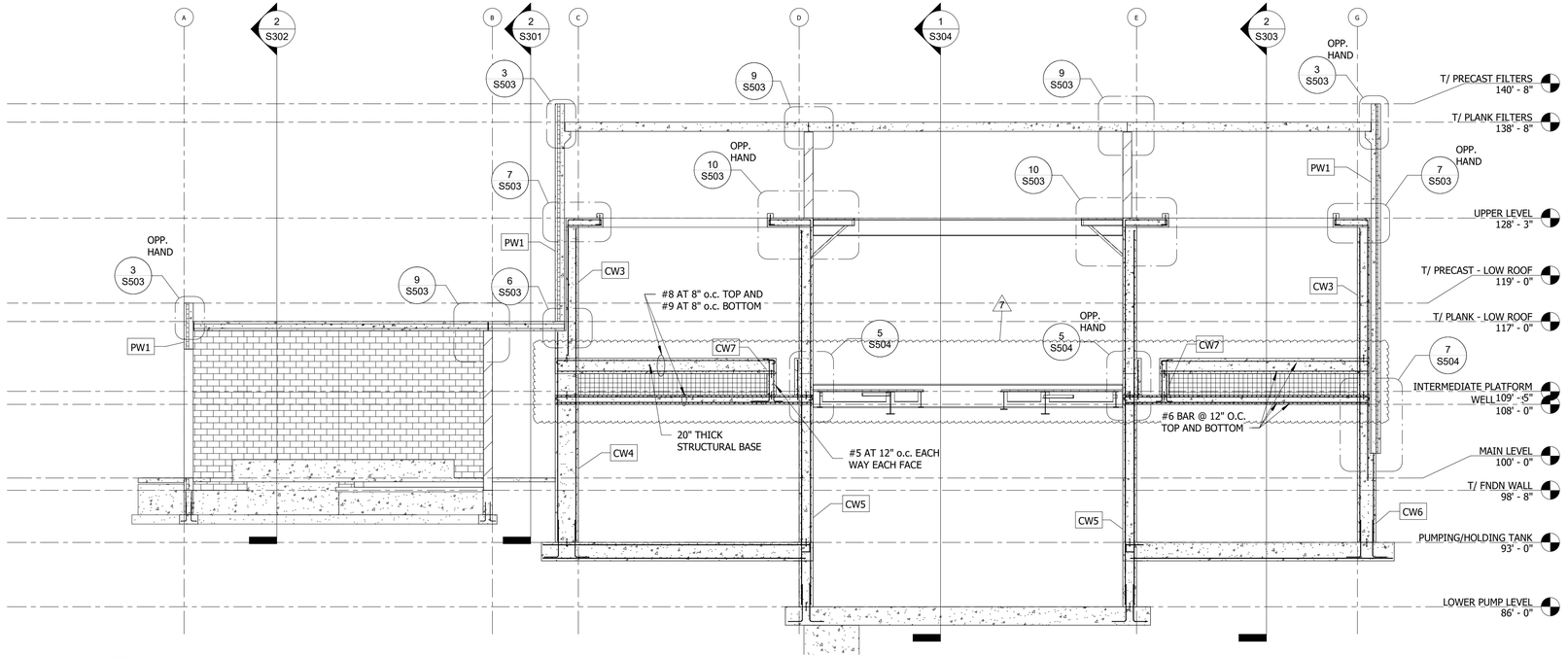
AE2S

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY
RAMSEY, MINNESOTA
BUILDING SECTIONS

DRAWING TYPE	CONST
PREPARED BY	AAO
CHECKED / APPROVED	AAO / AAO
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PROJECT NUMBER	05434-2020-002
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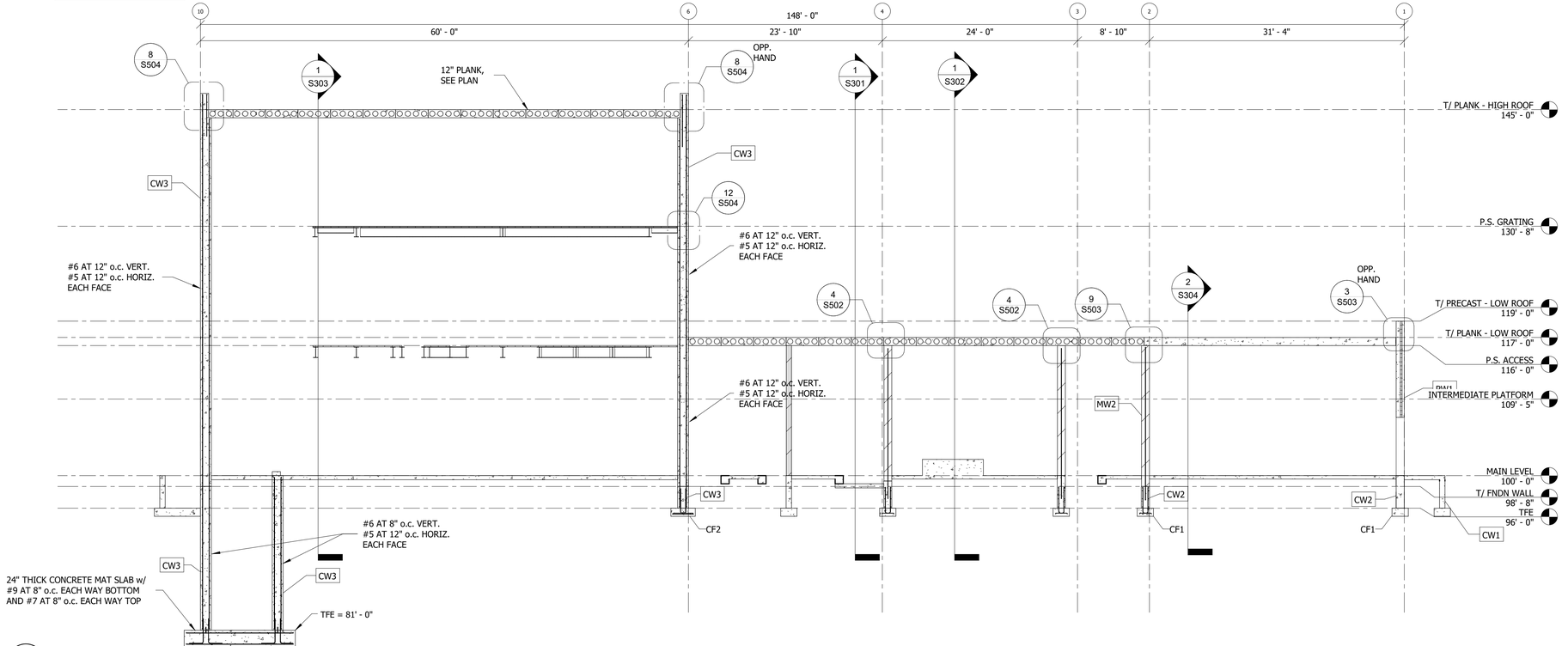
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BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_S_V20.rvt



1 BUILDING SECTION

0 4 8 16



2 BUILDING SECTION

0 4 8 16

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St. Cloud | Alexandria | Rogers
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SYM	DATE	DESCRIPTION	APPR.
7	Date 7	Revision 7	
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2	03/06/23	ADDENDUM 3	

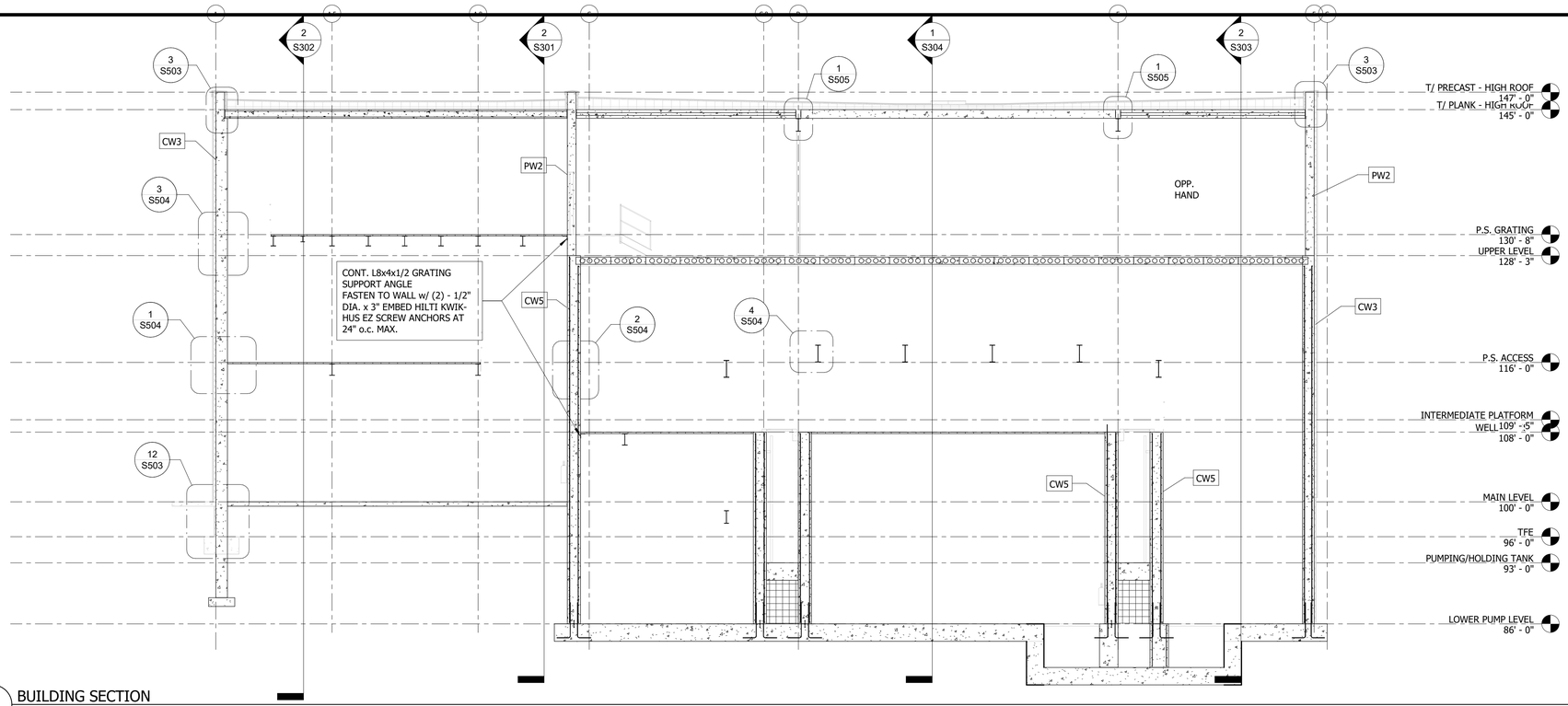
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RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY
RAMSEY, MINNESOTA
BUILDING SECTIONS

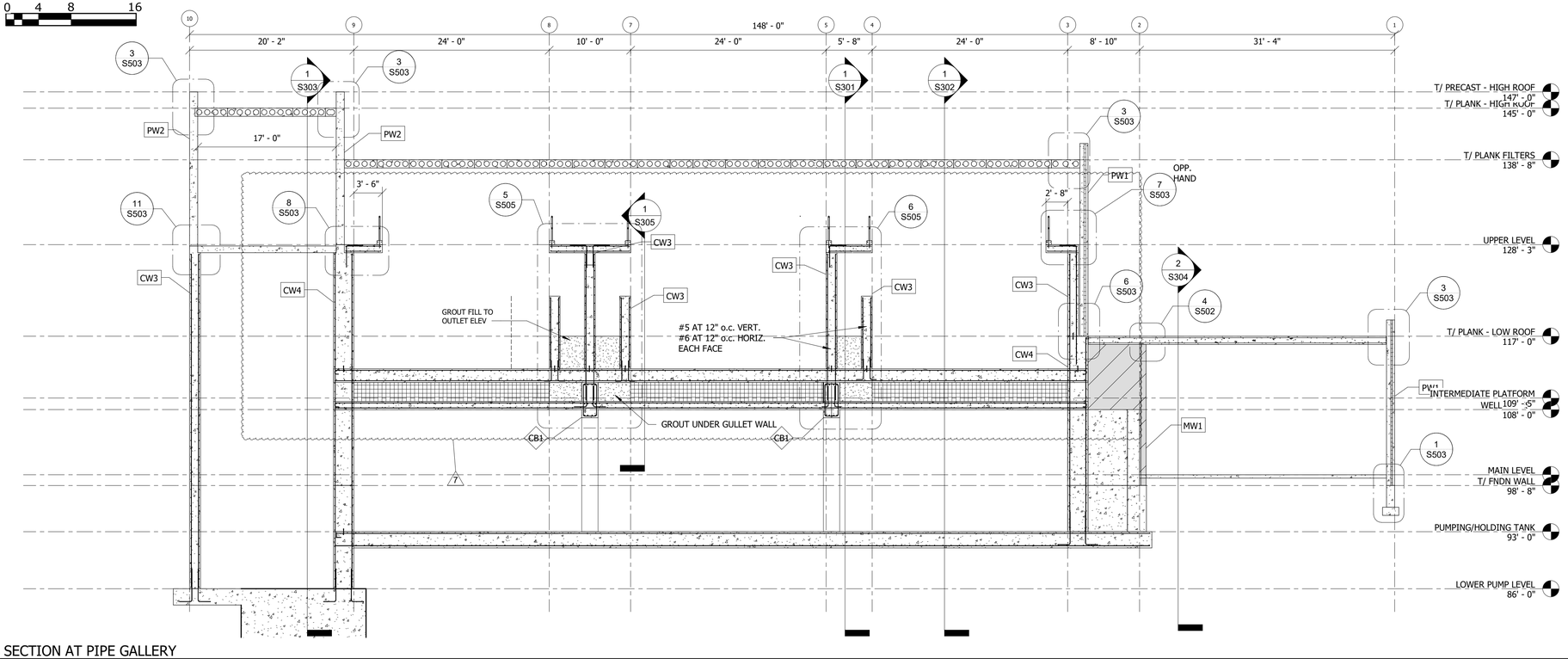
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CHECKED / APPROVED: AAO / AAO
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SHEET:
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Layout: 22x34
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_S_V20.rvt



1 BUILDING SECTION
0 4 8 16



2 SECTION AT PIPE GALLERY
0 4 8 16

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.

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JANUARY 27, 2023

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St. Cloud | Alexandria | Rogers
320-217-5557

SYM	DATE	DESCRIPTION	APPR.
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7	Date 7	Revision 7	

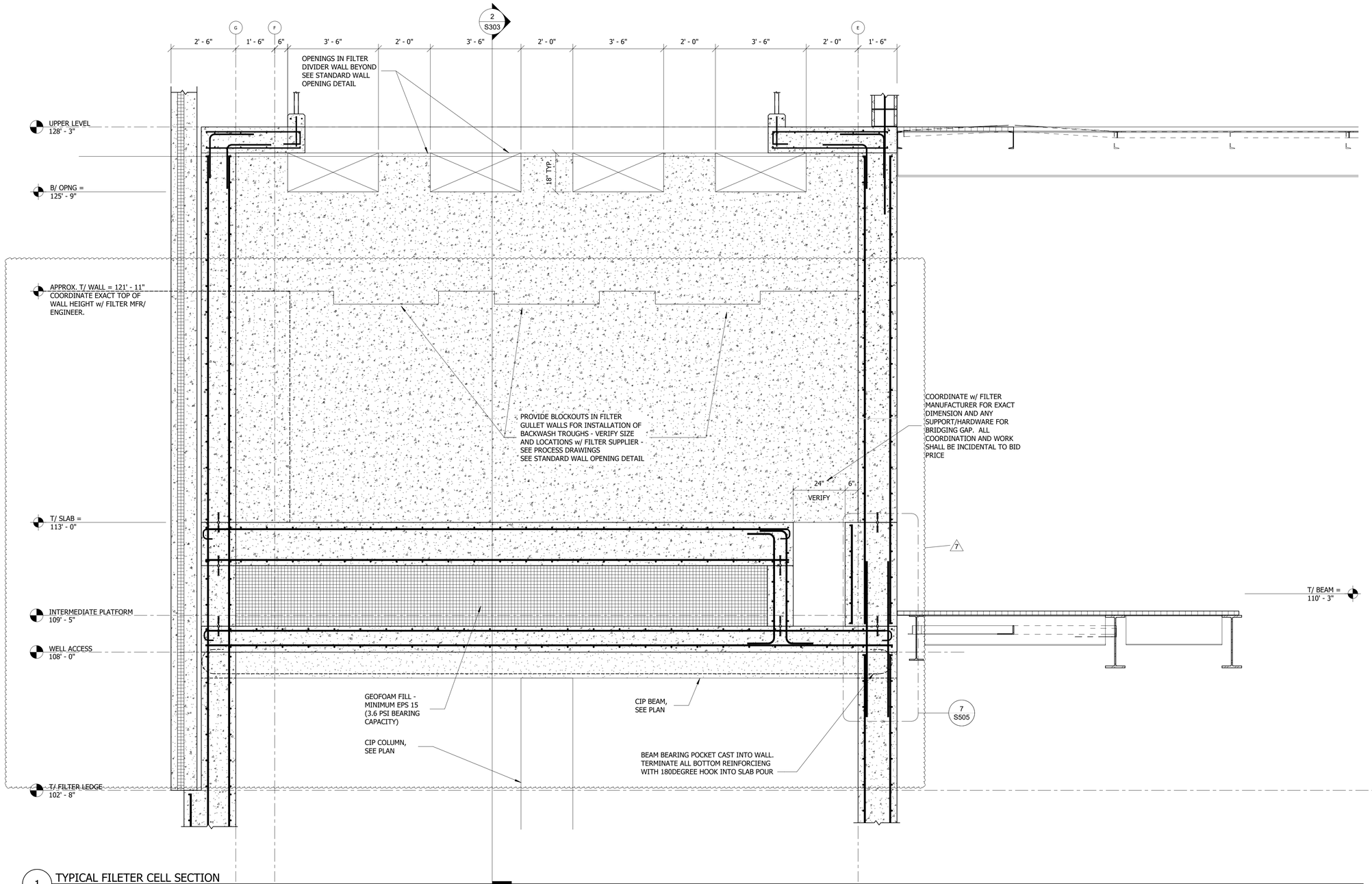
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RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY
RAMSEY, MINNESOTA
BUILDING SECTIONS

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CHECKED / APPROVED: AAO / AAO
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DRAWING: **S303**

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Layout: 22x34
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_S_V20.rvt



1 TYPICAL FILETER CELL SECTION

0 1' 2' 4'

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.

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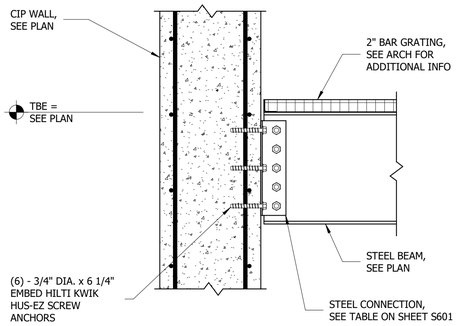
AES

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY
RAMSEY, MINNESOTA
FILTER SECTIONS

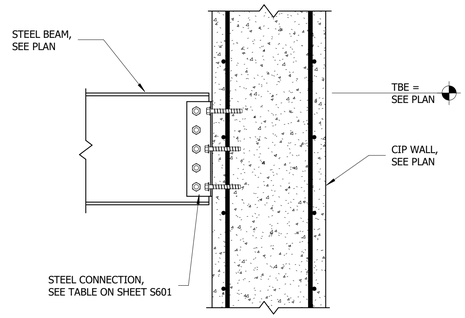
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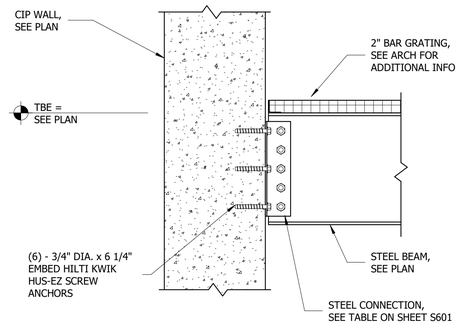
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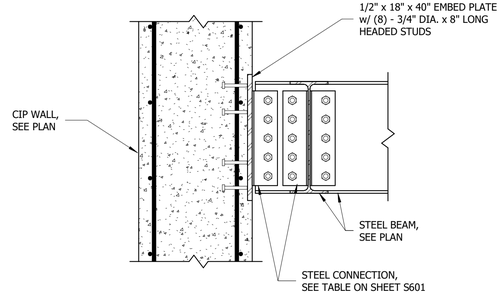
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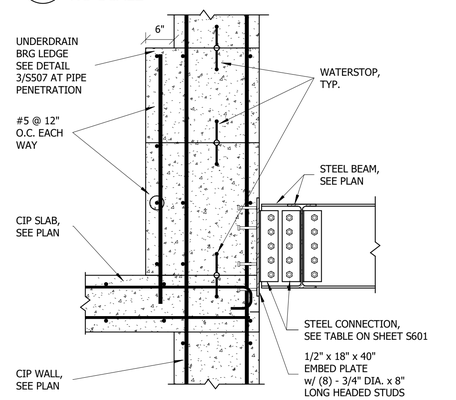
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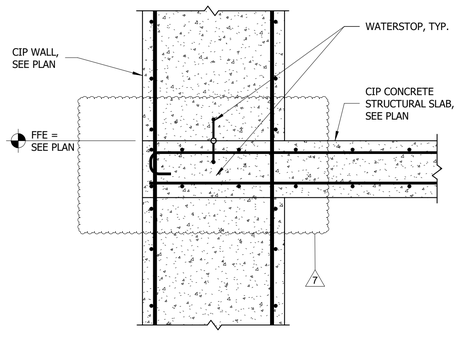
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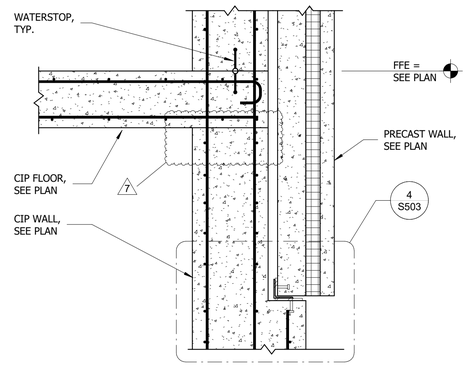
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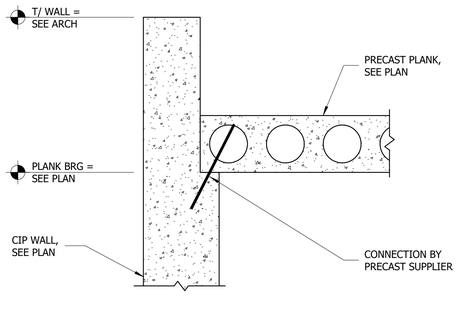
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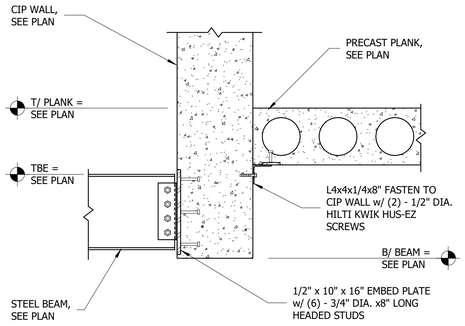
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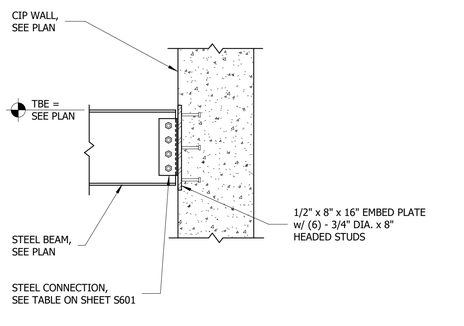
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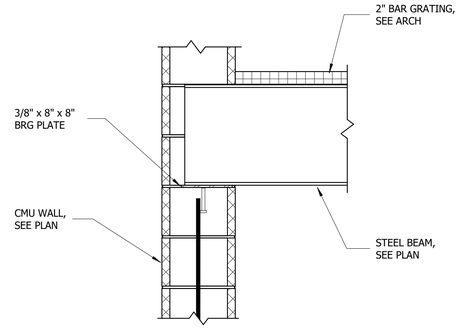
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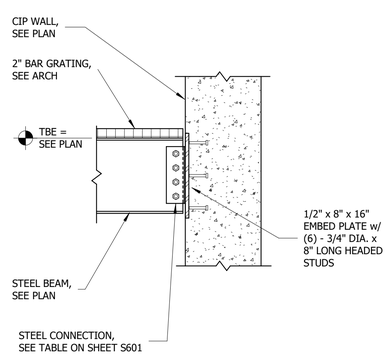
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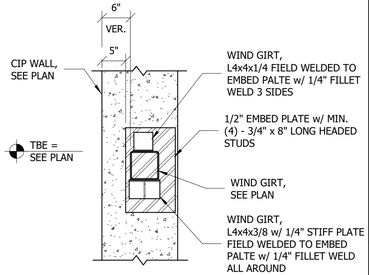
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11 DETAIL
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12 DETAIL
NO SCALE



13 DETAIL
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SIGNATURE: Ashley Ann Olson

TYPED NAME: ASHLEY A. OLSON REG. NO. 54295

JANUARY 27, 2023

DESIGN TREE
engineering + land surveying
St. Cloud | Alexandria | Rogers
320-217-5557

SYM	DATE	DESCRIPTION	APPR.
		Revision 7	
7	Date 7	CONFORMED SET	
3	05/02/23		

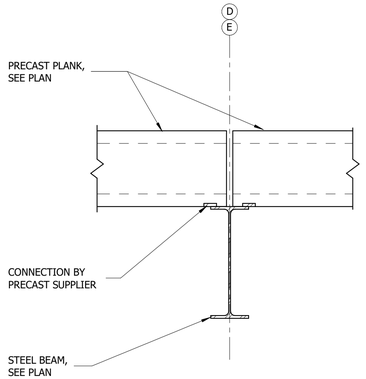
AE2S

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY
RAMSEY, MINNESOTA
DETAILS

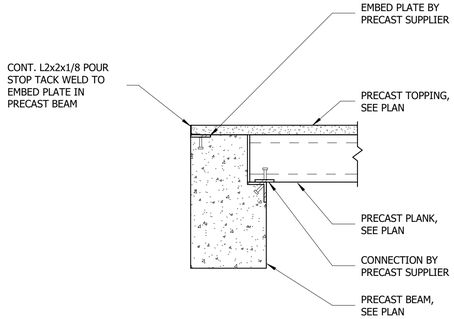
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PREPARED BY: AAO
CHECKED / APPROVED: AAO / AAO
DATE: JAN 2023
PROJECT NUMBER: 05434-2020-002
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2/23/2024 9:48:19 AM

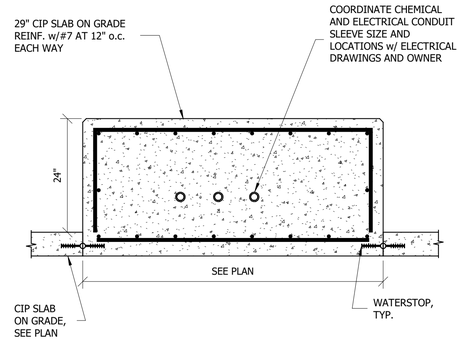
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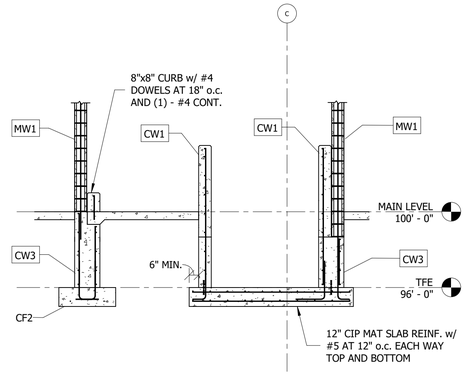
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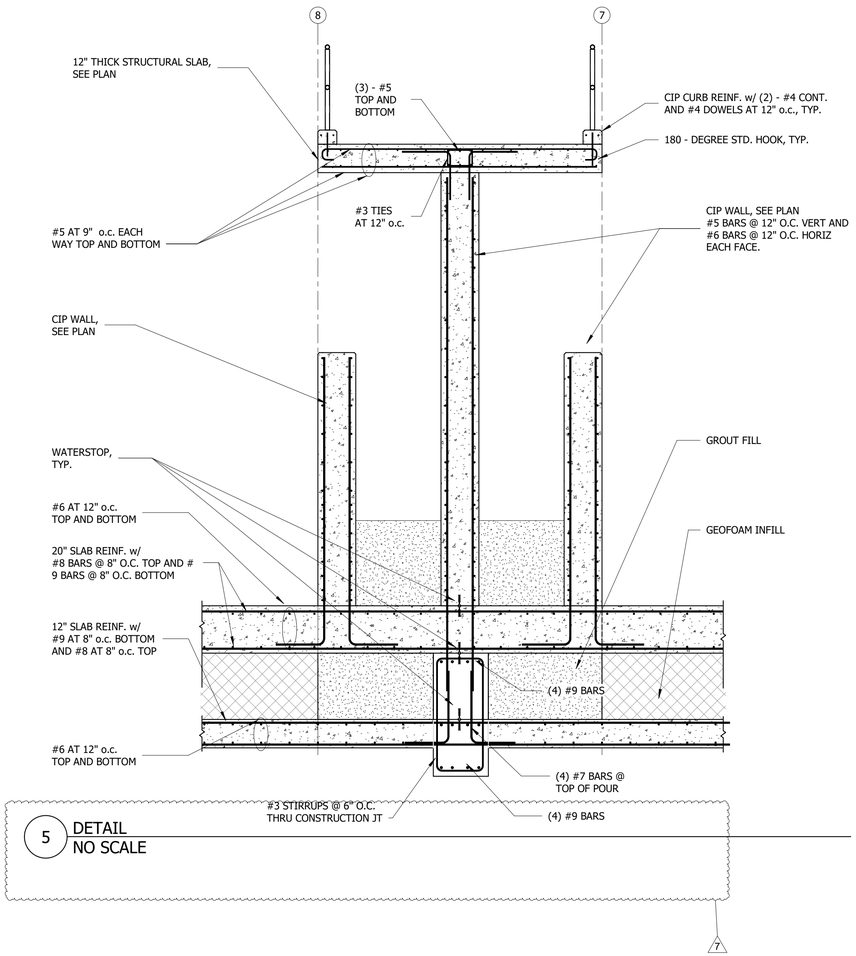
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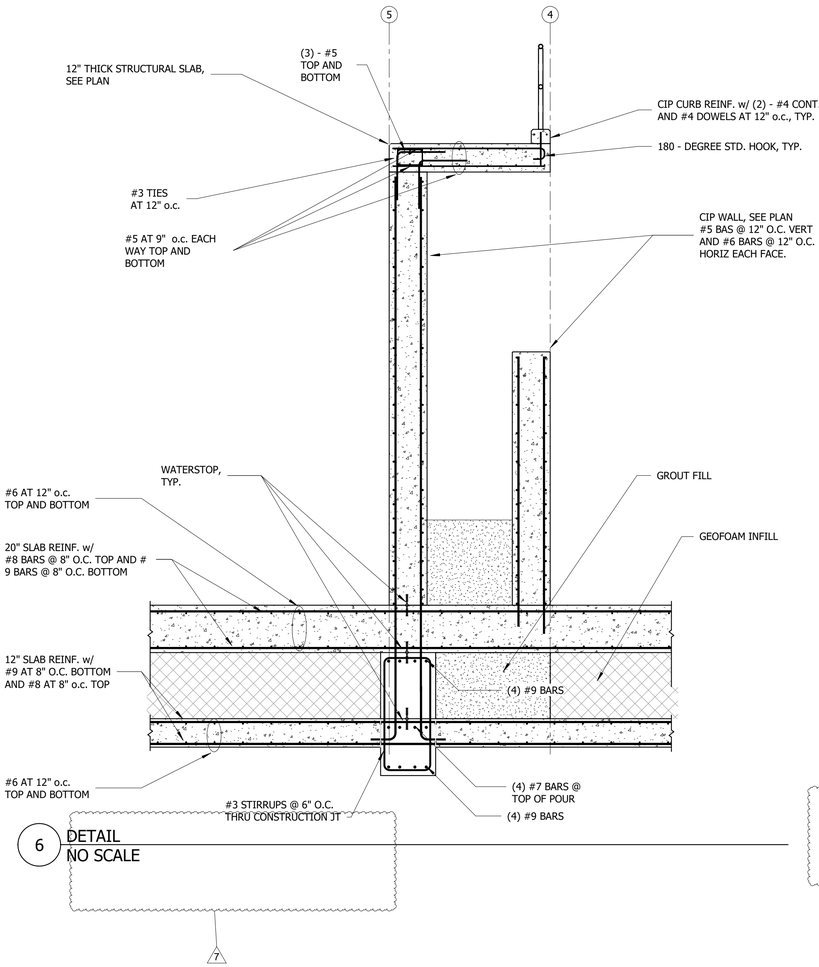
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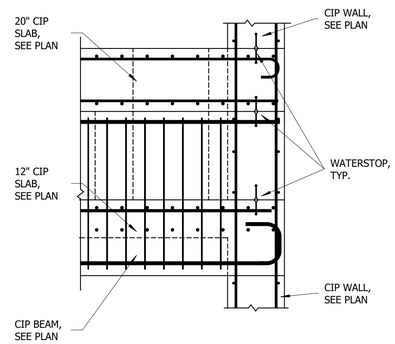
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NO SCALE



5 DETAIL
NO SCALE



6 DETAIL
NO SCALE



7 DETAIL
NO SCALE

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TYPED NAME: ASHLEY A. OLSON

JANUARY 27, 2023

REG. NO. 54295

SYM	DATE	DESCRIPTION	APPR.
7	Date 7	Revision 7	
3	05/02/23	CONFORMED SET	

DESIGN TREE
engineering + land surveying
St. Cloud | Alexandria | Rogers
320-217-5557

AE2S

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY
RAMSEY, MINNESOTA
DETAILS

DRAWING TYPE: CONST
PREPARED BY: AAO
CHECKED / APPROVED: AAO / AAO
DATE: JAN 2023
PROJECT NUMBER: 05434-2020-002
SHEET:
DRAWING: S505

2/23/2024 9:48:20 AM

Layout: 22x34
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_S_V20.rvt

LAP SPLICE SCHEDULE (UNCOATED GRADE 60 BARS IN CONCRETE)

CLASS 'A' TENSION LAP SPLICE

BAR SIZE	CONCRETE COMPRESSIVE STRENGTH, f'_c (PSI)							
	3,000	3,500	4,000	5,000	6,000	7,000	8,000	10,000
#3	1'-5"	1'-4"	1'-3"	1'-1"	1'-0"	0'-11"	0'-11"	0'-9"
#4	1'-10"	1'-9"	1'-7"	1'-5"	1'-4"	1'-3"	1'-2"	1'-0"
#5	2'-4"	2'-2"	2'-0"	1'-10"	1'-8"	1'-7"	1'-5"	1'-3"
#6	2'-9"	2'-7"	2'-5"	2'-2"	2'-0"	1'-10"	1'-9"	1'-6"
#7	4'-1"	3'-9"	3'-6"	3'-2"	2'-11"	2'-8"	2'-6"	2'-3"
#8	4'-7"	4'-3"	4'-0"	3'-7"	3'-3"	3'-0"	2'-10"	2'-6"
#9	5'-2"	4'-10"	4'-6"	4'-1"	3'-8"	3'-5"	3'-3"	2'-10"
#10	5'-9"	5'-4"	5'-0"	4'-6"	4'-1"	3'-9"	3'-7"	3'-2"
#11	6'-4"	5'-11"	5'-6"	5'-0"	4'-6"	4'-2"	3'-11"	3'-6"

CLASS 'B' TENSION LAP SPLICE

BAR SIZE	CONCRETE COMPRESSIVE STRENGTH, f'_c (PSI)							
	3,000	3,500	4,000	5,000	6,000	7,000	8,000	10,000
#3	1'-10"	1'-8"	1'-7"	1'-5"	1'-4"	1'-3"	1'-2"	1'-0"
#4	2'-5"	2'-3"	2'-1"	1'-11"	1'-9"	1'-7"	1'-6"	1'-4"
#5	3'-0"	2'-10"	2'-7"	2'-4"	2'-2"	2'-0"	1'-10"	1'-8"
#6	3'-7"	3'-4"	3'-1"	2'-10"	2'-7"	2'-5"	2'-3"	2'-0"
#7	5'-3"	4'-10"	4'-7"	4'-1"	3'-9"	3'-5"	3'-3"	2'-11"
#8	6'-0"	5'-7"	5'-3"	4'-8"	4'-3"	3'-11"	3'-9"	3'-3"
#9	6'-9"	6'-3"	5'-11"	5'-3"	4'-10"	4'-5"	4'-2"	3'-8"
#10	7'-6"	6'-11"	6'-6"	5'-10"	5'-4"	4'-11"	4'-8"	4'-1"
#11	8'-3"	7'-8"	7'-2"	6'-5"	5'-10"	5'-5"	5'-1"	4'-6"

CIP CONCRETE LAP SPLICE SCHEDULE NOTES:

1. THESE TABLES ARE BASED ON THE FOLLOWING ASSUMPTIONS:
   A. UNCOATED GRADE 60 REBAR IN GROUTED CONCRETE
   B. CLEAR SPACING OF BARS ≥ d_b
   C. CLEAR COVER ≥ d_b
   D. STIRRUPS OR TIES PROVIDED THROUGHOUT DEVELOPMENT LENGTH MINIMUM ≥ OR
      a. CLEAR SPACE OF BARS ≥ 2*d_b
      b. CLEAR COVER ≥ d_b
2. FOR OTHER CASES, MULTIPLY LENGTHS SHOWN BY 1.5
3. TOP BAR SPLICES:
   A. TOP BARS ARE SUCH THAT 12" OR MORE OF FRESH CONCRETE IS CAST BELOW THE SPLICE OR DEVELOPMENT LENGTH
   B. MULTIPLY LENGTHS SHOWN BY 1.3
4. FOR LIGHTWEIGHT CONCRETE, MULTIPLY LENGTHS SHOWN BY 1.3
5. FOR HIGHER GRADE STEEL, MULTIPLY LENGTHS SHOWN BY A RATIO OF HIGHER F_Y (KSI) OVER 1,160 (KSI). ALL OTHER FACTORS LISTED STILL APPLY.
6. FOR COMPRESSION LAP SPLICE, USE GREATER OF:
   A. (0.0009*F_Y - 24)*d_b
   B. 0.0005*F_Y*d_b
7. ABBREVIATED TERMS:
   A. d_b = BAR DIAMETER
   B. F_Y = YIELD STRENGTH OF REBAR
8. ALL REBAR LAP SPLICES SHALL BE 'CLASS B' UNLESS NOTED OTHERWISE ON PLAN.

SPREAD FOOTING SCHEDULE

MARK	FOOTING SIZE	BOTTOM REINFORCEMENT	TOP REINFORCEMENT	COMMENTS
F5.0	5'-0" x 5'-0" x 1'-0"	(4) - #5 EACH WAY	N/A	
F9.0	9'-0" x 9'-0" x 1'-10"	(9) - #6 EACH WAY	N/A	

SPREAD FOOTING SCHEDULE NOTES:

1. SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS UNLESS NOTED OTHERWISE ON PLAN.
2. SEE GENERAL NOTES ON SHEET S001 FOR ADDITIONAL REQUIREMENTS.
3. SEE SCHEDULE ON SHEET S601 FOR REBAR LAP SPLICES FOR COATED AND UNCOATED REBAR.

CONTINUOUS FOOTING SCHEDULE

MARK	FOOTING SIZE	CONTINUOUS REINFORCEMENT	TRANSVERSE REINFORCEMENT	COMMENTS
CF1	2' - 0" x 12"	(2) - #5	--	
CF2	3' - 0" x 12"	(3) - #5	#5 AT 12" o.c.	

CONTINUOUS FOOTING SCHEDULE NOTES:

1. CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS UNLESS NOTED OTHERWISE ON PLAN.
2. SEE GENERAL NOTES ON SHEET S001 FOR ADDITIONAL REQUIREMENTS.
3. SEE SCHEDULE ON SHEET S601 FOR REBAR LAP SPLICES FOR COATED AND UNCOATED REBAR.
4. ALL REINFORCING IN BOTTOM OF FOOTING UNLESS NOTED OTHERWISE.

CMU JAMB SCHEDULE

MARK	JAMB LENGTH	VERTICAL REINFORCEMENT	TERMINATING VERTS	TERMINATING LOCATIONS	COMMENTS
MJ1	1' - 4"	(2) - #5	--	--	
MJ2	2' - 8"	(3) - #5	--	--	
MJ3	0' - 8"	(1) - #5	--	--	

TYPICAL LAP SPLICE SCHEDULE (UNCOATED GRADE 60 IN CMU WALLS)

TENSION LAP SPLICE FOR STRAIGHT BARS

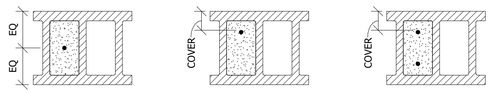
BAR SIZE	COMPRESSIVE STRENGTH, f'_M = 2,000 PSI						
	6" CMU	8" CMU		10" CMU		12" CMU	
	CENTER	CENTER	EDGE	CENTER	EDGE	CENTER	EDGE
#3	12"	12"	13"	12"	13"	12"	13"
#4	16"	12"	22"	12"	22"	12"	22"
#5		18"	35"	15"	35"	13"	35"
#6		34"	64"	27"	64"	22"	64"
#7				37"	87"	30"	87"
#8						46"	131"
#9							
#10							
#11							

TENSION LAP SPLICE FOR DOWELS WITH STANDARD HOOK

BAR SIZE	COMPRESSIVE STRENGTH, f'_M = 2,000 PSI						
	6" CMU	8" CMU		10" CMU		12" CMU	
	CENTER	CENTER	EDGE	CENTER	EDGE	CENTER	EDGE
#3	12"	12"	12"	12"	12"	12"	12"
#4	10"	12"	17"	12"	17"	12"	17"
#5		12"	28"	12"	28"	12"	28"
#6		26"	56"	19"	56"	14"	56"
#7				27"	77"	21"	77"
#8						34"	120"
#9							
#10							
#11							

CMU LAP SPLICE SCHEDULE NOTES:

1. THESE TABLES ARE BASED ON THE FOLLOWING ASSUMPTIONS:
   A. UNCOATED GRADE 60 REBAR IN GROUTED CMU WALLS AND BOND BEAMS
   B. MASONRY CLEAR COVER AT EDGE CONDITION: 2"
   C. DOWEL SPLICE REDUCED BY 11.25*d_b
2. FOR EPOXY COATED BARS, MULTIPLY LENGTHS SHOWN BY 1.5
3. ABBREVIATED TERMS:
   A. d_b = BAR DIAMETER
   B. f'_m = CMU ASSEMBLY COMPRESSIVE STRENGTH
   C. SEE BELOW FOR REBAR PLACEMENT INFORMATION



CENTER | **EDGE - ONE FACE** | **EDGE - EACH FACE**

CIP CONCRETE PIER SCHEDULE

MARK	SIZE	VERTICAL REINFORCEMENT	TIE REINFORCEMENT	COMMENTS
P1	18" x 18"	(4) - #6	#3 AT 12" o.c.	
P2	24" x 24"	(8) - #6	#3 AT 12" o.c.	

CIP CONCRETE PIER SCHEDULE NOTES:

1. SEE GENERAL NOTES ON SHEET S001 FOR ADDITIONAL REQUIREMENTS.
2. SEE SCHEDULES ON SHEET S601 FOR REBAR LAP SPLICES FOR COATED AND UNCOATED REBAR.
3. REFER TO DRAWINGS FOR TOP OF PIER ELEVATIONS.
4. PIERS SHALL BE LOCATED AT COLUMN CENTERLINE UNLESS NOTED OTHERWISE ON PLAN AND DETAILS.
5. DOWEL PIER TO FOOTING WITH BARS MATCHING SIZE AND LOCATION OF VERTICAL REINFORCEMENT UNLESS NOTED OTHERWISE ON PLAN.

CIP CONCRETE COLUMN SCHEDULE

MARK	COLUMN SIZE	VERTICAL REINFORCEMENT	TIE REINFORCEMENT	COMMENTS
CC1	24" x 24"	(8) - #8	#4 AT 12" o.c.	

CIP CONCRETE COLUMN SCHEDULE NOTES:

1. SEE GENERAL NOTES ON SHEET S001 FOR ADDITIONAL REQUIREMENTS.
2. SEE SCHEDULES ON SHEET S601 FOR REBAR LAP SPLICES FOR COATED AND UNCOATED REBAR.
3. DOWEL COLUMN TO FOOTING WITH BARS MATCHING SIZE AND LOCATION OF VERTICAL REINFORCEMENT UNLESS NOTED OTHERWISE ON PLAN.
4. COLUMNS SHALL BE CENTERED ON GRID LINES UNLESS NOTED OTHERWISE.

CMU LINTEL SCHEDULE

MARK	BOND BEAM DEPTH	BOTTOM REINFORCEMENT	TOP REINFORCEMENT	TIE REINFORCEMENT	COMMENTS
ML1	24"	(2) - #5	--	--	

CIP CONCRETE WALL SCHEDULE

MARK	WALL THICKNESS	VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT	REINFORCEMENT LOCATION	COMMENTS
CW1	8"	#4 AT 12" o.c.	#4 AT 12" o.c.	CENTER	
CW2	12"	#5 AT 18" o.c.	#5 AT 12" o.c.	EACH FACE	
CW3	16"	SEE PLAN	SEE PLAN	SEE PLAN	
CW4	30"	SEE PLAN	SEE PLAN	SEE PLAN	
CW5	18"	SEE PLAN	SEE PLAN	SEE PLAN	
CW6	24"	SEE PLAN	SEE PLAN	SEE PLAN	
CW7	12"	SEE PLAN	SEE PLAN	EACH FACE	
CW9	22"	#6 AT 12" o.c.	#5 AT 12" o.c.	EACH FACE	
CW10	26"	SEE PLAN	SEE PLAN	SEE PLAN	
CW11	38"	SEE PLAN	SEE PLAN	SEE PLAN	

CIP CONCRETE WALL SCHEDULE NOTES:

1. SPACING OF CONSTRUCTION OR CONTROL JOINTS IN WALL EXPOSED TO VIEW SHALL NOT EXCEED 25 FEET UNLESS NOTED OTHERWISE ON DRAWINGS. LOCATE FIRST CONTROL JOINT WITHIN 15 FEET OF CORNERS. CUT THE HORIZONTAL REINFORCING AT CONTROL JOINTS IN HALF.
2. SEE GENERAL NOTES ON SHEET S001 FOR ADDITIONAL REQUIREMENTS.
3. SEE FOUNDATION AND WALL DETAILS 6 / S501, 8 / S501, & 9 / S501 FOR DETAILING AT JOINTS, CORNERS, AND INTERSECTIONS.
4. VERTICAL REINFORCING IS PRIMARY. WHEN INDICATED AS INSIDE FACE ABOVE, PLACE VERTICAL REINFORCING CLOSEST TO INSIDE (INTERIOR FACE OF WALL AND HORIZONTAL REINFORCING BEHIND THAT. WHERE CENTERED IS INDICATED ABOVE, CENTER THE VERTICAL REINFORCING AND PLACE HORIZONTAL REINFORCING ON EITHER SIDE OF THE VERTICAL BARS.
5. SEE SCHEDULES ON SHEET S601 FOR REBAR LAP SPLICES FOR COATED AND UNCOATED REBAR.
6. REFER TO ARCHITECTURAL DRAWINGS FOR VENEER SHELF ELEVATIONS AT FOUNDATION WALL.
7. PROVIDE STANDARD 90-DEGREE HOOK DOWELS BETWEEN FOUNDATIONS AND WALLS EQUAL TO THE SIZE AND SPACING OF THE VERTICAL REINFORCING UNLESS NOTED OTHERWISE. WET STICKING OF DOWELS NOT PERMITTED UNLESS APPROVED IN WRITING BY S.E.O.R.
8. SLEEVES EMBEDDED IN WALLS SHALL BE LOCATED CLEAR BETWEEN REINFORCING BARS AND SHALL MAINTAIN CLEAR SPACING EQUAL TO THE DIAMETER OF THE LARGEST SLEEVE IN ANY DIRECTION. SLEEVE GROUPS THAT DO NOT COMPLY WITH THE ABOVE REQUIREMENTS SHALL BE CONSIDERED AS AN OPENING AND REINFORCED PER NOTE #6 BELOW.
9. UNLESS NOTED OTHERWISE ON THE DRAWINGS: PROVIDE EXTRA REINFORCING ON ALL SIDES OF ALL MISCELLANEOUS WALL OPENINGS EQUAL TO ONE HALF THE INTERRUPTED REINFORCING BARS EACH SIDE BUT NOT LESS THAN 2 - #5 FOR EACH LAYER OF REINFORCEMENT. EXTEND BARS CLASS 'B' LAP LENGTH BUT NOT LESS THAN 2 FEET BEYOND EDGE OF OPENINGS. PROVIDE 2 - #4x4'-0" DIAGONAL BARS AT EACH CORNER FOR EACH LAYER OF REINFORCEMENT.

CMU WALL SCHEDULE

MARK	WALL THICKNESS	VERTICAL REINFORCEMENT	REINFORCEMENT LOCATION	COMMENTS
MW1	8"	#5 AT 48" o.c.	CENTER	
MW2	12"	#5 AT 48" o.c.	CENTER	

CMU WALL SCHEDULE NOTES:

1. WALLS SHALL BE GROUTED AT REINFORCING LOCATIONS ONLY, UNLESS NOTED OTHERWISE ON PLAN.
2. SEE DETAIL - / --- FOR TOP OF NON-LOAD BEARING CMU WALLS.
3. IN ADDITION TO THE SPECIFIED REINFORCING, PROVIDE CONTINUOUS VERTICAL BAR AT ALL CORNERS, EACH SIDE OF CONTROL JOINTS, AND AT EACH JAMB OF ALL MASONRY OPENINGS PER DETAIL - / --- . MATCH BAR SIZE IN WALL AS REQUIRED. CELLS NEED NOT HAVE MORE THAN (1) BAR PRESENT UNLESS SPECIFICALLY NOTED ON PLAN.
4. PROVIDE A CONTINUOUS BOND BEAM AT THE TOP OF ALL CMU WALLS WITH (2) - #5 BARS CONTINUOUS UNLESS NOTED OTHERWISE.
5. REINFORCING IS CONTINUOUS FROM TOP OF FOOTING TO TOP OF WALL UNLESS NOTED OTHERWISE ON PLAN AND DETAILS.
6. UNITS SHALL UTILIZE FACE SHELL MORTAR BEDDING UNLESS NOTED OTHERWISE.
7. MASONRY WALLS SHALL HAVE CONTROL JOINTS AT A MAXIMUM OF 25' - 0" UNLESS NOTED OTHERWISE. SEE ARCH DRAWINGS FOR CONTROL JOINT LOCATIONS IN CMU WALLS. SEE - / --- FOR CONTROL JOINT DETAIL.
8. CONSOLIDATE GROUT POURS OVER 12" BY MECHANICAL VIBRATION. RECONSOLIDATE GROUT IN MASONRY CELLS BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS. IF NEXT GROUT POUR WILL BE MORE THAN (1) HOUR, TERMINATE GROUP POUR 1 1/2" BELOW TOP OF MASONRY.
9. CONTRACTOR OPTION TO USE HIGH-LIFT GROUT PROCEDURES:
   A. FOR HIGH LIFT GROUTING (OVER 5' -0") CLEANOUTS ARE REQUIRED AT EVERY GROUTED CORE AT THE BASE OF EACH LIFT. IF NEXT GROUT POUR WILL BE MORE THAN (1) HOUR, TERMINATE GROUT POUR 1 1/2" BELOW TOP OF BARS.
   B. HIGH LIFT GROUT SHALL NOTE EXCEED 10' - 6" IN HEIGHT FOR #5 VERTICAL BARS, 12' - 6" IN HEIGHT FOR #6 VERTICAL BARS.
   C. THE USE OF SELF-CONSOLIDATING GROUT (SCG) SHALL NOT EXCEED 10' - 6" IN HEIGHT FOR #5 VERTICAL BARS, 12' - 6" IN HEIGHT FOR #6 VERTICAL BARS.
   D. SCG ON-SITE INSPECTION SHALL VERIFY SLUMP, FLOW, AND VISUAL STABILITY INDEX (VSI) AS DETERMINED BY ASTM C 1611.
10. PROVIDE STANDARD 90-DEGREE HOOK DOWELS BETWEEN FOUNDATIONS AND WALLS EQUAL TO THE SIZE AND SPACING OF THE VERTICAL REINFORCING UNLESS NOTED OTHERWISE. WET STICKING OF DOWELS NOT PERMITTED UNLESS APPROVED IN WRITING BY S.E.O.R.
11. PROVIDE 9 GA. LADDUR TYPE HORIZONTAL JOINT REINFORCEMENT EVERY COURSE IN STACK BOND WALLS AND EVERY OTHER COURSE IN RUNNING BOND WALLS. PROVIDE 6" MINIMUM LAP SPLICE FOR JOINT REINFORCING.
12. SEE SCHEDULE ON SHEET S601 FOR LAP LENGTHS AND REBAR IN CMU.
13. REINFORCEMENT SHALL BE PLACED PRIOR TO GROUTING. REINFORCEMENT SHALL BE SECURED AGAINST DISPLACEMENT PRIOR TO GROUTING BY WIRE POSITIONERS OR OTHER SUITABLE DEVICES AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS.
14. TOLERANCES FOR THE PLACEMENT OF REINFORCEMENT IN WALLS AND FLEXURAL MEMBERS SHALL BE:
   A. PLUS OR MINUS 1/2" FOR d EQUAL TO 8" OR LESS
   B. PLUS OR MINUS 1" FOR d EQUAL TO 24" OR LESS, BUT GREATER THAN 8"
   C. PLUS OR MINUS 1 1/4" FOR d GREATER THAN 24"
15. SEE SHEET S001 FOR INFORMATION ON CMU MATERIAL REQUIREMENTS.
16. ALL MORTAR PROTRUSIONS INTO CELLS TO BE GROUTED ARE REQUIRED TO BE REMOVED BY MASON AND ALL DEBRIS MUST BE REMOVED FROM CORE.

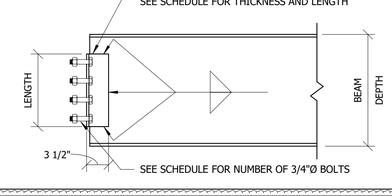
PRECAST CONCRETE WALL SCHEDULE

MARK	WALL THICKNESS	WALL TYPE	COMMENTS
PW1	12"	INSULATED PANEL	
PW2	12"	SOLID PANEL	
PW3	6"	SPANDREL PANEL	
PW5	12"	SPANDREL PANEL	

STEEL BEAM CONNECTION TABLE

BEAM SIZE	NO. OF 3/4"Ø BOLTS EACH SIDE	CONNECTION ANGLES		WELD SIZE
		THICKNESS	LENGTH	
W36	10	3/8"	2' - 5 1/2"	1/4"
W33	9	3/8"	2' - 2 1/2"	1/4"
W30	8	3/8"	1' - 11 1/2"	1/4"
W27	7	3/8"	1' - 8 1/2"	1/4"
W24	6	3/8"	1' - 5 1/2"	1/4"
W21	5	3/8"	1' - 2 1/2"	1/4"
W18	4	3/8"	0' - 11 1/2"	1/4"
W16x45 & ABOVE	4	3/8"	0' - 11 1/2"	1/4"
W16x36 & W16x40	4	5/16"	0' - 11 1/2"	1/4"
W16x31 & BELOW	4	5/16"	0' - 11 1/2"	3/16"
W14x34 & ABOVE	3	5/16"	0' - 8 1/2"	1/4"
W14x30 & BELOW	3	5/16"	0' - 8 1/2"	3/16"
W12x35 & ABOVE	3	5/16"	0' - 8 1/2"	1/4"
W12x30 & BELOW	3	5/16"	0' - 8 1/2"	3/16"
W10x30 & ABOVE	2	5/16"	0' - 5 1/2"	1/4"
W10x26 & BELOW	2	5/16"	0' - 5 1/2"	3/16"
W8x28 & ABOVE	2	5/16"	0' - 5 1/2"	1/4"
W8x24 & BELOW	2	5/16"	0' - 5 1/2"	3/16"
W6	1	5/16"	0' - 4"	3/16"

NOTES:
1. WELDS TO BE MINIMUM E70xx ELECTRODES.
2. OUTSTANDING LEG ELEMENTS OF CONNECTION ANGLES MAY BE REDUCED TO 3" WHEN BEAM FRAMES INTO W8 COLUMN WEB.
3. MATERIAL PROPERTIES:
   A. STEEL BEAMS: ASTM A992
   B. STEEL CONNECTION ANGLES: ASTM A36
   C. HIGH STRENGTH BOLTS: A325N



CIP CONCRETE BEAM SCHEDULE

MARK	BEAM DEPTH	BOTTOM REINFORCEMENT	TOP REINFORCEMENT	TIE REINFORCEMENT	COMMENTS
CB1	24" x 52"	(4) - #9	(4)- #9	#5 AT 6" o.c.	ADD (4) #7 MIDHT

CIP CONCRETE BEAM SCHEDULE NOTES:

1. CONTINUE ALL HORIZONTAL REINFORCING A MINIMUM OF 24" BEYOND EDGE OF CIP OPENING. IF LENGTH IS NOT VIABLE, HOOK BARS INTO JAMB.
2. SEE GENERAL NOTES ON SHEET S001 FOR ADDITIONAL REQUIREMENTS.
3. LINTELS IN NON-BEARING CIP WALLS NOT INDICATED ON PLAN ARE 'CL_', UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL CIP WALL OPENING DIMENSIONS.
5. SEE DETAIL 1/S502 FOR OPENING REQUIREMENTS IN CIP WALL.

CIP CONCRETE LINTEL SCHEDULE

MARK	BEAM DEPTH	BOTTOM REINFORCEMENT	TOP REINFORCEMENT	TIE REINFORCEMENT	COMMENTS
CL1	16" x 24"	(4) - #6	N/A	#4 AT 12" o.c.	
CL2	24" DEEP	(4) - #6	N/A	#4 AT 12" o.c.	

CIP CONCRETE LINTEL SCHEDULE NOTES:

1. CONTINUE ALL HORIZONTAL REINFORCING A MINIMUM OF 24" BEYOND EDGE OF CIP OPENING. IF LENGTH IS NOT VIABLE, HOOK BARS INTO JAMB.
2. SEE GENERAL NOTES ON SHEET S001 FOR ADDITIONAL REQUIREMENTS.
3. LINTELS IN NON-BEARING CIP WALLS NOT INDICATED ON PLAN ARE 'CL_', UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL CIP WALL OPENING DIMENSIONS.
5. SEE DETAIL 1/S502 FOR OPENING REQUIREMENTS IN CIP WALL.

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.

SIGNATURE: Ashley Ann Olson

TYPED NAME: ASHLEY A. OLSON REG. NO. 54296

JANUARY 27, 2023

SYM	DATE	DESCRIPTION	APPR.
7	Date 7	Revision 7	
3	05/02/23	CONFORMED SET	

DESIGN TREE engineering + land surveying
St. Cloud | Alexandria | Rogers
320-217-5557

AE2S

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY
RAMSEY, MINNESOTA
SCHEDULES

DRAWING TYPE: CONST
PREPARED BY: AAO
CHECKED / APPROVED: AAO / AAO
DATE: JAN 2023
PROJECT NUMBER: 05434-2020-002
SHEET:
DRAWING: S601

2/23/2024 9:48:26 AM

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

RESOLUTION #24-103

RESOLUTION APPROVING CONSTRUCTION CONTINGENCY EXPENSE NO. 4 FOR IMPROVEMENT PROJECT #21-09, CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, a contract was awarded to Magney Construction, Inc. in the amount of $31,528,500.00 for construction of a centralized Water Treatment Plant and an amendment was accepted from Advanced Engineering and Environmental Services in the amount of $225,100.00 for additional construction phase services for the Water Treatment Plant, and

WHEREAS, the project includes a general construction contingency cost in the amount of $950,000 to pay for new items during construction that were not contemplated during the design process, or for items that the owner, engineer, or contractor(s) propose to revise during construction; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-226 adopted September 26, 2023, Construction Contingency Expense No. 1 was approved in the amount of $76,446.53; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-277 adopted November 14, 2023, Construction Contingency Expense No. 2 was approved in the amount of $135,654.02; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-073 adopted March 12, 2024, Construction Contingency Expense No. 3 was approved in the amount of $99,095.63; and

WHEREAS, AE2S has identified additional items requiring adjustments during construction under Construction Contingency Expense No. 4 in the amount of $102,023.36.

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

1) The City Administrator is hereby authorized and directed to execute Construction Contingency Expense No. 4 for Improvement Project #21-09 in the amount of $102,023.36 for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative:

Information

Title

Adopt Resolution #24-104, Accepting Proposal for Office Build out for Community Development

Purpose/Background:

The Community Development Department received a proposal from Intereum to build two (2) work stations to be utilized by the Rental Housing Inspector and the Code Enforcement Officer. The two positions work closely together and will, at times, assist each other with duties. The two work stations will share an office space. The proposal is attached for City Council review.

The proposed cost is $6,806.27 which includes two work stations, product delivery and installation. The materials are back-ordered about 6 weeks; therefore, the office set up should be completed by mid-June. Ms. Verbeek will remain in the Planning Assistant work station until completion. The new planning assistant should be hired by July 1, 2024.

Notification:

Not Applicable

Observations/Alternatives:

City Council could approve or deny the resolution.

Funding Source:

The cost will be covered by the Public Facilities Fund.

Recommendation:

Staff recommends the adoption of Resolution #24-104.

Action:

Motion to approve Resolution #24-104

Attachments

Res #24-104

Intereum Proposal

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 03:00 PM
Form Started By: Stephanie Hanson		Started On: 04/03/2024 01:01 PM
Final Approval Date: 04/04/2024		

Councilmember_____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-104

RESOLUTION APPROVING INTEREUM PROPOSAL FOR THE MATERIALS, DELIVERY AND INSTALLATION OF TWO OFFICE SPACES WITHIN THE COMMUNITY DEVELOPMENT DEPARTMENT

WHEREAS, Intereum submitted a proposal for the materials, delivery and installation of two work stations located within the Community Development Department; and

WHEREAS, the work stations will be utilized by the Planning Division for the two inspectors on staff; and

WHEREAS, the funding source will be the Public Facilities Fund.

NOW, THEREFORE BE IT RESOLVED, that the City of Ramsey City Council approves the proposal of two work stations for the Community Development Department, in the amount of $6,807.27, to be funded through the Public Facilities Fund.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Intereum

Proposal

Corporate
9800 8th Avenue North
Plymouth, MN 55441
Phone: 763-417-3300
www.intereum.com

Quote/Order	101032
Project #	
Date	03/26/2024
Payment Terms	NET 15
Page	1 of 4

TO
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

ATTN: Accounts Payable
Email: accountspayable@cityoframsey.com

SHIP TO
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

ATTN: Dan Bray
Phone: 763-286-1294
Email: DBray@ci.ramsey.mn.us

Project Description: City of Ramsey - Community Development

Project Team:
Sales, Tony Bachman, tbachman@intereum.com, 763-417-3324
Corporate Account Manager, Sarah Hoppe, shoppe@intereum.com, 763-417-3362
Designer, Kimiko, ,
Project Manager, Karlene Wald, kwald@intereum.com, 763-248-1905
Account Coordinator, Diandra Petrone, dpetrone@intereum.com, (612) 946-1849

Group	Quantity	Description	Unit	Extended Amount
Installation	1.0	To Deliver, Receive, & Install during normal business hours.	$986.55	$986.55

Individual Items	$5,819.72

Line	Quantity	Catalog Number/Description	Unit	Extended Amount
1	2.00	MillerKnoll Y2091.L--LBF-LBF +Crn Wedge,Sq-Edge Lam Top/TP Edge LBF:+neutral twill LBF:+neutral twill Tag: Desks ANR482	$80.04	$160.08
2	2.00	MillerKnoll FT199. +Cable Management Trough Tag: Desks ANR482	$30.69	$61.38
3	2.00	MillerKnoll FT29B.2 +Surface Ganging Bracket,pair Tag: Desks ANR482	$18.91	$37.82

Intereum

Proposal

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Page	2 of 4

4	2.00	MillerKnoll FTS10.3054LS--LBF-LBF +Rect Surf,sq-edge,30" d,54" w,high-pressure lam top/ thermoplastic edge,no brackets, for freestd or use w/ low crdnz LBF:+neutral twill LBF:+neutral twill Tag: Desks ANR482	$195.92	$391.84
5	2.00	MillerKnoll FTS10.3072LS--LBF-LBF +Rect Surf,sq-edge,30" d,72" w,high-pressure lam top/ thermoplastic edge,no brackets, for freestd or use w/ low crdnz LBF:+neutral twill LBF:+neutral twill Tag: Desks ANR482	$251.72	$503.44
6	6.00	MillerKnoll FV2E2.S30FL--LBF +Closed Support Leg,for Sq-Edge Surface, 30"D,Fxd Hght, Lam LBF:+neutral twill Tag: Desks ANR482	$128.96	$773.76
7	2.00	MillerKnoll FV696.39 +Stiffener, 38 5/8W Tag: Desks ANR482	$30.69	$61.38
8	2.00	MillerKnoll FV697.72FH--LT @Modesty Pnl,72" w,full modesty pnl,high-pressure lam w/ thermo edge LT:+light tone Tag: Desks ANR482	$335.11	$670.22
9	2.00	MillerKnoll	$33.58	$67.16

Intereum

Proposal

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Plymouth, MN 55441
Phone: 763-417-3300
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Quote/Order	101032
Project #	
Date	03/26/2024
Payment Terms	NET 15
Page	3 of 4

		Y5010.--MT +Drw,Pencil 21W 16D MT:+medium tone Tag: Freestanding Storage ANR482		
10	2.00	MillerKnoll LW100.20BBF--SB-SS-MT-KD-1F-3M +Ped W-Pull,Freestd 20D B/B/F SB:+full-extension ball-bearing SS:+smooth paint on smooth steel MT:+medium tone KD:+keyed differently, black 1F:+standard height 3M:+drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer Tag: Freestanding Storage ANR482	$287.51	$575.02
11	2.00	MillerKnoll PIA1B327AA--AJ-BK-36505-BB-235-11 +Verus Wk Chair, Assembled,Interweave 2 suspension back,standard-height range,synchronous w/ tilt limiter & seat angle,fully adj arms,adj seat depth,not fire retardant AJ:+adjustable lumbar with sacral support BK:+black base/black frame 36505:+slate BB:+2 1/2" hard caster, black yoke, carpet only 235:+tailored-Pr Cat 1 11:+tailored graphite Tag: Optional Task Chairs ANR482	$624.75	$1,249.50
12	1.00	Middle Atlantic Products Inc 25DTP-4-- Power Pole with 2-Duplexes, 10'-5" :IVORY Tag: Power Pole Quote:20595806	$234.62	$234.62
13	1.00	Middle Atlantic Products Inc Freight	$457.50	$457.50

Intereum

Proposal

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Quote/Order	101032
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Page	4 of 4

		Middle Atlantic Freight Tag: Power Pole Quote:20595806		
14	6.00	Intereum Technical Services TECH Designer Technical Services Tag: Services	$96.00	$576.00

Sub Total:	$6,806.27
EXEMPT_GOVERNMENT SALES	$0.00
GRAND TOTAL:	**$6,806.27**

*This proposal reflects current list pricing per vendor/manufacturer as of the date of this proposal.

**Product leadtimes can vary by manufacturer and with disruptions in the global supply chain and a reduced manufacturing labor pool, leadtimes are extended. Proactively placing this order will allow our manufacturers to allocate components, parts, and production capacity to manage shipments and increase the chance of maintaining the current schedule and timeline.

In acknowledgment of Agreement the BUYER, _____
and INTEREUM, INC. have had this Agreement signed by their duly authorized officers.

Buyer

_____
(Print) Name and Title

_____
Signature Date

INTEREUM, INC.

_____
(Print) Name and Title

_____
Signature Date

CC Regular Session

Meeting Date: 04/09/2024

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

Information

Title:

Adopt Resolution #24-081 Approving Purchase Agreement and Right of Re-Entry Agreement for 6591 141st Avenue NW; Blanery LLC (portions of the meeting may be closed to the public)

Purpose/Background:

The purpose of this case is to consider an EDA recommendation to the City Council to sell 6591 141st Avenue NW (approximately 0.95 acres) to Blanery LLC (the "Developer") to construct a minimum 8,500 SF, two-level auto body shop with offices above.The City Council may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the City Council chooses to enter into closed session, the statute and reason above needs to be referenced along with the address (6591 141st Avenue NW Ramsey, MN 55303), legal description (a portion of the N 200 feet of the South Half of Southeast Quarter of Section 27, Township 32, Range 25) and the Anoka County Tax ID number27-32-25-44-0003.

This property was acquired by TIF/CDBG Funds for redevelopment in 2006 for $211,200. CDBG funds were used to demolish the building and grub trees in 2007-8. The property is listed for $105,000 and the Buyer's offer is for the full sale price. It should be noted that there is a monitoring well on the SW corner of the property that cannot be moved which also factors into the sales price of $2.54/SF. The proposed 8,500 SF, two-level building will maximize the development of the site. The proposed use of auto body repair and office is allowed in the I-1 zoning district with a conditional use permit. Planning Staff has reviewed the preliminary site plan and generally supports the site layout. The purchase price is at the top of the "Deal Range" which is the full asking price for this parcel.

Notification:

None required

Time Frame/Observations/Alternatives:

This site has been marketed since the demolition of the building in 2007. Staff has received interest from adjacent land-owners and others over the past 15 years but nothing has moved forward to the level of an executed purchase agreement. Staff is supportive of this business use in this location and the developer is committed to screening the site where required.

The sale of this property will bring this property back onto the tax rolls. Staff has estimated the tax-assessed value to be approximately 1.4M when completed, which results in approximately $36,000 in annual total property taxes, $10,000 being collected by the City. Expected job creation on the site is estimated to be 6 FT employees at the body shop and an additional 15 PT employees utilizing the offices upstairs. This is a solid project that results in the creation of tax base and jobs which is the mission of the EDA.

Aliaksandr Blashchanitsa from Blanery LLC will be in attendance to provide more details relating to the proposed project and to answer questions the City Council may have.

Project Highlights

Project Description - 8,500 SF Auto Body Shop / Office

Job Creation - 6 FT Employees at Body Shop up to 15 additional PT employees in the upstairs offices
Tax Assessed Valuation (Estimate) - 1.4M
Annual Property Tax (Estimate) - $36,000
Annual Property Tax - City Portion (Estimate) - $10,000
Zoning - I-1. Conditional Use Permit required.

Key Purchase Agreement Terms
Buyer - Blanery LLC
Seller - City of Ramsey
Property Address - 6591 141st Avenue NW Ramsey, MN 55303
Legal Description - Unplatted
PID# - 27-32-25-44-0003
Acres - Approximately 0.95 acres
Purchase Price - $2.54/SF
Earnest Money - Earnest Money of $10,000.00 will be held by Land Title, Inc. upon full execution of Purchase Agreement. Said deposit would be refundable to Buyer in the event that a Notice to Proceed is not given by the Buyer at the end of the Inspection Period.
Commission - This was a City Generated lead from the City MNCAR Listing with ACRED. The City has negotiated a 3.5% commission ($3,675) for the Buyer's Agent (Excelsior Realty)
Inspection Period - Buyer shall have one hundred eighty (180) days following Effective Date to investigate property.
Right of Re-entry - Within 12 months from the Closing Date, the Buyer shall have completed construction of a minimum 8,500 SF Auto Body Shop with Upstair Offices and have obtained a Certificate of Occupancy. 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.
Closing - Closing shall take place 30 days after Buyer delivers Notice to Proceed to Seller. Two (2) additional Sixty (60) day extensions will be granted with each extension requiring a $10,000 earnest money deposit that is nonrefundable but applicable to the purchase price.

Alternatives include:
1) Adopt Resolution #24-081 Approving Purchase Agreement and Right of Re-Entry Agreement for 6591 141st Avenue NW with Blanery LLC (as presented); subject to City Attorney review.
2) Adopt Resolution #24-081 Approving Purchase Agreement and Right of Re-Entry Agreement for 6591 141st Avenue NW with Blanery LLC (with changes); subject to City Attorney review.
3) Something else.

Funding Source:
N/A. There is no assistance being provided.

Recommendation:
The EDA met on March 14, 2024 and voted unanimously to recommend the City Council Adopt Resolution #24-081 Approving Purchase Agreement and Right of Re-Entry Agreement for 6591 141st Avenue NW with Blanery LLC (as presented); subject to City Attorney review.

Outcome/Action:
Motion to Adopt Resolution #24-081 Approving Purchase Agreement and Right of Re-Entry Agreement for 6591 141st Avenue NW with Blanery LLC (as presented); subject to City Attorney review.

Attachments

Site Location Map

ACTION - Resolution #24-081
ACTION - Draft Purchase Agreement
ACTION - Draft RORE Blanery
Reference- LOI Blanery LLC - Auto Body
Reference - DRAFT EDA Minutes 3-14

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/21/2024 09:30 AM
Form Started By: Sean Sullivan		Started On: 03/14/2024 09:18 AM
Final Approval Date: 03/21/2024		

Site Location Map - Blanery LLC



Parcel Information:
27-32-25-44-0003
6591 141ST AVE NW
RAMSEY
MN 55303
Plat:

Approx. Acres: 0.95105487
Commissioner: MATT LOOK

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

Sean Sullivan | 1:1,200 | Date: 2/21/2024

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

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

RESOLUTION #24-081

RESOLUTION APPROVING PURCHASE AGREEMENT AN RIGHT OF RE-ENTRY AGREEMENT FOR 6591 141ST AVE NW: BLANERY LLC

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

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of real property legally described in Exhibit A, attached hereto (the "Property") to **Blanery LLC, a Minnesota limited liability company** and/or its assigns (the "Buyer"); and

WHEREAS, the City acquired the Property in 2006, demolished it in 2008 and has marketed the site for over 16 years; and

WHEREAS, the City and the Buyer have negotiated a purchase price of $105,000 on +/- 0.95 acres (41,382 square feet) as outlined in Exhibit A (the "Purchase Price"). The per square foot cost is $2.54; and

WHEREAS, Blanery LLC proposes to construct a minimum 8,500 square foot auto body repair / office building on the Property; and

WHEREAS, the City hereby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, a Right of Re-Entry Agreement will be recorded at the closing of this land transaction; and

WHEREAS, the Buyer is a company that is active and in good standing as documented in the Office of the Secretary of State as of March 14, 2024.

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

1) The City Council authorizes the City Administrator and Mayor to execute the Purchase Agreement and Right of Re-Entry Agreement with Blanery, LLC; subject to City Attorney review

2) That the City hereby authorizes the sale of the Property to Blanery LLC, a Minnesota limited liability company and/or its assigns, for $105,000 on +/- 0.95 acres (41,382 square feet) as outlined in Exhibit A (the "Purchase Price") subject to contingencies included in the Purchase Agreement. The per square foot cost is $2.54; subject to City Attorney review

3) That the City Council hereby authorizes the City Administrator and Mayor to sign any

and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements; subject to City Attorney review

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A
Legal Description of the Property

All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

Anoka County PID Number: 27-32-25-44-0003

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Blanery LLC**, a Minnesota Limited Liability Company ("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 _____**, 2024** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 0.95 acres of vacant land, legally described as follows and on Exhibit A:

   All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

   Anoka County PID Number: 27-32-25-44-0003

   (the "Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $105,000 (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, Inc. or the City of Ramsey ("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 to provide a copy of the Half Section Map that includes the lot dimensions for the Property. Buyer at own expense may arrange to obtain an ALTA/NSPS survey (Table A, items 1-4 and 6, 8, and 11) for the Property (the "Survey")

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 13, 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 13, Buyer may, at any time with three (3) business days after Buyer's receipt of

Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without

limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **(INSERT date 180 Days After Effective Date)** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain

governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or

under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Central Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: Blanery LLC
Aliaksandr Blashchanitsa
4764 Erickson Drive
New Hope, MN 55428
Email: 7565000@gmail.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional 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; and

   iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

   ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2024 for the Property.
      2. Seller's own attorney's fees.
      3. One-half the cost of any closing fees.
      4. The cost of real estate broker commission fees as prescribed in Section 14.
      5. State Deed Tax

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 Excelsior Realty, ("Buyer's Broker"). Seller shall pay Buyer's Broker 3.5% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Buyer's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial 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.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of a minimum 8,500 SF building as depicted on Exhibit B compliant with City Zoning requirements to be further defined by an approved Site Plan 12 months after closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining Site Plan Approval and Development Agreement, and approved 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.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2024
Mark E. Kuzma, Mayor

By: _____ Dated: _____, 2024
Brian Hagen, City Administrator

BUYER: BLANERY LLC

By: _____ Dated: _____, 2024
Aliaksandr Blashchanitsa, President

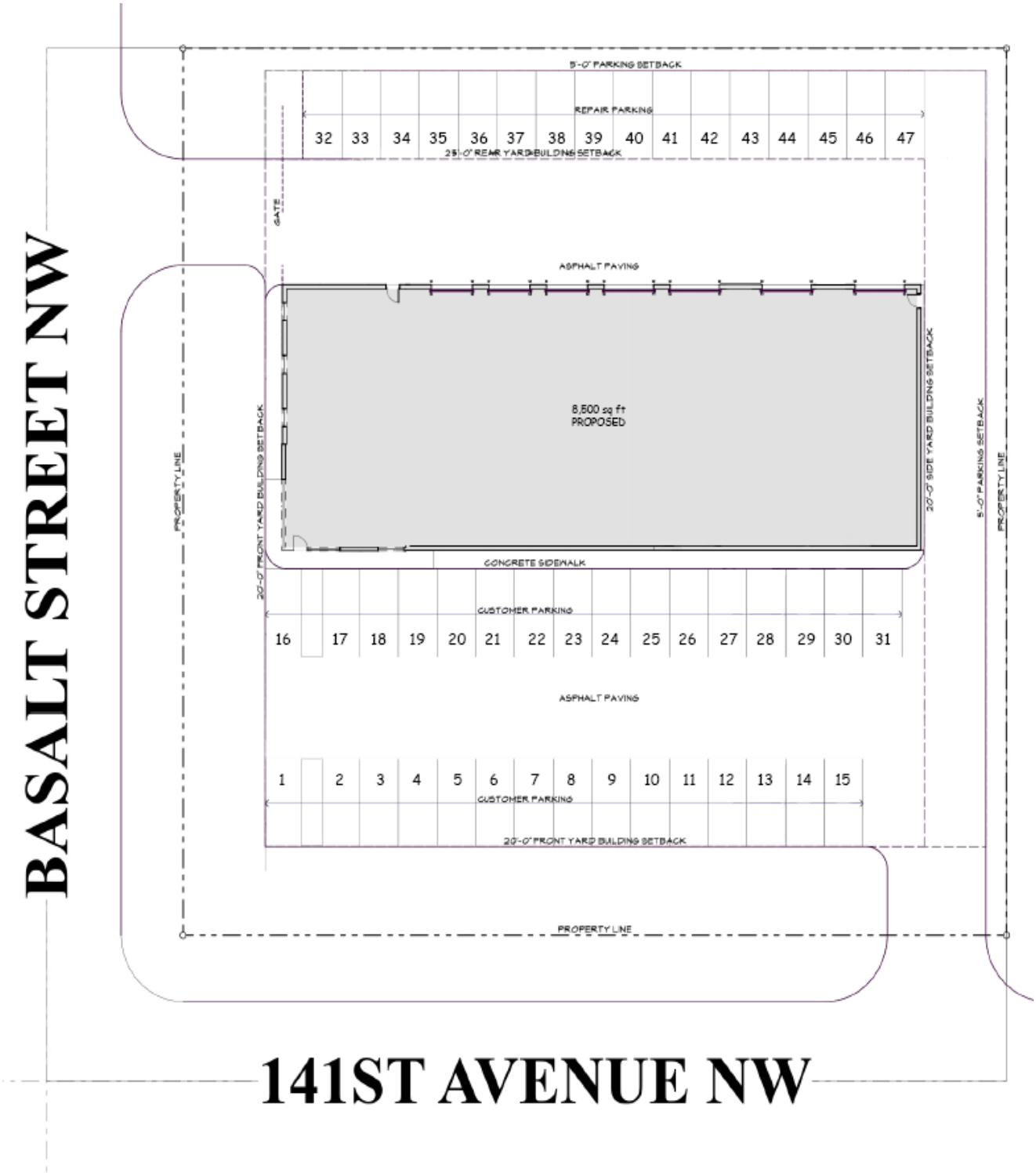
Exhibit A

All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

Anoka County PID Number: 27-32-25-44-0003

(the "Property")

Exhibit B
Proposed Site Plan



[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Blanery LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On _____, 2024, Seller conveyed title of the following Property to Buyer:

All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

Anoka County PID Number: 27-32-25-44-0003

(the "Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and **Blanery LLC**, with an Effective Date of **_____, 2024**, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

    a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by (Insert date 12 months after closing date).

        Project Description:

        i. **Blanery LLC** Site Plan, approved by the City of Ramsey on _____, 2024 by Resolution #24-____.

        ii. Development Agreement for **Blanery LLC**, approved by the City of Ramsey on _____, 2024 by Resolution #24-____.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum 9,500 square foot building, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2024, by Mark E. Kuzma and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, a Minnesota municipal corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

BLANERY, LLC

By: _____
Aliaksandr Blashchanitsa, President

This instrument was acknowledged before me on _____, 2024, by Aliaksandr Blashchanitsa, President of Blanery, LLC, a Minnesota limited liability company on behalf of the limited liability company.

_____
_
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

Authentisign ID: 47116948-C2D1-EE11-85F9-6045BDD68161

February 22, 2024

Sean Sullivan
Economic Development Manager
763-433-9868 | Office
763-807-4339 | Cell
SSullivan@cityoframsey.com

RE: Letter of intent to purchase the Land Property Located on the .95 acres, located at 6591 141st Avenue NW, Ramsey, MN 55303.

Buyer: Blanery LLC – Aliaksandr Blashchanitsa – president (with option assigned to)
Address of the buyer: 4764 Erickson Dr, New Hope, MN 55428
Email: 7565000@gmail.com

Seller: City of Ramsey

Property Address: 6591 141st Avenue NW, Ramsey, MN 55303 - Land

PID: All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

Purchase Price: $105,000

What the buyer is going to build: 8,500 SF Auto Body Shop. The shop will be on the first floor, and on the second floor will be offices, approximately 15+ rooms. Rooms will be arranged/rented for professional services in which workers for different companies share an office space. The Auto Body business anticipates having 6 FT employees and the upstairs offices could support an additional 15 PT workers
Description of Activity on site:
Auto body repair
Collision Repair
Alignment
Tinting
Detailing
Tires repair (not replacement)
Mechanical repair
Electrical Repair

Earnest Money: Earnest Money of $10,000 will be held by an agreed upon Title Company upon complete execution of the Purchase Agreement. A held deposit would be refundable to the buyer if the escrow does not close unless failure to close is the result of default by the buyer under the Purchase Agreement (in which event the deposit would be released to the seller as liquidated damages).

Site Delivery: The seller will deliver the property in its current condition. The City of Ramsey requires a Right of Re-Entry Agreement for the land if a Certificate of Occupancy is not issued within 12 months of closing. The terms and conditions outlined in this proposal are by no means legally binding upon either party. Rather, they are for discussion purposes only. No language contained within this should be construed as a legal commitment. The parties can change or withdraw any terms within this Letter of

Authentisign ID: 47116948-C2D1-EE11-85F9-6045BDD68161

Intent. If the above terms and conditions are acceptable, please execute this Letter of Intent and return it to me.

Real Estate Broker fee: The seller will pay a market real estate commission of 3.5% of the final sale price to the Buyer Broker, Excelsior Realty, 386 Oak Street, Excelsior, MN 55331.

Sincerely,

Aliaksandr Blashchanitsa
Blanery LLC

Agreed to and Accepted:

Buyer:
Blanery LLC

By: Aliaksandr Blashchanitsa, 02/22/24

Its: _____President_____

Date: 02/22/2024_____

Seller:
City of Ramsey

By:_____

Its: _____

Date: _____

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, March 14, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated February 8, 2024

Motion by Member Johnson, seconded by Member Lindahl, to approve the consent agenda as presented.

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

4. EDA BUSINESS

DRAFT

4.01: Consider Approval of Purchase Agreement and Right of Re-Entry Agreement for 6591 141st Avenue NW; Case of Blanery LLC (Portions of the meeting may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Aliaksandr Blashchanitsa, applicant, commented that he is a builder, and they are excited to build something for themselves. He stated that Ramsey was chosen because of its location and because they are familiar with the ground conditions as they commonly build in Ramsey. He believed that an autobody shop would have success in this market and the additional office space on the second floor would provide additional income.

Motion by Member Johnson, seconded by Member Stewart, to recommend to City Council to approve the Purchase Agreement and Right of Re-Entry Agreement with Blanery LLC as presented; subject to City Attorney review.

Further discussion: Member Riley commented that this is a great example of the EDA doing work for the City. He believed this to be a great project and he is happy to see the redevelopment of this site. He also liked the multi-use with autobody and office space.

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

4.02: Consider Recommendation to Approve Bossman Inc. Sign and Awning Program Request

Economic Development Manager Sullivan presented the staff report.

Motion by Member Stewart, seconded by Member Johnson, to recommend to City Council to approve a $1,500 grant from the Sign and Awning Program for Bossman, Inc.

Further discussion: Member Riley noted that this is another great example of what the EDA can do in the City. He noted the tools that the EDA has available to assist in getting restaurants into the community, as that is a desired amenity.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update relating to traffic counts on Armstrong exceeding 10,000 trips per day and noted that they are almost full for the Business Expo. He noted that not all the vendors are Ramsey businesses, and therefore if there are more Ramsey businesses that come forward, they would push out non-Ramsey businesses for the event.

DRAFT

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 7:48 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

CC Regular Session

Meeting Date: 04/09/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Resolution #24-089 Approving a Site Plan and Conditional Use Permit for an Automotive Repair Shop at 5195 142nd Avenue (Project No. 24-102); case of Complete Auto Service

Purpose/Background:

The City has received an application from Complete Auto Service Ramsey Inc. (the "Applicant") for a Site Plan and Conditional Use Permit for a proposed automotive repair shop located at 5195 142nd Avenue NW (the "Subject Property"). The Applicant has stated that they do not do any body work. After initial review of the plans, Staff determined that a variance would also be necessary, as the proposed impervious surface coverage exceeds the thirty percent (30%) site coverage allowed under the Scenic River Protection Overlay District. The Planning Commission did approve a variance to the impervious surfacing coverage at their March 28, 2024, meeting.

Notification:

City Staff attempted to notify all property owners within 350 feet of the Subject Property, according to Anoka County's property records, via standard U.S. mail, of the Public Hearing held by the Planning Commission on March 28, 2024. A notice of the Public Hearing was also published in the City's official newspaper, the Anoka Union Herald. Finally, a "Proposed Development Action" sign was also placed on the Subject Property.

Time Frame/Observations/Alternatives:

General Background

The Subject Property, which used to have a gas station on it, is approximately one (1) acre in size, is zoned B-2 Community Business District, and is guided as Commercial in the 2040 Comprehensive Plan. Motor vehicle repair is a Conditional Use in this zoning district. A Conditional Use is a permitted use that the City can attach reasonable conditions to in the form of a Conditional Use Permit. The Subject Property is not only within a Drinking Water Supply Management Area (DWSMA), but also within a ten (10) year capture zone, which means that stormwater infiltration is not permitted. Due to the Subject Property abutting Highway 47, as a courtesy, Staff sent the Site Plan to MNDOT for any potential comments (we have not received any comments back). Furthermore, Staff also sent the Site Plan to the MN DNR for comments related to the variance aspect of the project.

Site Plan

The Site Plan proposes a new building that is a little less than 10,000 square feet in size. The building height would be approximately twenty-five (25) feet. There will be thirteen (13) bays within the building for vehicle service (services such as oil changes, tires, brake repairs, etc., but it does not include body work) and four (4) overhead doors. The exterior finish of the building will consist of Nichiha block panels, integral color rock face block, integral color smooth block, and will also include pre-finished metal canopies over the entrance.

There are forty-six parking stalls identified on the Site Plan, with twelve (12) of them within a fenced-in area. This is where the vehicles awaiting service will be parked. City Code requires one (1) stall for every three (3) enclosed bays, plus one (1) stall for each full-time employee. The proposed building meets or exceeds the required setbacks from all property boundaries. The Site Plan also includes a proposed privacy fence that would provide some screening of the parking lot from the residential properties on the east side of Xkimo Street. Staff

worked with the Applicant to shift the privacy fence closer to the parking lot so that the plantings could be placed outside the fence. This will still maintain screening of the use from the residential properties across the street, but will soften the aesthetics more so with the landscaping outside the fence.

There are two (2) existing accesses to the Subject Property currently, both on 142nd Avenue (left over from the former gas station operation on the Subject Property). The Applicant is proposing to retain both accesses. Based on Staff review comments, the Applicant has modified the Site Plan so that the western access will remain in its current location (rather than moving it slightly closer to Highway 47). There is an existing concrete sidewalk adjacent to the Subject Property along Xkimo Street. The Site Plan does show a future trail parallel to Highway 47 (there is an existing trail easement across the western portion of the Subject Property), which the city is looking at constructing to connect with the trail segment north of the Subject Property (up near the intersection of Xkimo Street and Highway 47).

During the Public Hearing, the Planning Commission discussed traffic and potential safety issues related to the two accesses. More specifically, they asked about the potential of the eastern access serving as the entrance and the western access serving as the exit and wanted the City Council to at least consider this scenario. The Applicant noted that this could create potential safety issues within the site and also noted that it would not be the most welcoming environment for customers due to the privacy fence screening the view of the interior parking lot. However, the Applicant did revise the plans so that the privacy fence is no longer across the eastern driveway. The fence has been shifted north, away from the eastern driveway. But, this has resulted in about seven (7) parking stalls now being outside the privacy fence, which the Applicant is not happy about.

The Subject Property is within the Metropolitan Urban Service Area (MUSA) and therefore, will need to connect to sanitary sewer and municipal water, which is shown on the plans.

Conditional Use Permit

As noted previously, Motor Vehicle Repair is a Conditional Use in the B-2 Community Business District. City Code Section 106-525 (Performance Standards) (11) outlines specific standards that are applicable to any new motor vehicle repair business. These have been incorporated as conditions into the Conditional Use Permit. Additionally, Staff also included conditions prohibiting cannibalizing vehicles on site for parts to be used to repair other vehicles and prohibiting the storage of parts outside on the Subject Property. The City Council can, if it so desires, add additional conditions to the draft Conditional Use Permit as long as they are directly related to the operation of the proposed use, the site improvements, and/or screening.

Variance

Although the Subject Property is about 700 feet away from a back channel of the Rum River, and about 1,000 feet away from the main channel of the Rum River, it is within the Scenic River Protection Overlay District. This Overlay District restricts impervious surface coverage to no more than thirty percent (30%). The revised plans provide a breakdown of pervious and impervious surfacing. The project will consist of approximately seventy percent (70%) impervious surfacing, which requires a variance. Staff sent information related to this request to the MN Department of Natural Resources (DNR) for any comments or feedback. The MN DNR did not object to the variance but did inquire whether there would be any stormwater mitigation. The Environmental Policy Board (EPB) also reviewed this aspect of the project at their March 18, 2024, meeting and supported issuing a variance. Ultimately, the Planning Commission did approve a variance at their March 28, 2024, meeting.

The Planning Commission conducted a Public Hearing on March 28, 2024. Comments that were received from the public (one written and one verbal) focused on noise, pollution, traffic, and the potential concern of the site becoming an eyesore. The plans do include a privacy fence around the eastern portion of the parking lot, along with landscaping outside the fence, which, combined, should provide adequate screening of cars awaiting service. Plumbing and Building Codes will ensure proper containment of automotive fluids to prevent pollution. Since there is no direct access to the Subject Property from Highway 47, it is inevitable that there will be additional vehicles on Xkimo Street. However, this would be true regardless of the type of business, since the only way to access any business in this corridor is from Xkimo Street.

Alternatives

Alternative 1: Approve the Site Plan and Conditional Use Permit. Motor vehicle repair is allowed in this zoning district with the issuance of a Conditional Use Permit. The Applicant has attempted to address Staff's comments related to screening (moved the privacy fence closer to the parking lot so that plantings could go outside the fence) and access (agreed not to shift the western access closer to Highway 47, which was shown on the original to the Subject Property). Staff supports this alternative.

Alternative 2: Approve the Site Plan and Conditional Use Permit with added or modified conditions. This would be based on City Council discussion. Staff would not oppose this option but will note that the Applicant has expressed serious concern over requiring one way in to the site and one way out of the site.

Alternative 3: Do not approve the Site Plan and Conditional Use Permit. The proposed use is allowed in the zoning district with the issuance of a Conditional Use Permit. The Applicant has attempted to modify the plans to address Staff's comments. Staff does not support this alternative.

Funding Source:

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

Recommendation:

The Planning Commission recommended adopting Resolution #24-089 approving a Conditional Use Permit and Site Plan for Complete Auto. The Planning Commission also requested that City Council discuss the two accesses and contemplate requiring the eastern access to serve as the entrance and the western access to serve as the exit. The applicant has modified the site plan based on the Planning Commission's discussion by moving the fence and gate north so that the eastern driveway is accessible at all times.

Outcome/Action:

Motion to adopt Resolution #24-089 approving a Conditional Use Permit and Site Plan for Complete Auto at 5195 142nd Avenue.

Attachments

Site Location Map

Site Plan with Staff Review Comments

Floor Plan

Color Building Elevations

Landscape Plan with Staff Review Comments

Public Comments

Draft Planning Commission Meeting Minutes Dated March 28, 2024

Resolution #24-089: Site Plan and Conditional Use Permit

Form Review

Inbox	Reviewed By	Date
Chris Anderson (Originator)	Chris Anderson	04/04/2024 08:36 AM
Brian Hagen	Brian Hagen	04/04/2024 02:55 PM
Form Started By: Chris Anderson		Started On: 03/29/2024 08:28 AM
Final Approval Date: 04/04/2024		

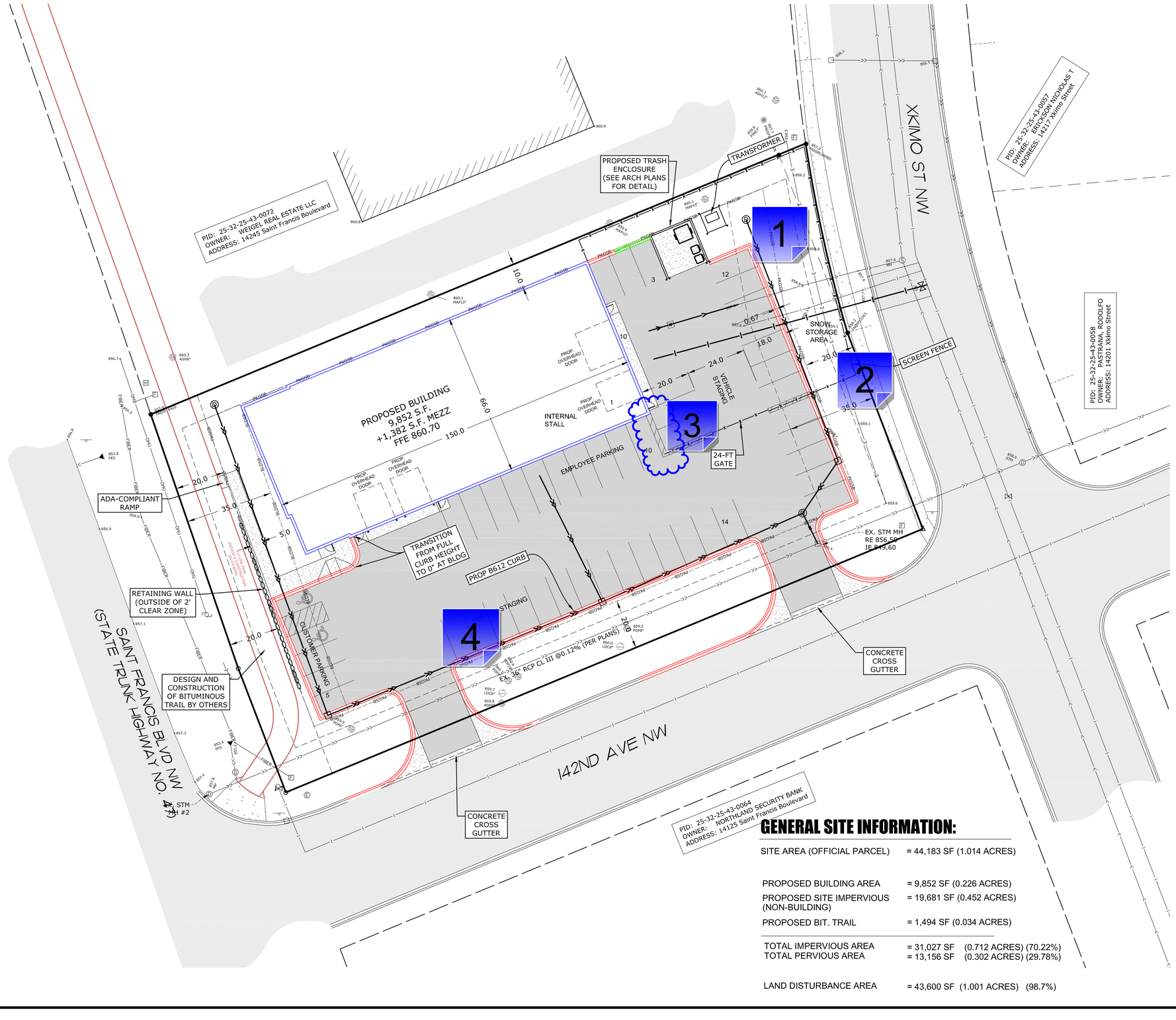
25-32-25-43-0043
25-32-25-43-0061
5195 142nd Ave NW

Complete Auto Service



Print Date: February 14, 2024

0 0.01 0.01 0.03 0.04 0.06
mi



CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL PEDESTAL
- EXISTING CABLE PEDESTAL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING FORCEMAIN
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- PROPOSED TIP-OUT CURB
- PROPOSED LIGHT POLE
- PROPOSED BUILDING WALL
- PROPOSED CURB LINES
- FUTURE BITUMINOUS TRAIL (CONSTRUCTION BY CITY)
- PROP. RETAINING WALL

GENERAL SITE INFORMATION:

SITE AREA (OFFICIAL PARCEL)	= 44,183 SF (1.014 ACRES)
PROPOSED BUILDING AREA	= 9,852 SF (0.226 ACRES)
PROPOSED SITE IMPERVIOUS (NON-BUILDING)	= 19,681 SF (0.452 ACRES)
PROPOSED BIT. TRAIL	= 1,494 SF (0.034 ACRES)
TOTAL IMPERVIOUS AREA	= 31,027 SF (0.712 ACRES) (70.22%)
TOTAL PERVIOUS AREA	= 13,156 SF (0.302 ACRES) (29.78%)
LAND DISTURBANCE AREA	= 43,600 SF (1.001 ACRES) (98.7%)

Know what's **below.** **Call** before you dig.

CIVIL SITE PLAN
COMPLETE AUTO SERVICE

DRAWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CHCKD BY:	PROJ. NO.
M.Q.A.	24-2134

ORIGINAL DATE: JANUARY 25, 2024

DATE	REVISION DESCRIPTION
3/15/24	UPDATED SITE PLAN
4/2/24	UPDATED SITE PLAN & CALCS

I hereby certify that this plan 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.

QASEM M. ABUGHAZLEH LIC. NO. 56299

DATE: 04.02.2024

COMPLETE AUTO SERVICE
RAMSEY, MINNESOTA
CIVIL SITE PLAN

PREPARED FOR:
CLASSIC CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

0 10 20

1 INCH = 20 FEET

C1

S:\Plowe\Civil\24\proj\2134 Complete Auto Bldg Addition (Ramsey)\2134 CVD\2134 BASE 15.dwg 4/2/2024

C1.pdf V4 - Changemark Notes (4 Notes)

1 - Turn off Utility Info

Created by: Chris Anderson
On: 04/04/2024 07:41 AM

Please eliminate the utility information fom the site plan. This information should be shown on the Utility Plan. By removing it from this sheet, the Site Plan becomes more ledgible.

--------- 0 Replies ---------

2 - Fence Location

Created by: Chris Anderson
On: 04/04/2024 08:01 AM

This does not match what is on the Landscape Plan. Please coordinate with all design team members to update all plan sheets so that they are consistent.

--------- 0 Replies ---------

3 - Fence?

Created by: Chris Anderson
On: 04/04/2024 08:02 AM

Assuming the fence will tie back in to the corner of the building. If so, please add to plan sheet.

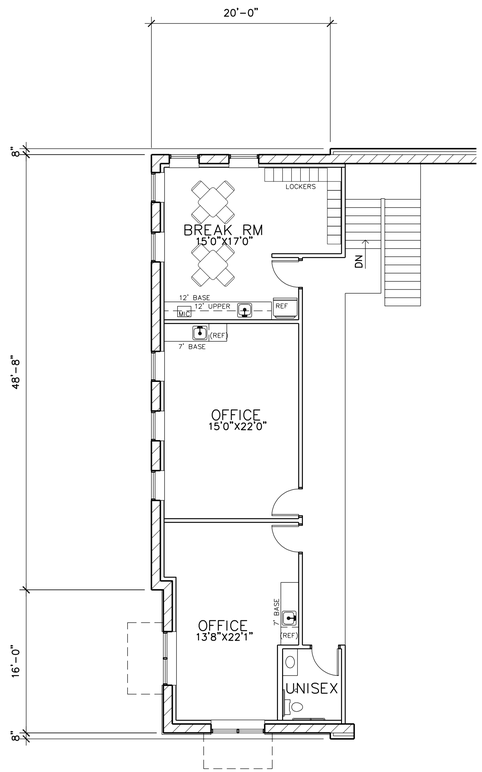
--------- 0 Replies ---------

4 - Vehicle Staging

Created by: Chris Anderson
On: 04/04/2024 08:11 AM

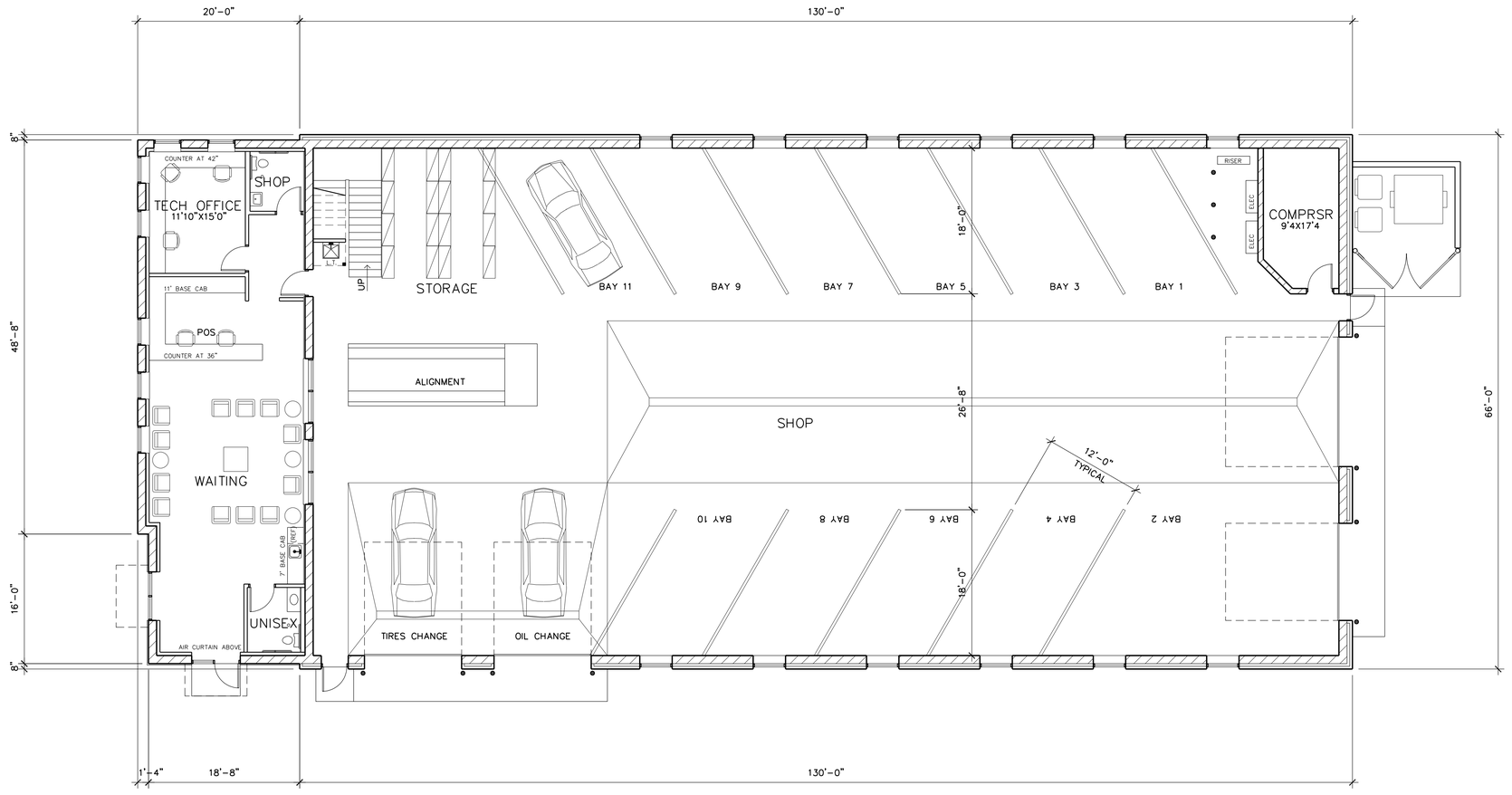
Only operable vehicles can be staged in this vehicle staging area since it is not screened from public road.

--------- 0 Replies ---------



2 A2 MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

NORTH



1 A2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

Filename: COMPLETE AUTO SERVICE RAMSEY\COMPLETE AUTO SERVICE RAMSEY-A2

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE #
DATE

PRELIMINARY
NOT FOR CONSTRUCTION

CLASSIC CONSTRUCTION
CONCRETE & MASONRY WORK - RESIDENTIAL & COMMERCIAL
18542 ULYSSES ST. NE
EAST BETHEL, MN 55011
PHONE: (763) 434-8870
FAX: (763) 434-7120

COMPLETE AUTO SERVICE
Ramsey, Minnesota

Copyright 2023
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

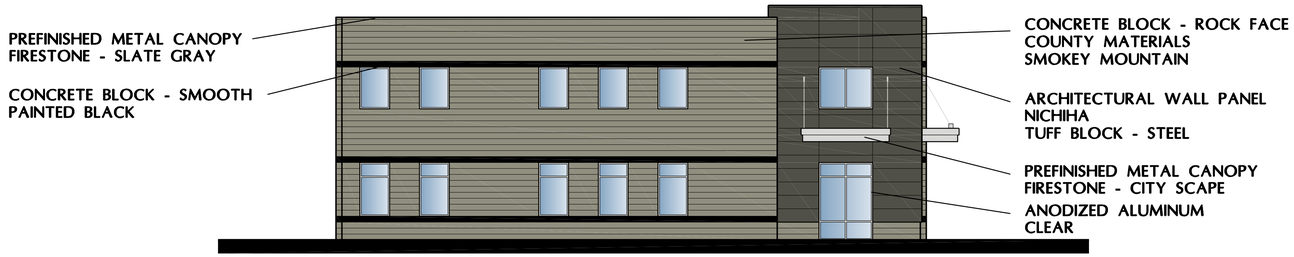
12/1/23	PRELIMINARY
12/8/23	EDA SUBMITTAL
1/23/24	CITY SUBMITTAL

FLOOR PLAN

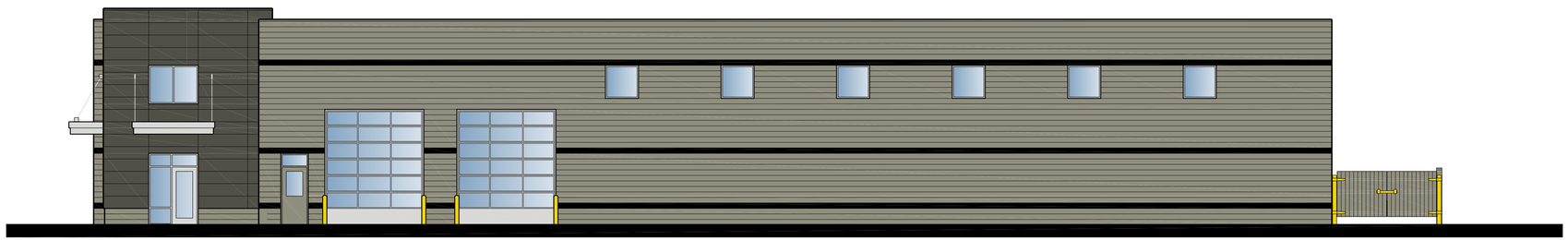
Sheet Number

A2

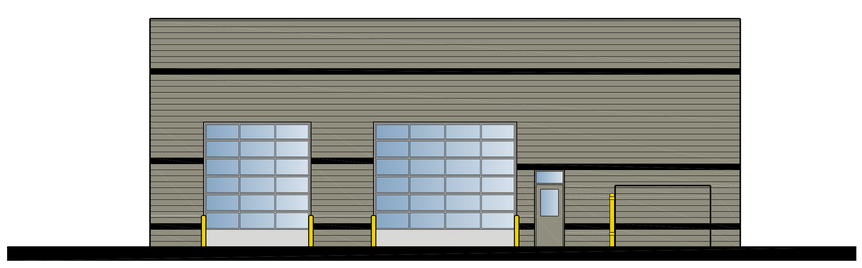
Project No. 230608-3



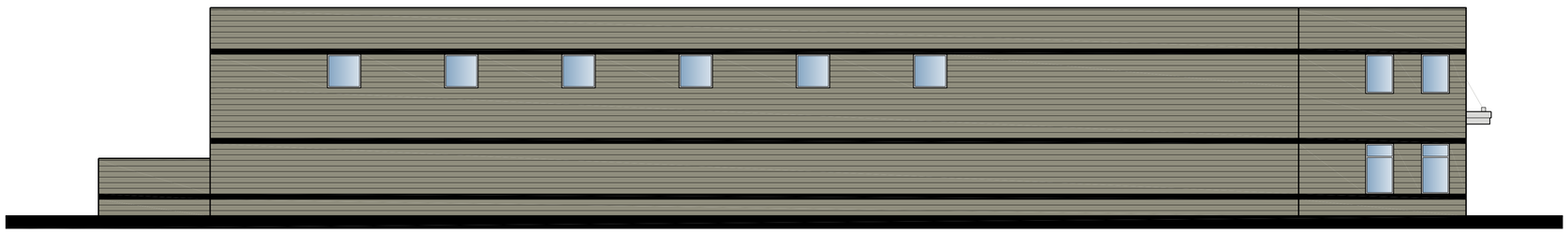
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

COMPLETE AUTO SERVICE

Ramsey, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

LA ARCHITECTURAL SAMPLE

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	GENUS PERCENTAGE
3	BT	BIG TOOTH ASPEN	POPULUS GRANDIDENTATA	2.5" CAL.	BB	3/17 = 17.6% < 20% MAX.
2	SO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	BB	2/17 = 11.7% < 20% MAX.
						5/17 = 29.7% > 25% MIN.
2	AG	ALLEGHENY SERVICEBERRY	AMELANCHIER LAEVIS	1.5" CAL.	BB	2/17 = 11.8% < 20% MAX.
2	NB	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	1.5" CAL.	BB	2/17 = 11.8% < 20% MAX.
						4/17 = 23.5% < 25% MAX.
3	BF	BALSAM FIR	ABIES BALSAMEA	6' TALL	BB	3/17 = 17.6% < 20% MAX.
2	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' TALL	BB	2/17 = 11.7% < 20% MAX.
3	WS	WHITE SPRUCE	PICEA GLAUCA	6' TALL	BB	3/17 = 17.6% < 20% MAX.
						8/17 = 47.1% > 25% MIN.
8	BC	BUSH CINQUEFOIL	POTENTILLA FRUITICOSA	24" TALL/WIDE	CONT.	–
7	FI	FALSE INDIGO	AMORPHA FRUITICOSA	24" TALL/WIDE	CONT.	–
12	GM	GOLDEN MOCK ORANGE	PHILADELPHUS CORONARIUS (AUREUS)	24" TALL/WIDE	CONT.	–
6	RS	ROUNDLEAF SERVICEBERRY	AMELANCHIER SANGUINEA	24" TALL/WIDE	CONT.	–

LANDSCAPE NOTES:

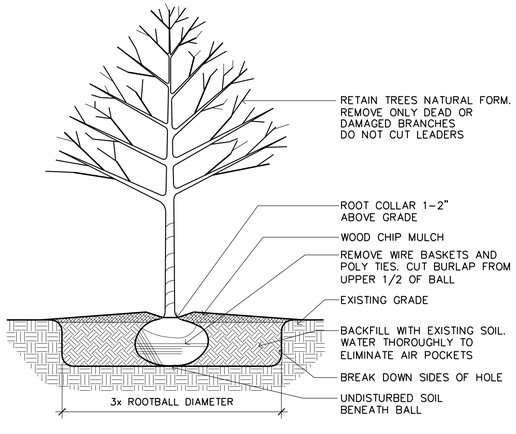
1. SEED/SOD AREAS AS SHOWN ON THE PLAN. ALL DISTURBED PERVIOUS AREAS TO CONTAIN TOPSOIL WITH NO MORE THAN 35% SAND CONTENT
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE RAIN SENSOR. IRRIGATION DESIGN BY CONTRACTOR.
4. PLANTING CALCULATION
   REQUIRED PLANTINGS BASED ON SITE PERIMETER OR BUILDING SQUARE FOOTAGE (WHICHEVER YIELDS GREATER NUMBER OF PLANTINGS)

   TREES – 867' SITE PERIMETER AT 1 TREE/50 FT = 17 TREES
   SHRUBS – 9,759 S.F. BUILDING AT 1 SHRUB/300 S.F. = 33 SHRUBS

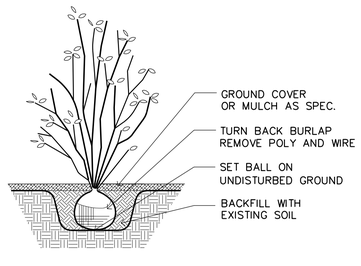
   NUMBER OF TREES REQUIRED – 17 TREES
   NUMBER OF TREES PROVIDED – 17 TREES

   NUMBER OF SHRUBS REQUIRED – 33 SHRUBS
   NUMBER OF SHRUBS PROVIDED – 33 SHRUBS

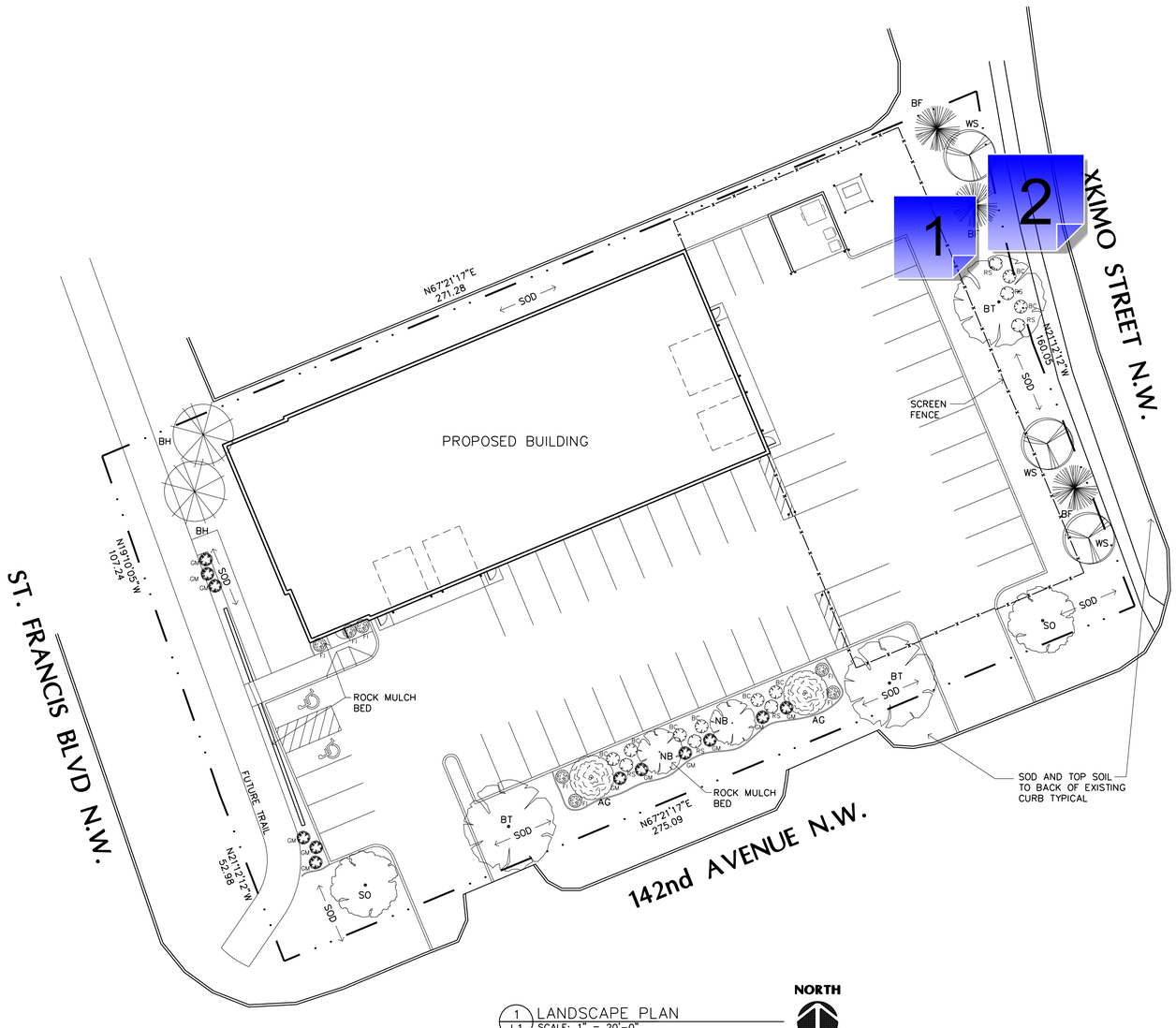
   NO MORE THAN 20% OF REQUIRED TREES SHOULD BE OF THE SAME GENUS
   DECIDUOUS TREES SHALL MAKE UP 25% MINIMUM OF THE REQUIRED TREE PLANTINGS.
   CONIFEROUS TREES SHALL MAKE UP 25% MINIMUM OF THE REQUIRED TREE PLANTINGS.
   ORNAMENTAL TREES SHALL MAKE UP NO MORE THAN 25% OF THE REQUIRED TREE PLANTINGS.



3 / L1 TREE PLANTING DETAIL
SCALE: NO SCALE



2 / L1 SHRUB PLANTING DETAIL
SCALE: NO SCALE



1 / L1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

NORTH

PRELIMINARY NOT FOR CONSTRUCTION

CLASSIC CONSTRUCTION
CONCRETE & MASONRY WORK - RESIDENTIAL & COMMERCIAL
18542 ULYSSES ST. NE PHONE: (763) 434-8870
EAST BETHEL, MN 55011 FAX: (763) 434-7120

COMPLETE AUTO SERVICE
Ramsey, Minnesota

Drawn By: JRB
Checked By: LL
Revisions

12/1/23	PRELIMINARY
12/8/23	EDA SUBMITTAL
1/23/24	CITY SUBMITTAL
3/1/24	PRELIMINARY
3/20/24	FINAL REVIEW

LANDSCAPE PLAN

Sheet Number

L1

Project No. 230608–3

Filename: COMPLETE AUTO SERVICE RAMSEY\COMPLETE AUTO SERVICE RAMSEY–A1

COMPLETE AUTO SERVICE RAMSEY-L1 24x36.pdf V7 - Changemark Notes (3 Notes)

1 - Fence Location

Created by: Chris Anderson
On: 04/04/2024 07:58 AM

The fence location doesn't match the updated Site Plan sheet. Please update all sheets so that they are consistent.

--------- 0 Replies ---------

2 - Plantings

Created by: Chris Anderson
On: 04/04/2024 07:59 AM

Based on the updated Site Plan, there will not be room for plantings outside the fence. Please coordinate with Plowe to ensure consistency between plan sheets.

--------- 0 Replies ---------

3 - Landscape Note 3

Created by: Chris Anderson
On: 04/04/2024 08:17 AM

Modify this note to specify that BOTH a rain sensor and some form of water efficient technology, such as a smart controller, must be included.

--------- 0 Replies ---------

Public Comments Received for Complete Auto

From: Nick Erickson
Sent: Monday, March 25, 2024 10:58 AM
To: Ramsey Planning
Subject: lot 1 block1 rivers bend plaza 2ed addition

Hello,

I am concerned about the new project for Lot 1 Block 1 Rivers Bend Plaza 2ed addition and outlot G, rivers Bend 3ed addition, anoka county, MN.

I have found out they want to build a auto repair shop there.

Here are my four concerns.

(1) Noise: from tow trucks delivering and picking up, work being done early mornings.

(2) Road traffic: They will have at least 1/2 of there customers, employees, and road testing vehicles, because of hwy 47 being divided there is only 1 way into there area north on hwy 47, all other traffic will be coming through our neighborhood. We also have a problem with speed on our road. The limit is 30 and people do way over that speed.

(3) Leaving outside broken and cars not working. We do not want a Eye sore for the neighborhood.

(4) Pollution: The use of used oil and fluids getting spilled or leaking into the ground and soil. Also air pollution testing vehicles.

Thank You,

Nick Erickson
My address is 14217 xkimo street nw. Ramsey mn 55303.
Timberland Amusement, Inc.
1709 Greeley Street South
Suite 200
Stillwater, MN 55082

6.01: Public Hearing: Consider a Site Plan, Variance, and Conditional Use Permit for a Proposed Automotive Repair Shop at 5195 142nd Avenue

Public Hearing

Chairperson Gengler called the public hearing to order at 7:03 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that the Environmental Policy Board recommends approval of the landscape plan, contingent upon compliance with staff's review comments and also recommends approval of the variance to the impervious surfacing coverage. Staff recommends approval of the Site Plan and Conditional Use Permit, contingent upon compliance with staff's review comments. Staff received one written comment from a resident which was provided to the Commission via e-mail and in paper version tonight.

Commissioner VanScoy asked if the southeastern edge of the fence is where the applicant designed and whether there was a condition to move that.

Senior Planner Anderson replied that is addressed in the staff review comments. He noted that could also be added as a condition if desired by the Commission.

Commissioner Heineman referenced the western entrance proposed for 142nd and asked if that would be a right-in/right-out.

Senior Planner Anderson replied that police raised a concern with shifting the access closer to 47 and the applicant is aware of that concern. He stated that the applicant has stated that the entrances as they exist today would create issues with moving vehicles around the site. He explained that vehicles could enter the site through the second entrance before getting to Xkimo.

Commissioner Heineman commented that he would support a do not enter sign at the western entrance.

Citizen Input

Mitchell Web, applicant, stated that everything within the fenced area would be screened. He stated that he does not operate a business where vehicles sit for a long time as this is not an auto body shop with crashed cars. He stated that the vehicles leave in a short period of time after the repair is completed. He stated that they have spent a lot of time and energy looking at ways to reconfigure the parking lot and entrances. He noted that the more they shift the western entrance away from 47, the more difficult it will be for the vehicles in those parking spots to get out of those spots. He noted that reconfiguration would also cause them to lose three parking stalls and they want to ensure the site has sufficient parking available.

Commissioner Heineman asked if the applicant would see any issues with using the eastern entrance for vehicles coming into the site and the western entrance for people leaving.

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Mr. Web stated that he could look into that. He stated that they have been working cooperatively with staff throughout this process and their goal is to ensure it is safe for customers and the public to come in and out of the site. He stated that he would want to ensure that there would not be conflict with vehicles coming into the site and whatever is going on behind the screened area.

Commissioner Heineman asked the hours of the business.

Mr. Web stated that their hours would be 8:00 a.m. to 6:00 p.m. He stated that all three of the current locations have one or two property lines that abut residential, and they have not had any issues or complaints, often serving vehicles of the neighboring residents.

Senior Planner Anderson commented that he spoke with the City of Andover today as that location is very similar to this proposed location. He stated that the staff member had been there for the past five years and has not received any complaints, noting that site actually borders two single-family home properties. He noted that site is clean and well maintained.

Commissioner Peters asked if there would be a zipper drain in the floor.

Mr. Web commented that they would use proper drainage with an array of drainage systems throughout the building and explained how that system functions and is cleaned.

Commissioner VanScoy commented that the City is concerned with moving the fence and asked for the thoughts from the applicant.

Mr. Web commented that their initial drawing was more drastic, with the fence two feet from the sidewalk and landscaping inside the fence. He stated that if they move the trees to the outside of the fence, they would only have nine to ten feet between the curb and fence in some spots in order for the trees to grow correctly. He believed that they could put some trees and landscaping outside of the fence in an attempt to meet in the middle as he also has concerns with having enough space for snow storage in the winter. He stated that he has talked to staff about potentially leaving the fence as proposed and adding landscaping on the outside of the fence. He stated that the screened fence does not look terrible, and they are a professional business.

Commissioner VanScoy asked if the fence were required to be moved, would that create a major issue for the applicant.

Mr. Web commented that he feels that would create a major issue. He stated that they do not have a lot of room for snow storage on the western side of the site and therefore want to ensure there is space for snow storage on the east. He noted that they did move the fence on the north to add three or four trees on the outside. He believed that they could collaborate to find a solution that would work for everyone.

Senior Planner Anderson commented that staff could explore shifting some of the plantings into the boulevard if there is sufficient space. He stated that they could also look at column growing

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arborvitae that do not require much space. He stated that the applicant has been very open to this discussion, and they continue to work together to find a solution.

Commissioner Heineman commented that it does not appear that the other locations have screened fencing and asked if that is correct.

Mr. Web stated that is not correct. He provided details noting that they use black screen privacy fencing, explaining that the installation of the fencing at one location was delayed until the time a tenant moved out of the building and they were able to install the fence.

Commissioner VanScoy asked for clarification on whether staff wants the fence in a specific location.

Senior Planner Anderson replied that staff is not specifying where the fence will be, they just want the plantings moved to the outside of the fence.

Commissioner VanScoy referenced the need of the business owner for storage space.

Senior Planner Anderson believed that they could look at alternative species of trees that will require much less growing space. He believed that staff could continue to work with the applicant to find a solution that would leave enough space for snow storage and place plantings on the outside of the fence.

Commissioner Hunt referenced the DNR comments related to stormwater runoff. He asked if the pond would have adequate storage space to accommodate for this site and what would happen if there were not adequate space.

Senior Planner Anderson commented that there is a stretch of undeveloped parcels that face this same situation and therefore staff is confident in this proposed solution for treatment. He believed that the City would be able to obtain the necessary approvals to expand the regional pond.

Chairperson Gengler asked if the east entrance would typically be open during business hours.

Mr. Web replied that the goal would be to have that open during the majority of the time.

Senior Planner Anderson commented that crossing a painted median into a driveway is legal, therefore there is nothing that would prohibit that movement for people to turn into the western entrance.

Wendy West, 14233 Xkimo Street, commented that her neighbor sent the letter mentioned. She noted that her major concerns are related to the entrance. She believed that using the eastern entrance for traffic to enter the site and exit to the west would be the best flow for traffic. She also agreed with the mention to have a narrower growing tree to use on the outside of the fence. She commented that the traffic on Xkimo is awful, and she has difficulty turning out of her driveway. She commented that the applicant appears to be doing a great job working with City staff and

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therefore does not have any objections. She asked how residents would receive updates on the progress.

Senior Planner Anderson commented that the next step would be to move these recommendations forward to the April 9th or 23rd City Council meeting. He stated that there would not be another mailing, but the City Council agendas can be found on the City website.

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Genger	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:46 p.m.

Commission Business

Motion by Commissioner Hunt, seconded by Commissioner Peters, to approve Resolution #24-088 Granting a Variance to the Maximum Impervious Surfacing Standard in the Scenic River Protection Overlay District.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Genger	aye

Motion Carried.

Motion by Commissioner Heineman, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #24-089 to Approve the Site Plan and Conditional Use Permit with the City Council to consider the feasibility of the alternate entrance.

A roll call vote was performed:

DRAFT

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Genger	aye

Motion Carried.

DRAFT

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

RESOLUTION #24-089

A RESOLUTION APPROVING A SITE PLAN AND CONDITIONAL USE PERMIT FOR COMPLETE AUTO SERVICE RAMSEY, INC. AT 5195 142ND AVENUE

RECITALS

1. Complete Auto Service Ramsey, Inc., hereafter referred to as the "**Permittee**", has properly applied for a Site Plan and Conditional Use Permit to construct and operate an automotive repair shop on the property generally known as 5195 142nd Avenue NW and legally described as:

   Lot 1, Block 1, Rivers Bend Plaza 2nd Addition and Outlot G, River's Bend 3rd Addition, Anoka County, Minnesota

   (combined, the '**Subject Property**');

2. That the **Subject Property** is zoned B-2 Community Business District and is approximately 1.0 acres in size.

3. That the parcels to the north, south, and west (across Highway 47) of the **Subject Property** are also zoned B-2 Community Business District, while the parcels to the east (across Xkimo Street) are zoned R-1A and to the southeast (south of 142nd Avenue and east of Xkimo Street) are zoned R-3 (High Density Residential).

4. That the **Subject Property** is guided as Commercial in the 2040 Comprehensive Plan.

5. That Motor Vehicle Repair is listed as a Conditional Use per City Code Section 106-521 (Principal Uses).

6. That the **Subject Property** is located within the Scenic River Protection Overlay District and a variance to impervious surface coverage limitations was approved by the Ramsey Planning Commission on March 28, 2024.

7. That the **Subject Property** is also located within a Drinking Water Supply Management Area (DWSMA) and more specifically, within a ten (10) year capture zone and thus, on-site stormwater infiltration is not permitted.

8. That the **Permittee** has submitted a Site Plan, designed by Plowe Engineering, Inc. and dated March 15, 2024, depicting the location of the approximately 10,000 square foot building and forty-seven parking stalls.

FINDINGS OF FACT

1. That the motor vehicle repair shop will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

2. That the motor vehicle repair shop will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

3. That the motor vehicle repair shop will not be hazardous to existing or future neighboring uses.

4. That the motor vehicle repair shop will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

5. That the motor vehicle repair shop will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

6. That the motor vehicle repair shop will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of both the Site Plan and a Conditional Use Permit (the "**Permit**") for the construction and operation of a motor vehicle repair shop on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That the civil plans be revised in accordance with City Staff's review comments.

2. That the site improvements be constructed in accordance with the approved plans.

3. That the **Permittee** shall enter into a Development Agreement with the City of Ramsey.

4. That the **Permittee** agrees to conduct all repair operations inside the building on the **Subject Property**.

5. That all vehicles on the **Subject Property** awaiting repair shall be properly licensed.

6. That the parking of any vehicle(s) related to the business (customer or employee) is prohibited on an adjacent public roadway.

7. That all visibly damaged vehicles shall be parked in the building overnight or, if it must be parked outside, shall be screened from view from all public roadways.

8. That the **Permittee** agrees that motor vehicles shall not be cannibalized on the **Subject Property** for parts used to repair other vehicles.

9. That the **Permittee** agrees that there shall not be any parts stored outside on the **Subject Property**.

10. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

11. That the **Permittee** shall apply for and obtain a building permit and all other necessary permits, from the City of Ramsey and any other applicable agencies, for the site improvements.

12. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits.

13. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date:	04/09/2024
Primary Strategic Plan Initiative:	Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title:

Adopt Ordinance #24-05, An Ordinance Amending Ordinance #23-09, An Interim Ordinance Prohibiting the Establishment of New Uses or the Operation of an Adult-Use Cannabis Business Related to the Sales, Testing, Manufacturing and Distribution of Real THC Products

Purpose/Background:

On March 26, 2024, a public hearing was held at the City Council meeting to introduce Ordinance #24-05. There were no public comments.

Ordinance #24-05 prohibits the establishment of new uses or the operation of adult-use cannabis businesses related to the sales, testing, manufacturing and distribution of real THC products until January 1, 2025. For the remainder of 2024, city staff will be working with the Office of Cannabis Management (the Office) to develop ordinances, processes and forms needed prior to the issuance of adult-use cannabis licenses and registrations. At this time, the Office estimates the first adult-use cannabis licenses can be applied for on January 1, 2025.

Notification:

Notification is not required for the adoption of the ordinance.

Time Frame/Observations/Alternatives:

Once the interim use ordinance is adopted, it will remain in effect until January 1, 2025, or until the City Council determines proper regulations are in place for the sale of adult-use cannabis, whichever comes first.

Alternatives Include:
1. Adopt Ordinance #24-5 as presented;
2. Adopt Ordinance #24-05 with modifications;
3. Table the adoption for more discussion at a work session; or
4. Deny the ordinance

Funding Source:

Not Applicable

Recommendation:

Staff recommends the adoption of Ordinance #24-05.

Outcome/Action:

Motion to waive the City Charter provision that an ordinance is read aloud and adopt Ordinance #24-05, An Ordinance Amending Ordinance #23-09, An Interim Ordinance Prohibiting the Establishment of New Uses or the Operation of an Adult-Use Cannabis Business Related to the Sales, Testing, Manufacturing and Distribution of Real THC Products

Roll call vote:
Councilmember Olson

Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

Attachments

Ordinance #24-05

Red Lined Ord #24-05

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 02:53 PM
Form Started By: Stephanie Hanson		Started On: 03/27/2024 01:04 PM
Final Approval Date: 04/04/2024		

ORDINANCE #24-05

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING ORDINANCE #23-09, AN INTERIM ORDINANCE PROHIBITING THE ESTABLISHMENT OF NEW USES OR THE OPERATION OF AN ADULT-USE CANNABIS BUSINESS RELATED TO SALES, TESTING, MANUFATURING, AND DISTRIBUTION OF REAL TETRAHYDROCANNABINOL (THC) PRODUCTS

The City of Ramsey Ordains:

Preamble: The interim ordinance is applicable to all of the City of Ramsey for the purpose of protecting the planning process and the health, safety, and welfare of its citizens related to the recently legalized sale of adult-use cannabis containing Tetrahydrocannabinol (THC). A prohibition on the establishment of new uses or operation of cannabis businesses to ensure that the City has sufficient time to study potential regulations that will protect the health and safety of the residents of Ramsey. There is insufficient time to complete the ordinary procedure for introduction and adoption of a City ordinance as required by City Charter.

SECTION 1. AUTHORITY AND FINDINGS

A. The Minnesota Legislature recently amended Minnesota Statutes, Section 151.72 relating to the sale of certain cannabinoid products. The new law permits the sale of edible cannabinoid products, provided that a product sold for human or animal consumption does not contain more than 0.3 percent of tetrahydrocannabinol and an edible cannabinoid product does not contain an amount of any tetrahydrocannabinol that exceeds more than five milligrams of any tetrahydrocannabinol in a single serving, or more than a total of 50 milligrams of any tetrahydrocannabinol per package ("THC Products"). Sales of THC and chemically related product became legal on July 1, 2022.
B. The new law allows sales and establishes some labeling and testing requirements, but it does not establish any licensing criteria or parameters for compliance by retailers. The new law does not prohibit local regulation.
C. Minnesota Statutes, Section 462.355, subd. 4 provides that if a municipality is conducting studies or has authorized a study to be conducted for the purpose of considering adoption or amendment to an official control, the City Council may adopt an interim ordinance for the purpose of protecting the planning process and the health, safety, and welfare of its citizens. An interim ordinance may regulate, restrict, or prohibit any use within the city for a period not to exceed one year from the effective date of the interim ordinance. Many cities have adopted interim ordinances to study the impacts of certain uses and deterring whether regulations are appropriate for the purpose of protecting the pubic health, safety, and welfare of their citizens; and
D. The City Council believes that authorizing a study regarding the types of uses that involve the sales, testing, manufacturing, and distribution of adult-use cannabis products is necessary to

evaluate the regulatory options available to the City and is for the purpose of protecting the health and safety of Ramsey's residents.

E. Upon passage of the aforementioned legislation, further discussion occurred nationally and in Minnesota about expansion of the allowance of adult-use cannabis products that were outside of the express regulation provided in Minnesota. Regulation of such things as locations of distribution points of any and all kinds of THC products are matters of immediate concern as they relate to the health and safety of the citizens of Ramsey. It is necessary, in order to protect the health, safety and welfare of the citizens of the City to have as broad a study as possible in this area prior to allowing the sale and/or distribution of any such products within the City.
F. The City of Ramsey will work with the Office of Cannabis Management to develop ordinances for reasonable restrictions on the time, place, and manner of the operation of a cannabis business; develop standardized forms and procedures for the issuance of retail registration pursuant to section 342.22; and develop model policies and procedures for the performance of compliance checks required under section 342.22.

SECTION 2. STUDY

The City Council hereby authorizes and directs City Staff to conduct a study of the issues relating to the sales, testing, manufacturing, and distribution of adult-use cannabis products. Staff will then make a recommendation to the City Council about whether the City should amend its zoning, business licensing, or other general Code provisions related to these types of uses to better protect the residents of Ramsey.

SECTION 3. MORATORIUM

In accordance with the findings set forth herein, a moratorium is established as follows:

A. No business, person, or entity may establish a new use or operation of a cannabis business that includes or involves the sale, testing, manufacturing, or distribution of adult-use cannabis products until January 1, 2025 or until the City Council repeals this Ordinance, whichever occurs first.
B. During the term of this Ordinance, the City Staff will not issue any license or permit, nor will it accept or process any applications for uses related to the sale, testing, manufacturing, or distribution of adult-use cannabis products.
C. The moratorium established by this Ordinance does not apply to the sale, testing, manufacturing, or distribution of products that were lawful prior to enactment of the new law relating to THC Products and chemically related product.

SECTION 4. ENFORCEMENT

In addition to any criminal penalties allowed by law, the City may enforce this Interim Ordinance by injunction or any other appropriate civil remedy in any court of competent jurisdiction. A violation of this Ordinance is also subject to the City's general penalty in Section 2-333 and Section 2-334 of Ramsey City Code.

SECTION 5. SEVERABILITY

Every section, subsection, provision, or part of this Ordinance is declared severable from every other section, subsection, provision, or part. If any section, subsection, provision, or part of this interim ordinance is adjudged to be invalid by a court of competent jurisdiction, such judgement shall not invalidate any other section, subsection, provision, or part.

SECTION 6. EFFECTIVE DATE; DURATION

Pursuant to Section 3.6 of the City Charter, this emergency ordinance shall become effective immediately upon its adoption without previous filing or voting, and may be adopted finally at the meeting at which it is first introduced and voted upon by the City Council. No prosecution shall be based upon the provisions of his Ordinance until 24 hours after the Ordinance has been adopted, filed with the City Clerk, and either has been posted in three conspicuous places in the city or published as provided for in the City Charter, or the person charged with violation thereof had actual notice of the Ordinance prior to the act or omission resulting in the prosecution. It shall be effective until the earlier of the following events: (a.) January 1, 2025 or (b.) the date upon which the City Council adopts an ordinance repealing this Ordinance.

SECTION 7. SUMMARY

That the following summary clearly informs the public of the intent and effect of the Ordinance and is approved for publication: "The purpose of this Ordinance is to authorize a study related to the sales, testing, manufacturing, and distribution of recently-legalized adult-use cannabis products City Staff will then make a recommendation to the City Council about whether the City should amend its zoning, business licensing, or other general Code provisions related to these types of products and associated uses to better protect the residents of Ramsey. During the term of this Ordinance, no business, person, or entity may establish a new use or operation of a cannabis business that includes or involves the sale, testing, manufacturing, or distribution of THC products whether or not legalized on July 1, 2022, by the Minnesota Legislature's amendment of Minnesota Statues, Section 151.72."

PASSED by the City Council of the City of Ramsey, Minnesota, the 26th day of March, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

ORDINANCE #24-05

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING ORDINANCE #23-09, AN INTERIM ORDINANCE PROHIBITING THE ESTABLISHMENT OF NEW USES OR THE OPERATION OF AN ADULT-USE CANNABIS BUSINESS RELATED TO SALES, TESTING, MANUFATURING, AND DISTRIBUTION OF REAL TETRAHYDROCANNABINOL (THC) PRODUCTS

The City of Ramsey Ordains:

Preamble: The interim ordinance is applicable to all of the City of Ramsey for the purpose of protecting the planning process and the health, safety, and welfare of its citizens related to the recently legalized sale of adult-use cannabis ~~edible cannabinoid products~~ containing Tetrahydrocannabinol (THC). A prohibition on the establishment of new uses or operation of cannabis businesses ~~the expansion of existing uses related to the sale of such products is necessary~~ to ensure that the City has sufficient time to study potential regulations that will protect the health and safety of the residents of Ramsey. There is insufficient time to complete the ordinary procedure for introduction and adoption of a City ordinance as required by City Charter.

SECTION 1. AUTHORITY AND FINDINGS

A. The Minnesota Legislature recently amended Minnesota Statutes, Section 151.72 relating to the sale of certain cannabinoid products. The new law permits the sale of edible cannabinoid products, provided that a product sold for human or animal consumption does not contain more than 0.3 percent of tetrahydrocannabinol and an edible cannabinoid product does not contain an amount of any tetrahydrocannabinol that exceeds more than five milligrams of any tetrahydrocannabinol in a single serving, or more than a total of 50 milligrams of any tetrahydrocannabinol per package ("THC Products"). Sales of THC and chemically related product became legal on July 1, 2022.
B. The new law allows sales and establishes some labeling and testing requirements, but it does not establish any licensing criteria or parameters for compliance by retailers. The new law does not prohibit local regulation.
C. Minnesota Statutes, Section 462.355, subd. 4 provides that if a municipality is conducting studies or has authorized a study to be conducted for the purpose of considering adoption or amendment to an official control, the City Council may adopt an interim ordinance for the purpose of protecting the planning process and the health, safety, and welfare of its citizens. An interim ordinance may regulate, restrict, or prohibit any use within the city for a period not to exceed one year from the effective date of the interim ordinance. Many cities have adopted interim ordinances to study the impacts of certain uses and deterring whether regulations are appropriate for the purpose of protecting the pubic health, safety, and welfare of their citizens; and

D. The City Council believes that authorizing a study regarding the types of uses that involve the sales, testing, manufacturing, and distribution of adult-use cannabis products ~~THC Products and any chemically related product~~ is necessary to evaluate the regulatory options available to the City and is for the purpose of protecting the health and safety of Ramsey's residents.
E. Upon passage of the aforementioned legislation, further discussion occurred nationally and in Minnesota about expansion of the allowance of adult-use cannabis products ~~THC and chemically related products~~ that were outside of the express regulation provided in Minnesota. Regulation of such things as locations of distribution points of any and all kinds of THC products ~~and any chemically related product~~ are matters of immediate concern as they relate to the health and safety of the citizens of Ramsey. It is necessary, in order to protect the health, safety and welfare of the citizens of the City to have as broad a study as possible in this area prior to allowing the sale and/or distribution of any such products within the City.
F. The City of Ramsey will work with the Office of Cannabis Management to develop ordinances for reasonable restrictions on the time, place, and manner of the operation of a cannabis business ~~or hemp business~~; develop standardized forms and procedures for the issuance of retail registration pursuant to section 342.22; and develop model policies and procedures for the performance of compliance checks required under section 342.22.

SECTION 2. STUDY

The City Council hereby authorizes and directs City Staff to conduct a study of the issues relating to the sales, testing, manufacturing, and distribution of adult-use cannabis products ~~THC Products and chemically related products~~. Staff will then make a recommendation to the City Council about whether the City should amend its zoning, business licensing, or other general Code provisions related to these types of uses to better protect the residents of Ramsey.

SECTION 3. MORATORIUM

In accordance with the findings set forth herein, a moratorium is established as follows:

A. No business, person, or entity may establish a new use or operation of a cannabis business ~~expand an existing use~~ that includes or involves the sale, testing, manufacturing, or distribution of ~~THC~~ adult-use cannabis products ~~or chemically related products for a period of twelve (12) months from the effective date of this Ordinance~~ until January 1, 2025 or until the City Council repeals this Ordinance, whichever occurs first.
B. During the term of this Ordinance, the City Staff will not issue any license or permit, nor will it accept or process any applications for uses related to the sale, testing, manufacturing, or distribution of adult-use cannabis products ~~THC Products or chemically related products~~.
C. The moratorium established by this Ordinance does not apply to the sale, testing, manufacturing, or distribution of products that were lawful prior to enactment of the new law relating to THC Products and chemically related product.

SECTION 4. ENFORCEMENT

In addition to any criminal penalties allowed by law, the City may enforce this Interim Ordinance by injunction or any other appropriate civil remedy in any court of competent jurisdiction. A violation of this Ordinance is also subject to the City's general penalty in Section 2-333 and Section 2-334 of Ramsey City Code.

SECTION 5. SEVERABILITY

Every section, subsection, provision, or part of this Ordinance is declared severable from every other section, subsection, provision, or part. If any section, subsection, provision, or part of this interim ordinance is adjudged to be invalid by a court of competent jurisdiction, such judgement shall not invalidate any other section, subsection, provision, or part.

SECTION 6. EFFECTIVE DATE; DURATION

Pursuant to Section 3.6 of the City Charter, this emergency ordinance shall become effective immediately upon its adoption without previous filing or voting, and may be adopted finally at the meeting at which it is first introduced and voted upon by the City Council. No prosecution shall be based upon the provisions of his Ordinance until 24 hours after the Ordinance has been adopted, filed with the City Clerk, and either has been posted in three conspicuous places in the city or published as provided for in the City Charter, or the person charged with violation thereof had actual notice of the Ordinance prior to the act or omission resulting in the prosecution. It shall be effective until the earlier of the following events: (a.) January 1, 2025 ~~one year from the effective date of this ordinance~~ or (b.) the date upon which the City Council adopts an ordinance repealing this Ordinance.

SECTION 7. SUMMARY

That the following summary clearly informs the public of the intent and effect of the Ordinance and is approved for publication: "The purpose of this Ordinance is to authorize a study related to the sales, testing, manufacturing, and distribution of recently-legalized adult-use cannabis products ~~consumable cannabinoid products.~~ City Staff will then make a recommendation to the City Council about whether the City should amend its zoning, business licensing, or other general Code provisions related to these types of products and associated uses to better protect the residents of Ramsey. During the term of this Ordinance, no business, person, or entity may establish a new use or operation of a cannabis business ~~expand an existing use~~ that includes or involves the sale, testing, manufacturing, or distribution of THC products ~~or chemically related products,~~ whether or not legalized on July 1, 2022, by the Minnesota Legislature's amendment of Minnesota Statues, Section 151.72."

PASSED by the City Council of the City of Ramsey, Minnesota, the 26th day of March, 2024.

_____
Mayor

ATTEST:

_____

City Clerk

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

CC Regular Session

Meeting Date: 04/09/2024

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

Information

Title:

Legislative Update

Purpose/Background:

SF4371/HF4340 City of Ramsey special tax increment financing authority modifications
This bill amends past special legislation related to TIF District 14. The language clarifies that the city would be exempt from interfund loan requirements for projects that are identified in the original 2010 Legislation. These projects include the city's share of the costs necessary to provide for the construction of the Northstar Transit Station and related infrastructure, including structured parking, a pedestrian overpass, and roadway improvements, (2) the cost of land acquired by the city or the housing and development authority in and for the city of Ramsey within the district prior to the establishment of the district, and (3) the cost of public improvements installed within the tax increment financing district prior to the establishment of the district.

- Staff testified in front of the House Property Tax Division on April 3, 2024. The bill will be considered as part of the Omnibus Tax Bill.

SF4795/HF4869 Ramsey sales and use tax exemption for certain construction materials modification
This bill amends 2023 approval related to the Water Treatment Plant project. In 2023, language only included the Water Treatment Plant and not the trunk watermain improvements.

- Staff testified in front of the Senate Tax Committee on March 19, 2024. The bill will be considered as part of the Ominbus Tax Bill.

SF5214/HF5153 City of Ramsey clean water infrastructure bond issuance and appropriation
This bill requests $6.8 million in state bonding appropriations for the Water Treatment Plant and Trunk Watermain improvements.

- This bill has been introduced, but has not received any committee hearings.

SF5046/HF5031 City of Ramsey pedestrian overpass over Highway 10 and Highway 169 bond issuance and appropriation
This bill requests state bonding appropriation to construct a pedestrian overpass over Highway 10. An amount was not initially identified. However, the request will be for 50% of the project cost. The current project cost estimate is $7.5 million. Staff will work with legislatures to solidify the requested amount.

- Staff testified in front of the House Capital Investment Committee on April 3, 2024. This bill will be considered as part of the Omnibus Capital Investment Bill

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 04:28 PM
Form Started By: Brian Hagen		Started On: 04/04/2024 03:58 PM
Final Approval Date: 04/04/2024		