City of Ramsey
Agenda
Regular City Council
Tuesday, July 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

3. Citizen Input

Citizen input is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and address for the record. Time may be limited.

4. Approve Agenda

5. Consent Agenda

All items listed under the Consent Agenda are considered to be routine or non-controversial by the City Council and will be enacted by one motion, without discussion.

1. Receive May 2024 Finance Reports - General Fund, EDA, and Enterprise Funds

2. Note the following Boards, Commissions and Meeting Minutes:
- Planning Commission Meeting Minutes Dated May 23, 2024.
- Environmental Policy Board Meeting Minutes Dated March 18, 2024.
- Economic Development Authority Meeting Minutes Dated April 11, 2024.
- Public Works Committee Meeting Minutes Dated May 21, 2024.

3. Approve the Following Meeting Minutes:

1. City Council Special Work Session dated June 20, 2024
2. City Council Work Session dated June 25, 2024
3. City Council Regular Session dated June 25, 2024

4. Approve the City Administrator's Annual Performance Evaluation

5. Approve Business License Applications.

6. Authorization to Hire Public Works Streets Maintenance Workers

7. Authorization to Approve a Promotion in the Building Division

8. Adopt Resolution #24-187 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2024 through July 3, 2024.

9. Adopt Resolution #24-124 Approving Change Order No. 20 for Ramsey Gateway Highway 10 Improvements, Improvement Project #20-11

10. Adopt Resolution #24-157 Approving a Comprehensive Plan text amendment pertaining to Mixed Use

11. Adopt Resolution #24-178 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06

12. Adopt Resolution #24-179 Approving Purchase Agreement with Oak Terrace Estates, LLC

13. Adopt Resolution #24-183 Appointing Election Judges for the Primary Election on August 13, 2024.

14. Adopt Resolution #24-184 to Appoint Environmental Policy Board Members

6. Public Hearing

1. Public Hearing: Adopt Resolution #24-167 Vacating a Drainage Easement at 15890 Xenon St. NW

2. PUBLIC HEARING: Adopt Resolution #24-176 and #24-177 Vacating Drainage and Utility Easements and Approving a Final Plat and Stormwater Maintenance Agreement for Diamond Graphics at 14350 Azurite St NW (Project No. 24-111); Case of Diamond Graphics

3. PUBLIC HEARING: Adopt Resolution #24-182 Vacating Part of a Drainage and Utility Easement at 7990 Sunwood Dr. NW; Case of Take 5 Oil Change

7. Council Business

1. Adopt Resolution #24-180 Accepting Bids and Awarding Contract for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

2. Adopt Resolution #24-166, Approving a Conditional Use Permit for a Motor Fuel Station at 7990 Sunwood Dr NW. (Take 5 Oil Change)

3. Adopt Resolutions #24-169 and #24-170 Approving a Final Plat and Site Plan for "Skyline on Sunwood" for a mixed use building at 7545 Sunwood Drive NW (PSD LLC).

4. Adopt Resolution #24-181 Accepting Quotes and Awarding Contract for Improvement Project #24-56, Lift Station No. 1 Permanent Generator

5. Adopt Resolution #24-185 Approving Change Order #2 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02

6. Introduce Ordinance #24-10: Zoning Code Updates

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Receive May 2024 Finance Reports - General Fund, EDA, and Enterprise Funds

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

May 2024 General Fund Financial Report - Budget to Actual

May 2024 EDA Fund Financial Report - Budget to Actual

May 2024 Enterprise Funds Financial Reports - Budget to Actual

May 2024 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:06 PM
Form Started By: Diana Lund		Started On: 07/01/2024 08:34 AM
Final Approval Date: 07/03/2024		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: May 31, 2024

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2024 BUDGET	2024 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,323,376.00	540,186.43
Building Inspections	708,859.00	318,925.09
Council/Commissions (incld charter, council contingen	257,656.00	62,956.96
Data Processing	1,063,589.00	346,515.20
Engineering	680,214.00	532,176.31
Finance (incld assessing)	573,666.00	251,521.58
Fire (incld Civil Defense)	2,267,402.00	633,587.06
Gen Govt Buildings	968,079.00	289,863.21
Parks	2,277,155.00	1,014,096.87
Planning & Zoning	974,899.00	409,461.25
Police (incld animal control & comm orient)	6,090,287.00	2,766,848.11
Streets (incld traffic eng & snow/ice)	3,614,586.00	1,545,133.57
Grand Total	**20,799,768.00**	**8,711,271.64**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Capital Outlay	2,897,463.00	1,507,210.86
Other Services & Charges	3,322,185.00	997,419.28
Personal Services	12,902,070.00	5,579,907.14
Supplies	1,571,677.00	626,734.36
Transfers out	106,373.00	-
Grand Total	**20,799,768.00**	**8,711,271.64**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Taxes	14,905,220.00	-
Charges for Services	686,800.00	423,266.58
Business Licenses/Permits	73,900.00	78,098.46
Fines and Forfeits	48,000.00	17,285.58
Federal Intergovernmental	1,500.00	-
State Intergovernmental	732,500.00	128,538.12
Interest	50,000.00	-
Miscellaneous	16,830.00	33,647.78
Non-Business Licenses/Permits	848,000.00	506,498.62
Transfers in	3,437,018.00	-
Grand Total	**20,799,768.00**	**1,187,335.14**

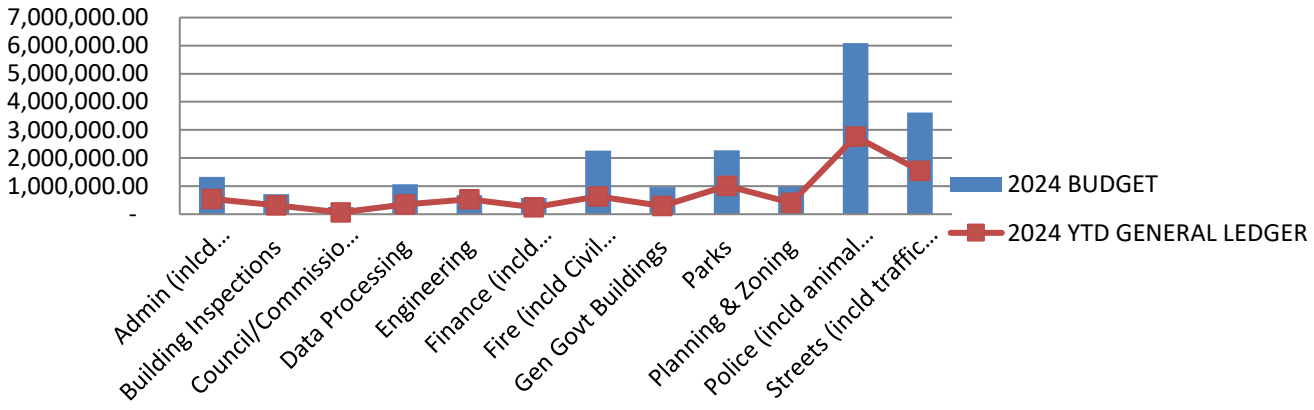
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

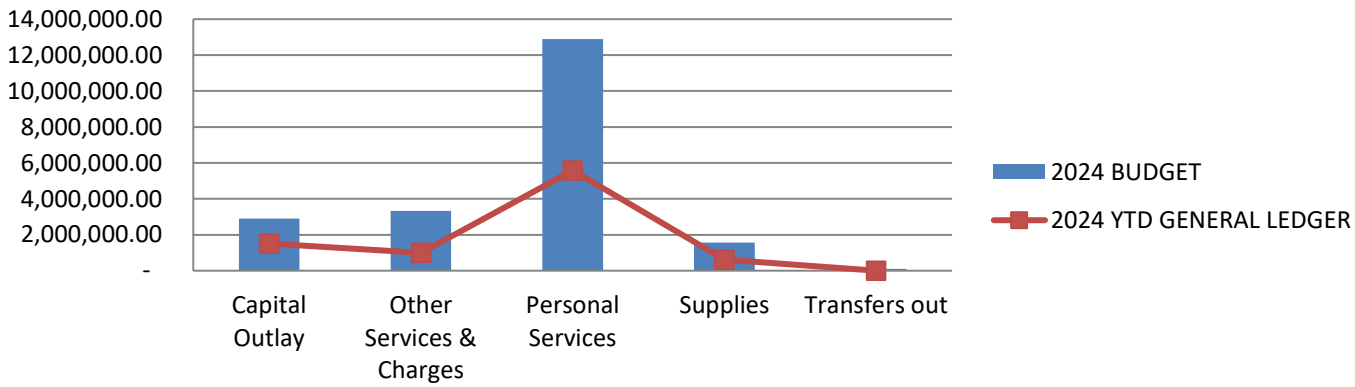
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **May 31, 2024**

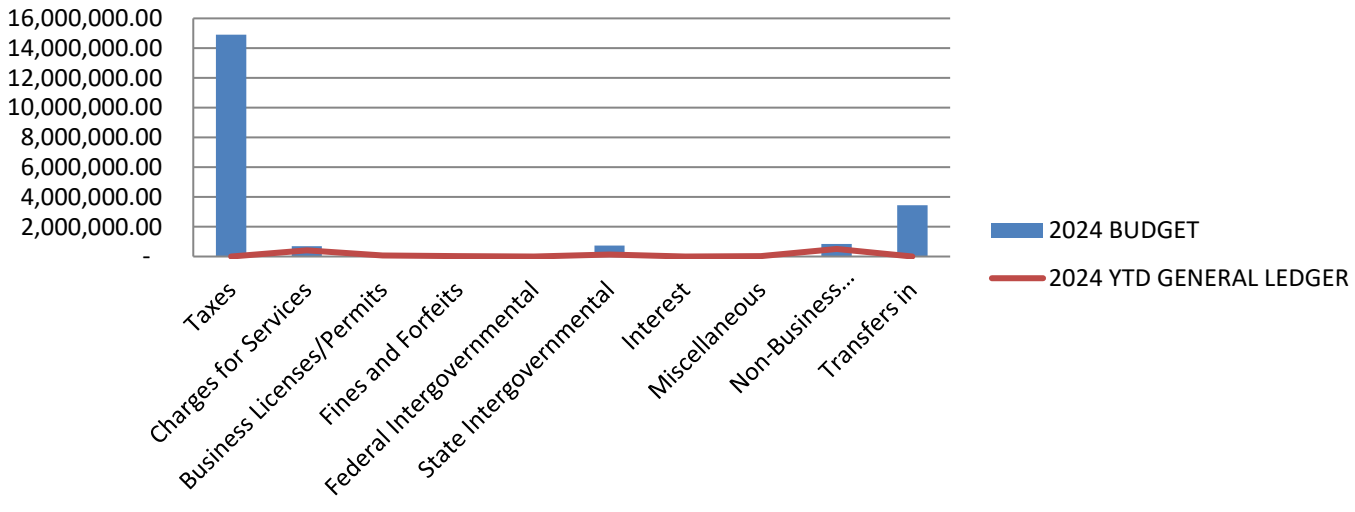
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **May 31, 2024**

REVENUES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	87,390.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	10,000.00	0.00%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**92,390.00**	**10,000.00**	

EXPENDITURES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105 TEMPORARY-WAGES & SALARIES	1,000.00	175.00	17.50%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	13.39	16.74%
6133 WORKERS COMP INSURANCE PREMIUM	10.00	4.75	47.50%
6208 MISCELLANEOUS OFFICE SUPPLIES		40.59	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	6,992.31	38.85%
6315 MISCELLANEOUS PROFESSIONAL SER	36,200.00	30,941.45	85.47%
6331 TRAVEL & LODGING	2,300.00	-	0.00%
6335 TRAINING	6,600.00	385.00	5.83%
6361 GENERAL LIABILITY/PROPERTY INS	1,000.00	267.97	26.80%
6451 MEMBERSHIP DUES	2,200.00	917.40	41.70%
6246 MARKETING & PROMOTIONS	25,000.00	7,101.78	28.41%
Grand Total	**92,390.00**	**46,839.64**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: May 31, 2024

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(28,000.00)	(8,080.37)	28.86%
4454	ADMINISTRATIVE FINES		100.05	0.00%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	2,530.00	25.30%
4651	WATER REVENUE	-	15,183.47	0.00%
4652	WATER SALES - RESIDENTIAL	1,837,500.00	321,868.53	17.52%
4653	WATER SALES-COMMERCIAL	825,270.00	71,380.26	8.65%
4654	WATER PENALTIES	47,000.00	8,946.44	19.03%
4655	WATER METER INSTALLATION	20,000.00	10,650.00	53.25%
4656	WATER METERS	50,000.00	23,214.57	46.43%
4657	CONNECTION/RECONNECTION FEES	200.00	450.00	225.00%
4701	INTEREST ON INVESTMENTS	50,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	567,632.00	0.00%
4601	MISCELLANEOUS REVENUE		487.65	0.00%
Grand Total		**2,811,970.00**	**1,014,362.60**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	425,984.00	100,721.53	23.64%
6103	FULL TIME-REGULAR-OVERTIME	20,000.00	5,279.97	26.40%
6105	TEMPORARY-WAGES & SALARIES	26,380.00	8,530.76	32.34%
6121	PERA CONTRIBUTIONS	45,901.00	8,679.39	18.91%
6122	FICA/MEDICARE CONTRIBUTIONS	36,313.00	9,819.51	27.04%
6131	GROUP INSURANCE	52,339.00	18,541.49	35.43%
6133	WORKERS COMP INSURANCE PREMIUM	18,410.00	19,616.33	106.55%
6208	MISCELLANEOUS OFFICE SUPPLIES	750.00	38.80	5.17%
6223	GASOLINE	9,500.00	3,614.26	38.04%
6225	DIESEL FUEL	500.00	-	0.00%
6229	SHOP MATERIALS	1,200.00	234.60	19.55%
6231	UNIFORMS & TURN-OUT GEAR	5,000.00	3,292.11	65.84%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	3,430.87	22.13%
6257	OTHER VEHICLE PARTS	12,000.00	3,311.85	27.60%
6273	UTILITY SYSTEM MAINT SUPPLIES	150,000.00	39,235.49	26.16%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,500.00	2,321.89	22.11%
6292	WATER METERS FOR RESALE	125,000.00	42,703.22	34.16%
6315	MISCELLANEOUS PROFESSIONAL SER	58,000.00	19,766.00	34.08%
6322	POSTAGE	2,000.00	129.49	6.47%
6334	MILEAGE REIMBURSEMENT	800.00	-	0.00%
6335	TRAINING	6,000.00	660.00	11.00%
6352	GENERAL NOTICE & PUBLIC INFOR	350.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	35,000.00	43,196.09	123.42%
6371	ELECTRIC UTILITIES	175,000.00	31,555.23	18.03%
6372	WATER/IRRIGATION	2,500.00	209.07	8.36%
6373	GAS	9,000.00	2,208.73	24.54%
6374	REFUSE/RECYCLING	1,800.00	601.96	33.44%
6381	BUILDING & STRUCTURE REPAIR	17,035.00	6,713.84	39.41%
6405	OFFICE & DATA PROCESSING EQUIP	8,500.00		0.00%
6439	OTHER MISCELLANEOUS	67,000.00	649.24	0.97%
6451	MEMBERSHIP DUES	1,000.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	82,000.00	16,197.44	19.75%
6722	DEPRECIATION	958,382.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	55,000.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		(3,141.02)	0.00%
Grand Total		**2,434,644.00**	**388,118.14**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: May 31, 2024

REVENUES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(30,000.00)	(9,007.07)	30.02%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	1,938.30	27.69%
4661	RESIDENTIAL-SEWER CHARGES	1,727,880.00	455,144.82	26.34%
4662	COMMERCIAL-SEWER CHARGES	513,040.00	114,031.73	22.23%
4663	SEWER PENALTIES	45,000.00	19,875.88	44.17%
4701	INTEREST ON INVESTMENTS	80,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	261,486.00	0.00%
4601	MISCELLANEOUS REVENUE		487.65	0.00%
Grand Total		**2,342,920.00**	**843,957.31**	

EXPENSES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	279,318.00	54,937.30	19.67%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	214.64	21.46%
6105	TEMPORARY-WAGES & SALARIES	-	1,381.90	0.00%
6121	PERA CONTRIBUTIONS	38,949.00	4,417.78	11.34%
6122	FICA/MEDICARE CONTRIBUTIONS	21,476.00	4,753.14	22.13%
6131	GROUP INSURANCE	22,913.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	9,600.00	11,708.93	121.97%
6223	GASOLINE	4,300.00	634.46	14.75%
6225	DIESEL FUEL	3,500.00	1,328.92	37.97%
6229	SHOP MATERIALS	500.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	25,000.00	8,778.29	35.11%
6257	OTHER VEHICLE PARTS	8,000.00	524.73	6.56%
6273	UTILITY SYSTEM MAINT SUPPLIES	5,000.00	-	0.00%
6275	OTHER EQUIPMENT PARTS	8,000.00	-	0.00%
6281	SMALL TOOLS & MINOR EQUIPMENT	2,000.00	-	0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	2,000.00	189.00	9.45%
6323	CELLULAR PHONES	5,000.00	720.38	14.41%
6334	MILEAGE REIMBURSEMENT	400.00	-	0.00%
6335	TRAINING	8,000.00	23.00	0.29%
6361	GENERAL LIABILITY/PROPERTY INS	25,000.00	22,238.40	88.95%
6371	ELECTRIC UTILITIES	30,000.00	7,030.51	23.44%
6372	WATER/IRRIGATION	2,000.00	209.06	10.45%
6373	GAS	7,500.00	1,846.20	24.62%
6374	REFUSE/RECYCLING	1,500.00	601.96	40.13%
6377	SEWER SERVICE CHARGE	1,260,238.00	630,118.74	50.00%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	3,360.02	31.01%
6489	OTHER CONTRACTED SERVICES	45,000.00	3,542.80	7.87%
6722	DEPRECIATION	734,900.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	49,000.00	-	0.00%
Grand Total		**2,610,929.00**	**758,560.16**	

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: May 31, 2024

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(5,500.00)	(1,614.29)	29.35%
4681 CHARGES FOR STREET LIGHTS	176,000.00	45,427.94	25.81%
4683 STREET LIGHTING PENALTIES	6,000.00	2,469.01	41.15%
4701 INTEREST ON INVESTMENTS	3,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	57,000.00	14,461.40	25.37%
Grand Total	**236,500.00**	**60,744.06**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	135,000.00	41,217.99	30.53%
6489 OTHER CONTRACTED SERVICES	19,000.00	3,489.08	18.36%
6722 DEPRECIATION	46,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	29,000.00	-	0.00%
Grand Total	**229,000.00**	**44,707.07**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **May 31, 2024**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(8,500.00)	(2,525.06)	29.71%
4287	OTHER LOCAL GOVERNMENT GRANTS	75,000.00	-	0.00%
4609	OTHER MISCELLANEOUS REVENUES	1,200.00	828.70	69.06%
4671	RECYCLING CHARGES	452,000.00	114,923.89	25.43%
4672	RECYCLING PENALTIES	9,300.00	4,628.29	49.77%
4701	INTEREST ON INVESTMENTS	4,000.00	-	0.00%
Grand Total		**533,000.00**	**117,855.82**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	26,088.00	9,201.96	35.27%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	375.68	37.57%
6104	PART TIME-WAGES & SALARIES	500.00	-	0.00%
6121	PERA CONTRIBUTIONS	3,157.00	744.20	23.57%
6122	FICA/MEDICARE CONTRIBUTIONS	2,006.00	750.57	37.42%
6131	GROUP INSURANCE	1,451.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	210.00	139.86	66.60%
6249	MISCELLANEOUS OPERATING SUPPLY	32,000.00	31,016.01	96.93%
6322	POSTAGE	100.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	476,000.00	193,016.68	40.55%
Grand Total		**542,512.00**	**235,244.96**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **May 31, 2024**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	**2024 BUDGET**	**2024 YTD GENERAL LEDGER**	**-% of Budget-**
4140 CREDIT CARD PROCESSING FEES	(15,500.00)	(4,460.14)	28.78%
4693 STORM WATER-RESIDENTIAL	638,400.00	161,826.61	25.35%
4694 STORM WATER-COMMERCIAL	670,000.00	169,719.53	25.33%
4695 STORM WATER-PENALTIES	25,000.00	10,191.03	40.76%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**1,322,900.00**	**337,277.03**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	**2024 BUDGET**	**2024 YTD GENERAL LEDGER**	**-% of Budget-**
6102 F.T. REGULAR-WAGES & SALARIES	237,011.00	29,304.19	12.36%
6105 TEMPORARY-WAGES & SALARIES	200.00	176.00	88.00%
6121 PERA CONTRIBUTIONS	34,750.00	2,249.07	6.47%
6122 FICA/MEDICARE CONTRIBUTIONS	18,161.00	2,280.02	12.55%
6131 GROUP INSURANCE	33,051.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	10,000.00	10,451.57	104.52%
6225 DIESEL FUEL	10,000.00	2,009.52	20.10%
6249 MISCELLANEOUS OPERATING SUPPLY	13,000.00	3,247.62	24.98%
6257 OTHER VEHICLE PARTS	12,000.00	9,554.23	79.62%
6315 MISCELLANEOUS PROFESSIONAL SER	50,000.00	1,500.00	3.00%
6361 GENERAL LIABILITY/PROPERTY INS	11,500.00	6,086.26	52.92%
6371 ELECTRIC UTILITIES	12,000.00	2,871.25	23.93%
6372 WATER/IRRIGATION	3,500.00	209.06	5.97%
6373 GAS	8,500.00	1,846.19	21.72%
6374 REFUSE/RECYCLING	2,000.00	315.76	15.79%
6451 MEMBERSHIP DUES	63,000.00	52,366.00	83.12%
6489 OTHER CONTRACTED SERVICES	55,000.00	4,339.11	7.89%
6722 DEPRECIATION	490,264.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	44,000.00	-	0.00%
Grand Total	**1,107,937.00**	**128,805.85**	

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CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **May 31, 2024**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	5/12 ADOPTED BUDGET (May)	% of Budget Used (41.7% is 5/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,323,376.00	540,186.43	551,406.67	40.82%	783,189.57
Building Inspections	708,859.00	318,925.09	295,357.92	44.99%	389,933.91
Council/Commissions (incld charter, council contingency)	257,656.00	62,956.96	107,356.67	24.43%	194,699.04
Data Processing	1,063,589.00	346,515.20	443,162.08	32.58%	717,073.80
Engineering (personnel costs allocated after year-end)	680,214.00	532,176.31	283,422.50	78.24%	148,037.69
Finance (incld assessing) (personnel costs allocated after year-end)	573,666.00	251,521.58	239,027.50	43.84%	322,144.42
Fire (incld Civil Defense)	2,267,402.00	633,587.06	944,750.83	27.94%	1,633,814.94
Gen Govt Buildings	968,079.00	289,863.21	403,366.25	29.94%	678,215.79
Parks	2,277,155.00	1,014,096.87	948,814.58	44.53%	1,263,058.13
Planning & Zoning	974,899.00	409,461.25	406,207.92	42.00%	565,437.75
Police (incld animal control & comm orient)	6,090,287.00	2,766,848.11	2,537,619.58	45.43%	3,323,438.89
Streets (incld traffic eng & snow/ice)	3,614,586.00	1,545,133.57	1,506,077.50	42.75%	2,069,452.43
TOTAL	*20,799,768.00*	*8,711,271.64*	*8,666,570.00*	*41.88%*	*12,088,496.36*

ENTERPRISE EXPENDITURES BY FUND	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	5/12 ADOPTED BUDGET (May)	% of Budget Used (41.7% is 5/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2024 BUDGET")
Water (budgeted depreciation not booked until after year-end)	2,434,644.00	388,118.14	1,014,435.00	15.94%	2,046,525.86	*$ 958,382.00*
Sewer (budgeted depreciation not booked until after year-end)	2,610,629.00	758,560.16	1,087,762.08	29.06%	1,852,068.84	*$ 734,900.00*
Street Light (budgeted depreciation not booked until after year-end)	229,000.00	44,707.07	95,416.67	19.52%	184,292.93	*$ 46,000.00*
Recycling	542,512.00	235,244.96	226,046.67	43.36%	307,267.04	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,107,937.00	128,805.85	461,640.42	11.63%	979,131.15	*$ 490,264.00*
TOTAL	*6,924,722.00*	*1,555,436.18*	*2,885,300.83*	*22.46%*	*5,369,285.82*	$ 2,229,546.00

EDA FUND EXPENDITURES	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	5/12 ADOPTED BUDGET (May)	% of Budget Used (41.7% is 5/12)	BUDGET AMOUNT REMAINING
Economic Development	92,390.00	46,839.64	38,495.83	50.70%	45,550.36

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Note the following Boards, Commissions and Meeting Minutes:

- Planning Commission Meeting Minutes Dated May 23, 2024.
- Environmental Policy Board Meeting Minutes Dated March 18, 2024.
- Economic Development Authority Meeting Minutes Dated April 11, 2024.
- Public Works Committee Meeting Minutes Dated May 21, 2024.

Purpose/Background:

Approve Meeting Minutes

Recommendation:

Approval

Action:

Approval

Attachments

PC May Minutes

EPB March Minutes

EDA April Minutes

PWC May Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	07/01/2024 11:25 AM
Brian Hagen	Brian Hagen	07/03/2024 12:07 PM
Form Started By: Abdi Sahal		Started On: 07/01/2024 08:38 AM
Final Approval Date: 07/03/2024		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 23, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Randy Bauer 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 Anderson, to approve the agenda as presented.

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

5. CONSENT AGENDA

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

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Variance Request Related to Accessory Structure Setback Regulations at 15851 St. Andrews Lane NW (Project 24-107); Case of Parent Custom Homes, LLC

Public Hearing

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

Presentation

City Planner Martin presented the staff report stating that staff recommends adoption of Resolution #24-136, granting a Variance to accessory structure placement at 15851 St. Andrews Lane NW.

Commissioner Van Scoy commented that he does not have an issue with the placement of the garage. He stated that the garage appears to be a nice two-story structure and asked if there are standards guiding that.

City Planner Martin replied that the new standards emphasize height and not the interior of the structure. He noted that this is not unique in that there are two story accessory structures that meet the maximum height.

Commissioner Van Scoy asked if the accessory structure would include living space and whether that would be allowed. He stated that if that would not be allowed, it should be clarified in the conditions.

Planning Manager Larson commented that the space can be finished for personal space, such as a home office or recreation space. He stated that an accessory dwelling unit (ADU) could exist, if under 800 square feet, which this would be, although that type of use has not been discussed.

Commissioner Van Scoy thanked staff and noted that his intention was just to determine whether or not that would be allowed.

Commissioner Anderson asked if living quarters could be created in the upper level, such as an apartment.

City Planner Martin commented that in looking at the plans there are no plans for plumbing and therefore would not meet the requirements for habitable space. He stated that if that type of

conversion were desired in the future, building code requirements would need to be met and provided examples. He noted that an ADU permit would be reviewed administratively.

Citizen Input

Eric Nelson, applicant, stated that the area is intended to be used for storage and his wife's gardening hobby and will not be habitable space.

Commissioner Anderson asked why the structure would not be on the south side where there appears to be more space.

Mr. Nelson commented that less driveway work is required for this location and advised that the same steep slope still exists on the south side, therefore the same variance would be requested.

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

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

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

Commission Business

Commissioner Anderson asked if a condition could be added that the space could not be habitable.

Planning Manager Larson commented that if the space were to meet the criteria for habitable space, it could become an ADU per City Code.

Commissioner Van Scoy commented that if the applicant decided to convert the space, it would need to meet City Code and therefore would be safe and a reasonable use. He recognized that in the past that type of use would not be allowed but with the changes that have been made to the City Code, that would be an allowance.

Motion by Commissioner Peters, seconded by Commissioner Hunt, to adopt Resolution #24-136 Granting a Variance to Accessory Structure Placement at 15851 St. Andrews Lane NW.

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

6.02: Public Hearing: Variance for Accessory Structure Placement at 6787 Green Valley Road NW (Josh Hunt)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:15 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the variance with the stipulation that a Home Occupation Permit application is made if it is intended to be used, in part, for business purposes.

Commissioner Van Scoy commented that it is his understanding that the property is zoned RR.

Planning Manager Larson commented that under the old Code, the property was R-1 single-family within the MUSA, but without connections and therefore it was placed into MUSA Reserve as the infrastructure is not there.

Citizen Input

Josh Hunt, applicant, stated that he was present to address any questions.

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

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

Chairperson Gengler closed the public hearing at 7:20 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Peters, to adopt Resolution #24-135 Granting a Variance to Accessory Building Placement at 6787 Green Valley Road NW.

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

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Planning Manager Larson provided an update on upcoming City Council and Planning Commission agendas.

Councilmember Woestehoff commented that the Connexus Energy rezoned for the landfill will be on the Council agenda again, and believed there may be a different outcome this time.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:23 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, March 18, 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 Hassan Salami
Members Absent:	Board Member Jessica Vikander Board Member Mike Heifner
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 Salami to approve the agenda as submitted.

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated February 12, 2024

Motion by Board Member Fetterley and seconded by Board Member Bernard to approve the regular meeting minutes dated February 12, 2024.

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

5. POLICY BOARD BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

Senior Planner Anderson presented the staff report. He noted that because of the previous policy adopted by the City Council, Chairperson Moore would be unable to serve as Chairperson for this term as she has already served two consecutive terms. He noted that the change in Chairperson would take place at the next meeting, and Chairperson Moore would continue for the remainder of this meeting.

Chairperson Moore nominated Board Member Fetterley for the position of Chairperson.

Board Member Fetterley accepted the nomination.

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

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

Board Member Salami nominated Melissa Moore to serve as Vice Chairperson.

Chairperson Moore accepted the nomination but stated that she would step away if someone else was interested in serving. No other members expressed interest.

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

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

5.02: Consider the Natural Resources Aspects Associated with a Site Plan and Conditional Use Permit for Complete Auto Service (Project No. 24-102); Case of Classic Construction, Inc.

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Classic Construction, Inc. for a Site Plan review and Conditional Use Permit for a proposed motor vehicle service shop at 5195 142nd Avenue NW.

Board Member Hagerty asked if there are other conditions related to an auto repair use given the proximity to the river.

Senior Planner Anderson replied that there are not different requirements, but there are standards in place to ensure the hazardous substances are captured onsite and do not enter the stormwater system.

Board Member Fetterley asked if there would be enough space along the boulevard to add additional trees.

Senior Planner Anderson replied that overall, on the site there would be enough space to adequately fit five additional trees, noting that they would not all have to go along Xkimo Street. He believed that three trees could fit along Xkimo and the other two on the front side of the site.

Board Member Fetterley asked if there would be fencing along the backside of the property and 47.

Senior Planner Anderson replied that the fencing would go along the eastern side of the building to screen those parking stalls with a gate, which will separate the parking lot between customer parking and vehicles awaiting service.

Board Member Fetterley asked if there would be transitioning required to the north.

Senior Planner Anderson replied that the property to the north is an office building and not residential, therefore it would not require transitioning.

Board Member Hagerty asked if there something that would prevent long-term storage of vehicles.

Senior Planner Anderson replied that condition could be added under the Conditional Use Permit (CUP), but generally speaking there could be a requirement that inoperable vehicles are stored inside the building. He noted that the Planning Commission would address that when it holds the public hearing.

Board Member Bernard commented that the fenced area could be used for that purpose as well, which would block those from view.

Chairperson Moore commented on the difficulty in getting onto 47 from that intersection and asked if there is a future plan for a traffic control change at that intersection.

Senior Planner Anderson replied that currently there is a right-in/right-out for that intersection. He stated that traffic cannot go southbound on 47 from 142nd and would instead travel on Xkimo to the stoplight which would allow access onto 47. He stated that there would be no changes proposed to the intersection for 47 and 142nd.

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

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

5.03: Consider Natural Resources Aspects of a Site Plan and Final Plat for The Catholic Church of Saint Katharine Drexel (Project No. 24-103); Case of Saint Katherine Drexel

Senior Planner Anderson presented the staff report. He stated that the City has received an application from the Catholic Church of Saint Katharine Drexel for Site Plan review and Final Plat for a new church to be constructed at the northwest corner of 161st Avenue and Variolite Street.

Board Member Fetterley commented that she was pleased to see that the applicant was not removing more trees than needed and will wait for the future expansion plans to proceed with that.

Chairperson Moore commented that it is great to see over 70 percent of the trees preserved.

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

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

5.04: Consider Natural Resources Aspects of Site Plan for Norhart Mixed Use Apartment Complex (Project No. 24-104); Case of Norhart Architecture LLC

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Norhart Architecture LLC for Site Plan review and a variance for a five story, mixed use apartment building located north and east of Sunwood Drive and west of Zeolite Street.

Chairperson Moore asked if staff feels that the trees and shrubs can fit along the border of the property, as it appears to be a compact amount of plants within that space.

Senior Planner Anderson replied that a lot of what you see along Ramsey Parkway is a combination of trees and shrubs, with shrubs in small groupings. He did not see any issues with that plan as proposed and believed that there would be sufficient space because of the combination of trees and shrubs.

Chairperson Moore asked if this project would utilize roof space as greenspace.

Senior Planner Anderson replied that he did not believe the applicant proposed any type of green roof.

Board Member Salami referenced the recommendations of approval that are made contingent upon certain conditions being met and asked if the Board ever goes back to ensure those conditions are met.

Senior Planner Anderson replied that the EPB does not follow up on the cases, but if those contingencies carry forward through a motion of the City Council, those would become formal requirements and staff would follow up to ensure those are met.

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

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

5.05: Consider the Natural Resources Aspects of the Site Plan and Preliminary Plat for

Haviland Fields (Project No. 24-101); Case of Presbyterian Homes Housing and Assisted Living, Inc.

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Presbyterian Homes Housing and Assisted Living, Inc. for Site Plan, Preliminary Plat, Zoning Amendment, and a Comprehensive Plan Amendment for a project that includes a senior housing building, an all-ages building, and twin homes on the property currently occupied by Lord of Life Church and generally known as 14501 Nowthen Boulevard.

Chairperson Moore asked and received confirmation that this would be directly adjacent to Stoney River. It was also confirmed that this would be a separate owner from the existing facility. She stated that she is pleased that the wetland aspen oak area will be persevered on the eastern side of the property.

Board Member Hagerty referenced the high-quality area and received confirmation that area would not be impacted by this project.

Senior Planner Anderson explained that there would not be any construction within that area and the trees that border that area will be left intact. He noted that the typical stormwater management would be required for the proposed development to manage the water and runoff onsite.

Board Member Salami recognized the function of this Board but wondered about the impact that this dense development would have on the road system. He hoped that public works is taking a critical look at the development.

Senior Planner Anderson stated that there is a development review committee made up by members from every department, with the exception of finance, that reviews all aspects of a project to provide comments. He stated that MnDOT and Anoka County Highway Department has also been sent the plans to provide comments as well.

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

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

5.06: Consider Opportunity to Reapply for Funding through the Metropolitan Council's Water Efficiency Grant Program

Senior Planner Anderson presented the staff report. He stated that in 2022, the City of Ramsey reapplied for a Water Efficiency Grant through the Metropolitan Council and was awarded $19,800. The grant funds have been used to provide rebates to residential and commercial property owners that replaced water using devices (specifically including toilets, smart irrigation controllers, washing machines, and dishwashers) with WaterSense or Energy Star rated devices. Presently there is only about $2,600 in grant funds remaining. The Metropolitan Council has announced that it is once again offering a Water Efficiency Grant. Applications are due by March

29, 2024 and grant recipients will be announced by May 24, 2024. The grant program will run from July 1, 2024 through June 30, 2026.

Chairperson Moore commented that she is very excited about the program, even though she is not eligible because she has a private well. She stated that it is great to see the participation from residents with this program.

Board Member Fetterley commented that the City did a great job marketing the program and it was great to see the funding almost exhausted from the last cycle. She was excited to apply again and potentially continue to provide additional funds to residents for this purpose.

Motion by Board Member Salami and seconded by Board Member Fetterley to recommend that the City submit a grant application to the Metropolitan Council for Water Efficiency Grant Program funds.

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

6. BOARD / STAFF INPUT

Chairperson Moore commented that if families or groups would like to participate in an Earth Day clean-up, they could register with the City and can then be provided with gloves and bags.

7. ADJOURNMENT

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

The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Chris Anderson
Senior Planner

ATTEST:

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, April 11, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Scott Wiyninger Member Chelsee Howell Member Rachal Johnson Member William MacLennan Member Chris Riley Member Shanna Stewart (via Zoom)
Members Absent:	Member Brittany Lindahl
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 MacLennan, to approve the agenda.

A roll call vote was performed:

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

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated March 14, 2024

Motion by Member Johnson, seconded by Member Riley, to approve the March 14, 2024, minutes as presented.

A roll call vote was performed:

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

Motion carried.

4. EDA BUSINESS

4.01: EDA Organization: Elect Chairperson and Vice Chairperson

Economic Development Manager Sullivan presented the staff report.

Member Stewart nominated Member Wiyninger

Motion by Member Stewart, seconded by Member Johnson, to nominate Scott Wiyninger as Chairperson of the Economic Development Authority through March 31, 2025.

There were no other nominations.

A roll call vote was performed:

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

Motion carried.

Motion by Member MacLennan, seconded by Member Wiyninger, to nominate Shanna Stewart as Vice Chairperson of the Economic Development Authority through March 31, 2025.

There were no other nominations.

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Member Johnson	aye

Member MacLennan	aye
Member Stewart	abstain
Chairperson Wiyninger	aye

Motion carried.

4.02: Select 2024 Ramsey Business of the Year

Economic Development Manager Sullivan presented the staff report.

Member Riley commented that Dynamic Group has been on the list for years and would like to discuss that business.

Member Johnson agreed.

Member MacLennan brought forward discussion on Global Glove but stated that he also agrees with Dynamic Group being a good choice for the 2024 EDA Business of the Year.

Member Stewart commented that she originally was between Global Glove and Intech, but also agrees with the selection of Dynamic Group.

Motion by Member Johnson, seconded by Member MacLennan, to select Dynamic Group as the 2024 Ramsey EDA Business of the Year.

A roll call vote was performed:

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

Motion carried.

Economic Development Manager Sullivan reviewed the businesses still on the small and large lists and gained input from the EDA on whether businesses should remain, be moved, or removed.

Motion by Member Johnson, seconded by Member MacLennan, to add Soderholm and Associates to the small list.

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Member Stewart	aye

Member Johnson	aye
Member MacLennan	aye
Chairperson Wiyninger	aye

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on recent City Council action relating to purchase agreements and site plan approval for Blanery LLC and Complete Auto. Sullivan also provided an update on development activity and interest highlighting Aldi, Hilton Home 2 Suites, Jam Hops and Soderholm and Associates. He reported that the business expo is full, and they continue to increase participation by Ramsey businesses.

Member Johnson noted a previous suggestion to place signs on development sites stating, "future home of" and asked for an update.

Economic Development Manager Sullivan commented that he has been working with developers and most of them are happy to place the signs up themselves.

The EDA recognized the great work of staff to continue to increase participation from Ramsey businesses in the business expo.

Economic Development Manager Sullivan stated that Economic Development pAdministrative Assistant Wendy Schlueter does an outstanding job with her work on the Business Expo.

6. ADJOURNMENT

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

A roll call vote was performed:

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

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 7:46 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, May 21, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Debra Musgrove
Councilmember Chelsee Howell (via Zoom)
Councilmember Michael Olson

Also Present: City Engineer/Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

A roll call vote was performed:

Councilmember Howell	aye
Councilmember Olson	aye
Chairperson Musgrove	aye

Motion carried.

4. APPROVE MINUTES

4.01: Approve April 16, 2024, Meeting Minutes

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

Regular Meeting Minutes dated April 16, 2024

A roll call vote was performed:

Councilmember Olson	aye
Councilmember Howell	aye
Chairperson Musgrove	aye

Motion carried.

5. COMMITTEE BUSINESS

5.01: Consider Recommending City Council Order Request for Proposals for 2025 Capital Improvement Program Projects Topographic Surveys, Geotechnical Services and Utility Testing

Assistant City Engineer Feriancek reviewed the staff report and recommendation to recommend City Council order request for proposals for 2025 Capital Improvement Program projects topographic surveys, geotechnical services and utility testing.

Councilmember Olson asked the generally accepted life expectancy of an overlay.

Assistant City Engineer Feriancek replied that when building from scratch they would overlay at years 20 and 40 and reconstruct at year 60. He stated that varies significantly with the existing roadways because of the varying base. He stated that 15 to 20 years is the general target but some roads are not lasting that long and will need a reconstruction instead.

Chairperson Musgrove stated that the plan would be to put together the proposals and asked if the plan would change for some of the roads based on that data.

Assistant City Engineer Feriancek stated that the streets identified for reconstruction need reconstruction and will not fall back up to overlay status. He stated that those identified for overlay could change to reconstruction if the data supports that, noting that big changes can occur to pavement condition in the last few years of the lifespan.

Chairperson Musgrove recognized that some roads have better underlying bases than others and therefore this data is always helpful. She recognized the work staff does to track the life and condition of roads in the community. She asked if there have been any residents expressing concerns with roads that could impact the plan for roads this year.

Assistant City Engineer Feriancek stated that he typically receives a lot of calls in the spring but with the amount of patching that was done last year, the number of calls was greatly reduced. He stated that he has received calls, but those roads are included for 2025 and 2026 projects already and noted that some of those roads are proposed to be skim patched this year.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council order request for proposals for 2025 Capital Improvement Program projects topographic surveys, geotechnical services and utility testing.

A roll call vote was performed:

Councilmember Howell	aye
Councilmember Olson	aye
Chairperson Musgrove	aye

Motion carried.

5.02: Consider Recommendation to City Council to Request Proposals for Intersection Control Evaluations for Riverstone North

City Engineer/Public Works Director Westby reviewed the staff report and recommendation to recommend City Council approval to request proposals for Intersection Control Evaluations for Riverstone North.

Councilmember Olson asked if there an estimated length of time for the outside consultant to complete their evaluations.

City Engineer/Public Works Director Westby replied that they would request the work to be turned around within one month. He noted that this would be much faster than staff would be able to complete this. He noted that in total it could be two months before the data is back for review from a consultant, where it could be in excess of five months if staff were to try to do the work.

Chairperson Musgrove commented that she does see the value in having an outside consultant do this work in order to get accurate counts. She stated that she would also like the no change option to be included in the proposal.

City Engineer/Public Works Director Westby agreed that collecting all the data at once will provide a truer picture. He stated that doing nothing is always an option in a study.

Councilmember Olson stated that perhaps a less obtrusive answer would be to find the more traveled directions and use a yield for those directions with stop signs at the other directions.

City Engineer/Public Works Director Westby commented that there are very few yield signs in Ramsey, noting that is something Ramsey has shied away from historically. He noted that the consultant could provide that recommendation.

Chairperson Musgrove stated that input from public safety on accidents and which direction they are coming from could be helpful.

City Engineer/Public Works Director Westby confirmed that data is collected for the study. He stated that this action would just be to go out for RFPs.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council approval to request proposals for Intersection Control Evaluations for Riverstone North.

A roll call vote was performed:

Councilmember Olson	aye
Councilmember Howell	aye
Chairperson Musgrove	aye

Motion carried.

5.03: Receive Update on Water Treatment Plant Construction Contingency Expense Funds

City Engineer/Public Works Director Westby reviewed the staff report, providing an update on the status of the Construction Contingency Expense funds for the Water Treatment Plant.

Chairperson Musgrove appreciated the update and overview that there is no anticipation of needing more than the contingency funds allotted.

Councilmember Olson agreed.

5.04: Review Final Elk River Highway Corridor Study

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

Councilmember Olson asked for, and received clarification on road locations.

Chairperson Musgrove asked and received confirmation that an option is chosen and then the environmental review is completed. She asked if this project occurs between two counties.

City Engineer/Public Works Director Westby commented that he started in his position in Ramsey in 2013 and the first meeting he attended was related to the Highway 10 access planning study. He noted that Elk River was included in that meeting as a partner and noted the other partners as this corridor spreads across two counties and two MnDOT districts. He stated that Elk River would be the driver of this project/study, just as Ramsey was for its project.

Chairperson Musgrove referenced a low-income number that is referenced that she believed to be incorrect and was unsure that information would be helpful. She noted similar concerns with minority populations and other metrics. She commented that as the corridor has been improved from Coon Rapids, through Anoka and into Ramsey, this corridor would be more vulnerable to accidents. She recognized the estimated timeline of eight to ten years for construction and hoped that Elk River stays vested in this corridor.

City Engineer/Public Works Director Westby commented that in Ramsey there are not hot spots for accidents in this corridor, noting that the problem intersection is in Elk River at 171st Avenue. He recognized that signal systems will be removed from the corridor in Ramsey which will impact the gaps in traffic that currently exist and could impact those access points in Ramsey, but staff will continue to monitor that.

Chairperson Musgrove commented that previous members of the Committee were interested in the study and asked if the information could be shared with the full Council. She confirmed that could be done through email, recognizing the full agendas for upcoming work sessions.

Councilmember Olson noted that the City Administrator did send out an email with a link last Friday.

5.05: 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.

Chairperson Musgrove asked for additional details on who would be liable for costs due to the gas main that was recently hit during work on Highway 10.

City Engineer/Public Works Director Westby stated that the first priority is to repair the issue and then liability is discussed after that. He anticipated that the contractor and CenterPoint Energy would work together to determine who would be responsible for costs and that the City has no control or responsibility for this issue.

Councilmember Olson asked for details on the grinding of pavement and related dust that is kicked out.

City Engineer/Public Works Director Westby commented that the City has received many complaints about Ames pavement grinding operations from businesses along the corridor, which have been forwarded to the Ramsey Gateway project management team who will work with MnDOT and Ames to determine what can be done to reduce the dust. He stated that is the location where the work needs to occur and they have been trying to minimize dust, noting that they will continue to work with the property owners to resolve their concerns.

5.06: Review Future Topics Calendar

City Engineer/Public Works Director Westby reviewed the future topics calendar noting that staff is attempting to move items off the list.

7. ADJOURNMENT

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

A roll call vote was performed:

Councilmember Howell aye
Councilmember Olson aye

Chairperson Musgrove aye

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:48 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 07/09/2024

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

Information

Title

Approve the Following Meeting Minutes:

1. City Council Special Work Session dated June 20, 2024
2. City Council Work Session dated June 25, 2024
3. City Council Regular Session dated June 25, 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 Special Work Session dated June 20, 2024
2. City Council Work Session dated June 25, 2024
3. City Council Regular Session dated June 25, 2024

Attachments

6-20-24 Special CCWS

6-25-24 CCWS

6-25-24 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:21 PM
Form Started By: Katie Schmidt		Started On: 07/02/2024 01:48 PM
Final Approval Date: 07/03/2024		

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

The Ramsey City Council conducted a City Council Special Work Session on Thursday, June 20, 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
Members Absent:	Councilmember Chris Riley Councilmember Matt Woestehoff
Also Present:	Human Resources Generalist Sue Hurd

1. CALL TO ORDER

Mayor Kuzma called the City Council Special Work Session to order at 6:08 p.m.

2. TOPICS FOR DISCUSSION

2.01: City Board and Commission Interviews

Human Resources Generalist Hurd stated that there will be two interviews this evening for two open seats on the Environmental Policy Board (EPB).

The Council conducted the two interviews of the candidates, asking the same questions of each applicant.

The Council discussed the applicants who interviewed this evening.

The consensus of the Council was to appoint Paula Houts to the four-year term and appoint Nick Burgess to the partial one-year term.

3. ADJOURNMENT

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

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Katie Schmidt, City Clerk

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 25, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

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

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: Building Official Recruitment

City Administrator Hagen reviewed the Staff report in regard to recruiting a new Building Official. He shared that they are proposing to promote Thomas Knight, a current building inspector, to this position.

Councilmember Musgrove asked if the fees listed in the packet for the in-house costs equals the total compensation including benefits, or just wages.

City Administrator Hagen said it includes total compensation.

Councilmember Musgrove asked if the contracting fees are less than the total compensation, and if they would be able to continue with contracting out this work rather than a direct hire.

City Administrator Hagen explained that long term, it would be more expensive to continue to use the consultant.

Councilmember Musgrove noted that the date range on the action plan is dated incorrectly. She asked about virtual inspections and if this is something that the City plans to start doing in house.

Community Development Director Hanson explained that this is something relatively new but is currently being done by a lot of building departments. She noted that more complicated inspections would require a site visit. She said they would start doing these virtual inspections if they would free up a lot of time for the building inspectors.

Councilmember Woestehoff asked what other cities timelines are for their building departments. He asked if it is common for other cities to be two weeks out for building permits and a couple of days for inspections. He asked how Ramsey compares to these other cities.

Community Development Director Hanson said two-week reviews are typical.

City Administrator Hagen said it is a little longer of a timeline for commercial projects.

Councilmember Woestehoff said this plan makes sense; however, he asked if they are still anticipating using Rum River Consulting to keep the timelines tighter.

City Administrator Hagen explained that they hope that they do not have to keep utilizing Rum River Consulting. He shared he has discussed with other similar sized cities, and they are able to keep up on their own so he anticipates they will be able to as well. He added that at this time last year they were six weeks behind on plan reviews, and at this point they are working with a two-to-three-week window.

Community Development Director Hanson added that it is common for cities to supplement with contract inspectors during the busy season to keep up with inspections.

The consensus of the Council was to move forward with the timeline suggested by Staff and to promote Thomas Knight to the Assistant Building Official position.

2.02: Review Community Survey

City Administrator Hagen reviewed the Staff report concerning the Community Survey.

Councilmember Musgrove said she was surprised to see this item on the agenda as she was under the impression that they were not doing anything else with this. She stated it would be good to know how many surveys this accounts for.

City Administrator Hagen stated this provides the opinions of a sample of 471 residents. He added that Polco anticipated a margin for error of 5%. He noted there was a 16% response rate, which is similar to past years.

Councilmember Musgrove asked if this includes anything from the open survey online.

City Administrator Hagen noted that the online open survey is an attachment of this; however, it is not incorporated into the report.

This item was for informational purposes only.

2.03: Participation in State Performance Measurement Program

Finance Director Lund reviewed the Staff report in regard to the City's participation in the State Performance Measurement Program.

Councilmember Musgrove asked if the 2024 survey will be put in now that they have some data.

Finance Director Lund stated this is through the 2023 results and the 2024 results would not be a part of this program.

Councilmember Musgrove suggested making it a part of their legislative agenda to see if the cities could be compensated more for their data in regard to this.

The consensus of the Council was to move forward with participation in the State Performance Measure Program.

2.04: Discuss Agenda Layout - Please Note: this case was moved from Case 2.5 to case 2.4.

City Administrator Hagen reviewed the Staff report concerning Councilmember Musgrove's request to review the agenda layout.

Councilmember Musgrove shared concern with the minutes being a part of the Consent Agenda. She explained that if they look at all of the minutes taken for the City, five out of the six groups have their approval of minutes as a separate agenda item. She noted that having the minutes as their own separate item is helpful for corrections and abstaining votes.

Councilmember Howell said she would be in agreement with this as it would be easier to make corrections if the minutes were separate from the rest of the Consent Agenda items.

Mayor Kuzma stated they are still able to make corrections to the minutes with them in the Consent Agenda and it has never been a problem in the past.

Councilmember Musgrove said that a Councilmember could not abstain from voting on the approval of minutes unless they abstain from voting on all Consent Agenda items.

Councilmember Specht said he is neutral on this topic and does not see it as a big deal.

Councilmember Woestehoff agreed; however, when they have a change in Councilmembers, there will be a meeting where the old Councilmembers were present for the meeting where the minutes were recording, and that same Councilmember may no longer be on the Council when it is time to approve the minutes which could present an issue. He noted that Councilmembers who are not able to attend a meeting are still able to read the minutes and verify that they are truthful.

City Attorney Knaak said there is no legal requirement for abstaining from voting to approve the minutes at a meeting that a Councilmember was not present at.

Councilmember Olson stated he does not feel strongly for or against this change. He noted that if they did make it a separate agenda item then it would just be another quick vote and would not be a huge deal. He said he would support making it a separate agenda item for this reason.

Councilmember Riley noted that he does not see it as a huge deal so he would like it to be left as is since the approval of the minutes is rarely an issue.

Councilmember Musgrove continued to discuss her ideas with changing the agenda. She shared that Anoka has a section of their agenda that defines what their open forum is and gives instructions to those who would like to speak. She added that Champlin also has a statement in their Consent Agenda item that explains what Consent Agenda items are and why they are considered as such. She noted that adding these statements and definitions could be helpful for residents who are unfamiliar with how agendas work.

Councilmember Woestehoff said he likes the idea of adding these statements. He asked if it is possible to add generic copies of this text as sub-headers to agenda items.

City Administrator Hagen said he believes so.

Councilmember Howell agreed and shared she likes the idea of adding these statements. She suggested also putting a time limit in place for the resident forum, so the Council is consistent to people who come in to speak so they know how long they have to speak.

Mayor Kuzma shared that he typically lets people speak for as long as they need to, as long as they are staying on the point, when they come forward to resident forum.

Councilmember Howell stated if they have a specific time limit then it makes them very neutral and they do not cut someone off before they have had a chance to be heard but also does not allow them to speak for too much time.

Councilmember Olson suggested that Mayor Kuzma should reassert the time limit before people speak during the resident forum.

Councilmember Musgrove suggested that during the resident forum people should only be asked to give their name and their city of residence and not their whole address. She noted that some people may not feel comfortable giving out their home address.

Councilmember Riley asked if they are required to get resident's addresses when they come forward to address the Council.

City Attorney Knaak said no. He explained that this is usually done because it can cause issues if people want to come forward and speak that are not Ramsey residents.

Councilmember Musgrove said she would like to know if the people who are coming forward are Ramsey residents, but she does not need their home address.

City Attorney Knaak noted that during Public Hearings there would be a need for the speakers coming forward to provide their actual address.

Councilmember Howell said she sees both sides of this discussion. She noted that there are people who do not want their addresses out there; however, they do have meetings where people from out of town come forward to share their opinions.

Mayor Kuzma said he would prefer to keep this simple and continue the practice of asking residents for their address when they come forward to address the Council.

City Attorney Knaak explained that during Public Hearings they are making a record and require addresses to be shared.

Councilmember Woestehoff asked if residents coming forward during the resident forum is not considered on record.

City Attorney Knaak said it is not for the purpose of making a record. He noted that these residents would be coming forward to make a statement rather than making a statement that could be reviewed as a part of a Public Hearing.

Councilmember Musgrove said she is okay with keeping things as is and still requesting addresses when residents come forward to address the Council. She added that she would also like to see the City responses to Citizen Input comments posted on the next agenda to show residents what actions were taken on their comments. She shared that in another City, before the resident forum takes place, a member of Staff discusses the concerns or comments from the last meeting and what has been done since then.

Councilmember Woestehoff suggested including these updates as a part of Staff Input at the end of the agenda. He explained that there are many times where residents come forward to speak and it is not about an issue that needs to be addressed. He noted a lot of the comments made during Citizens Input do not require a follow up.

Councilmember Olson shared that he believes it would be good to have some sort of feedback to the residents that indicates that they are listening to residents when they come forward to address the Council and that they are acting on these items.

City Administrator Hagen explained that one way to gauge whether Staff followed up on a resident's comments is if they do not come back to address the Council. He said if their problem has been addressed, then Staff has likely addressed it with the resident.

Councilmember Howell said she agrees with the sentiment of giving an update on these items; however, she is concerned that it will create more work for Staff.

Councilmember Specht suggested if there is ever a time where they do not have any items on the agenda, for them to add something to discuss. He added that he does not understand why the approval of the agenda is so far down on the agenda and there are two items that are discussed, Presentations and Citizen Input, that are discussed before the agenda. He suggested moving the approval of the agenda to item 2.

Councilmember Woestehoff explained that Anoka does not even have agenda approval on their agenda.

Councilmember Musgrove stated that Elk River has an agenda similar to what Councilmember Specht is suggesting where they approve the agenda before they have any public comment or presentations.

Councilmember Olson said that does seem to make sense to approve the agenda earlier on in the meeting.

Mayor Kuzma shared concern with moving the agenda approval above the presentations in the case that the Council decides they do not want to hear a presentation that has already been posted and someone is present to give the presentation.

Councilmember Specht said he is not sure if this would ever happen; however, the presentations are a part of the agenda, so it makes more sense to approve the whole agenda before getting to other items for presentation or discussion.

Councilmember Woestehoff explained that this was designed this way as presentations are not meant to have input but are meant to only be received and no action needs to be taken. He noted that the agenda items are the actual items that require action to be taken.

Mayor Kuzma said he is not in favor of moving the agenda approval above Presentations and Citizen Input.

The consensus of the Council was to make the approval of minutes its own agenda item and remove it from the Consent Agenda and to direct Staff to add language to the agenda before the Citizen Input and Consent Agenda items with statements about these items.

2.05: Review 2023 Annual Comprehensive Finance Report, Management Report and Special Purpose Report - Please Note: this case was moved from case 2.4 to case 2.5.

Finance Director Lund reviewed the Staff report in regard to the 2023 annual Comprehensive Finance Report, Management Report, and Special Purpose Report. She introduced Aaron Nielson from Malloy, Montague, Karnowski, Radosevich & Company (MMKR).

Mr. Nielson reviewed the results of the financial audit with the Council.

Councilmember Riley asked what happened with the sewer fund last year that the fund balance went up, but it had an operating loss.

Finance Director Lund explained that it was due to the investment earnings as the water and sewer took a majority of the loss down to market value.

Councilmember Musgrove asked if she could email any questions she has once she is able to review the whole report. She asked how the pavement management fund had decreased last year.

Finance Director Lund explained that the bond money from a few years ago went into this fund as they constructed a lot of roads in 2023.

Councilmember Musgrove asked about the COVID-19 dollars that were received in 2023 as she thought they were done receiving these dollars.

Finance Director Lund explained that they had $750,000 left that was used for the roads. She shared that when they use these dollars they get recorded as revenue.

Councilmember Musgrove asked for an example of what a material weakness would be.

Mr. Nielson shared that a common weakness that some smaller cities have is that they do not have enough individuals involved in the financial reporting process. He added a weakness could also be the auditor discovering something that was not recorded properly on accounts receivable. He asked that all communication and questions be sent to Finance Director Lund and she can distribute the responses back to all Councilmembers.

Councilmember Woestehoff noted that according to the report, the City has $104,000,000 in investment accounts. He asked if this automatically gets reinvested every time something matures.

Finance Director Lund explained that they have a pool investment schedule and at the end of the year, they see what is in each balance and they adjust the investments accordingly.

City Administrator Hagen added that for the water treatment plant they have been collecting money through the years and saving up for this project. He noted that the City is not over taxing just to invest more dollars, they are saving up for something.

The consensus of the Council was to accept the audit report and allow Mr. Nielson to briefly present the findings at the Council Meeting.

2.06: Discussion Regarding the Annual Performance Review of the City Administrator, an Individual Who is Subject to the City Council's Authority - May be Closed to the Public

City Administrator Hagen reviewed the Staff report in regard to the City Administrator annual performance review and requested to move to Closed Session to discuss the City Administrator annual performance review.

The meeting was recessed to Closed Session at 6:39 p.m.

The meeting reconvened to Open Session at 6:48 p.m.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

Councilmember Howell stated she would like to have a discussion at the next Work Session to discuss the State Flag.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:52 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a Closed Session on Tuesday, June 25, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. COUNCIL BUSINESS

2.01: Discussion Regarding the Annual Performance Review of the City Administrator, an Individual Who is Subject to the City Council's Authority - May be Closed to the Public

City Administrator Hagen reviewed the Staff report in regard to the City Administrator annual performance review.

The Council discussed the performance review for City Administrator Hagen and provided direction to staff.

3. ADJOURNMENT

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to adjourn the Closed Session

Motion carried.

The Closed Session was adjourned at 6:48 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, June 25, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
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

2.01: Presentation of the 2023 Annual Comprehensive Financial Report by the City's Auditing Firm of Malloy, Montague, Karnowski, Radosevich & Company (MMKR)

Aaron Nielson, CPA from Malloy, Montague, Karnowski, Radosevich & Company, came forward and presented the Council with the findings of the 2023 Comprehensive Financial Report. He shared the overall good financial standing of the City.

3. CITIZEN INPUT

Roxanne Tersteeg, 6263 Rivlyn Avenue, came forward and shared that on June 8 around 10:30 a.m. she and her husband were having breakfast outside at their picnic table and when they went inside, they heard water rushing into their basement. She explained that the water was higher than the bottom stair. She added that she heard from others in the area that they also had water in their basements. She stated there were 6 affected homes and her house had 10 inches of sewer water in the basement. She explained that the highway construction manager came through to assess the issue pretty early and stated that the construction company was responsible for this and they would make it right for the affected homes. She shared that the City had a few people in trucks sitting on

the side of the roads watching what was going on. She noted that each of the affected homeowners handled the sewer water the best they could. She shared that she and her husband waited to see what the construction company was willing to do to help the situation. She added that they were told not to sleep or eat in the house and to save receipts for all of their expenses. She explained that they contacted a cleaning service to help clean up the property and the construction company rented them a dumpster for garbage and Pods for their belongings they were hoping to salvage. She shared that they had a backyard full of personal belongings that had been in the sewer water. She noted that they received their claim number and were assigned an adjuster on June 11. She explained that with all of the preparations they had made they expected to be back in their home quickly. She added that even though the house had already been cleaned up, it still smelled as bad, if not worse, than when the flood started. She shared that the third-party adjusters were a nightmare and she tried to get away from their involvement; however, she was told they were too far along in the process to part ways with them. She explained that one of her main problems with the adjusters was that they wanted a complete inventory of everything that was in the water, meaning she would have to pick through the fecal coated personal belongings to take an inventory. She shared that they found a bag full of fecal matter in their basement that was left behind by the cleaning crew. She stated her main issue with the adjusters is that they are insisting that the only items to be claimed are the ones that physically touched the water, nothing involving the air. She noted that the adjuster will not even acknowledge anything that was affected by this water evaporating and being carried to other items that did not touch the water. She explained that fecal air has been circulating throughout her house since this incident. She said this whole situation will be very costly to them and they are being encouraged to save their receipts with no guarantee that they will be paid back for these expenses. She stated they are spending over $200 a day just on food and lodging. She emphasized that they did not cause any of this to happen. She asked if Ramsey had been more present at the start of this issue if the situation could potentially be in a better place. She noted that there were posts on the Ramsey Facebook page about the construction of the highway and the smell of sewage in certain areas. She added that her water was shut off for a couple of hours a few days before the incident took place. She noted that all of these things should be under investigation to ensure that they do not happen again. She said the Ramsey gateway project is US Highway 10, US Highway 169, State Highway 47, and County Road 10. She asked with this project encompassing the US Government, the State of Minnesota, Anoka County, and the City of Ramsey, where are they able to get help with this situation so they can get their lives back sooner. She said she is looking for any advice and direction that can be provided. She showed the Council photos of her basement and backyard to show the damage done.

Mayor Kuzma apologized to Ms. Tersteeg for the entire situation and how she is currently being treated by the third-party adjuster. He asked City Attorney Knaak how the City can respond to this unacceptable situation.

City Attorney Knaak explained that sewer backups are an insurable risk as far as the City is considered. He asked whose insurance company Ms. Tersteeg is dealing with.

Ms. Tersteeg noted that it is the insurance company for the construction company. She added that the insurance company has been doing things purposefully out of order.

City Attorney Knaak shared that part of the issue with this situation is that they are not dealing with the City's insurance company, but the construction company's insurance. He noted that the City is not directly interacting in this situation as they do not have the responsibility. He added that the City would be able to step in and oversee this. He noted that anything not covered by the construction company's insurance could ultimately be covered by the City later on, which would give the City reason to be directly involved in this situation. He explained that a construction company's insurance company is likely going to be less interested in citizen satisfaction with the outcome than a City insurance company would be. He said this is a very unique case.

Ms. Tersteeg explained that she and the other affected homeowners just want their homes to be cleaned and for them to be able to get back to normal life. She noted that there is no procedure for how this works.

City Attorney Knaak shared that there are some initial things that the City can do to put some pressure on the contractor to be more responsive. He explained that there is a procedure in place to be followed when sewer backups occur. He shared that the League of Minnesota Cities fully insures these kinds of things; however, in this situation, they are dealing with someone else's insurance.

Mayor Kuzma asked if they would be able to send someone out from the City to the property to condemn it.

City Administrator Hagen stated he would caution against condemning a house. He explained that they are really having to lean on the County and MnDOT with this situation as that is who the construction company has a contract with. He said he has not heard an answer back from the County on where they are at with this.

Councilmember Specht emphasized that this situation is absolutely disgusting. He added that he is frustrated that the Council was not notified about this situation when it first happened. He asked if Ms. Tersteeg has the number of who she can talk to at the County about this.

Ms. Tersteeg said no as she does not know who to contact about this.

Councilmember Specht asked if they could continue to follow up on this and talk to the League of Minnesota Cities to see if there is anything else they can do to help put pressure on this situation.

City Administrator Hagen explained that he and City Attorney Knaak can take the direction from the Council and the residents and bring this to the County to help make something happen. He said they will need to start by going to the County as they are the ones who have the contract with the construction company. He added that they will advocate for full replacement of everything affected by this incident.

Councilmember Musgrove thanked the residents for coming to bring this issue forward. She noted that this should be a very high priority item for the County and they should have already heard back from them at this point. She asked if there is anything the City can do to try to get the County's attention to get this moving. She noted that she has known people in the past to have flooding in

their basements and things were taken care of very quickly in those situations. She stated that having this sitting for nearly 20 days at this point is only making it worse and it will continue to get worse as time goes on. She said the County needs pressure put on them to act quickly to rectify this for the affected residents.

Councilmember Howell apologized to the residents who are going through this horrific situation. She echoed Councilmember Musgrove's point that they need to put maximum pressure on the County. She noted that this is a health issue and if it is not taken care of, it is the City's obligation to make sure it is taken care of. She added that the Council was not notified about this when it happened.

Councilmember Woestehoff asked if they have all of the addresses of the homes that were affected by this.

Scott Shoemacher, 6150 Rivlyn Avenue, came forward and shared that he also lives in one of the affected homes. He stated that he and the other affected homeowners are not looking for the City to take responsibility for this, but rather for the City to offer assistance to ensure that the responsible parties are held accountable for their actions. He said he has a list of all of the affected home addresses. He added that he also has a list of people who he has contacted from the responsible parties with an action item list and they have not gotten a response at this time. He asked if he could add the Council to this list so they are involved in the communications being sent. He said he wants the Council to know how this is being handled and how it has been very unprofessional up to this point. He explained that there is dried excrement on their floors still to this point. He noted that their entire finished basement has been fully gutted. He said he and his wife both work from home and their home offices, and their son's bedroom are completely destroyed and gone. He noted that the immediate need is for the space to be cleaned so they can go back down in this area. He stated his biggest complaint is the lack of response they have been getting from the insurance company.

Mayor Kuzma emphasized that they will be putting pressure on this situation to get things moving.

Jenn Shoemacher, 6150 Rivlyn Avenue, came forward and shared the story of June 8 when the incident took place. She stated that day they were scheduled to host family and friends for their son's birthday party. She explained that when they discovered the flooding had started, they began trying to unclog their toilets and drains as they thought the drains were causing this flooding. She shared that she had attempted to clean up the water with her shop vacuum before she realized that she was cleaning up fecal-infested waters. She noted that six houses in her neighborhood had sewage and methane gas forced into their houses through the drains. She said that this was just the beginning of their nightmare. She shared that after this she saw one of her neighbors and Pat Igbert from Ames Construction walking down the road and Mr. Igbert informed her that there was a malfunction, and they should hire someone who could start the clean-up and Ames would take care of it. She added that Mr. Igbert also said that the sewer line is over capacity. She noted that the Council approved adding 14 houses to the end of Rivlyn Avenue in the past three years, four of which just went on sewer in the past year. She explained that the following day the mitigation process started and their whole basement was gutted. She said this cut their living space in half to around 1000 square feet for four adults and three dogs. She explained that four days after the flood

took place she was contacted by Ames' insurance company. She said the person she spoke to, Sherri, was rude and unsympathetic towards the situation. She shared that she was so upset that she cried while on the phone with Sherri and explained that this situation was not at all their fault and they just want their basement back. She noted that she and her family stayed in the house all week, suffering from terrible stomach aches, headaches, and sore throats. She said they did not have anywhere to go with four people and three dogs. She explained that when the insurance adjuster came to their home, he could smell the sewage from outside and said this was one of the worst sewage backup situations he had ever seen in his career. She added that the adjuster directed them to hire a biohazard cleaning company to have everything in their home cleaned to get the smell out. She shared that after the first week, Trish from Ames, called her and said that they had hired ServiceMaster to come clean all of their houses for a second time. She noted that last week they were told they were still waiting to schedule hygienists to come out to the homes to get samples from before ServiceMaster would be able to come out so they would be able to have a comparison for before and after the homes are cleaned. She explained that she sent emails to both the insurance company and to ServiceMaster to ask what all was included in the cleaning and she never received a response. She shared that after many calls and texts, they were told that they could get an AirBnB to house their family to get them out of the house, which is when they spent four days at an AirBnB in Ham Lake, which is the only place that would take them with their three dogs. She said the AirBnB was in the basement of someone's home and was not a comfortable living situation. She went on to share that Ames brought a consultant over to the home who said the health standard of the house should be safe. She added that Ames is still dragging their feet to get a hygienist to the house while accusing the homeowners of not letting ServiceMaster into the home to clean. She shared that this past Saturday she walked through her home with a methane meter which detected methane throughout most of the main floor of their home, but slightly lower in the basement as an air scrubber had been placed down there. She noted that Ames and their insurance company have said ServiceMaster will only clean the basement and not upstairs. She explained that she again called Trish at Ames to ask about ServiceMaster cleaning and asked for a written list of what would be included, which Trish refused to provide, saying she 'could not make any promises.' She shared all of the terrible frustrations that this situation has caused, including displacing their family, sickness, and lost sleep. She noted that last Monday, over a week after the incident had occurred, they found out that the City Council had not been notified of this devastating incident. She asked why they had not heard from a single City or County official on this matter at all. She added that the day that the incident happened there was a State representative who was on location within a few hours, yet they have not heard anything since from this representative. She explained that the project that this sewer line was being worked on is a MnDOT, Anoka County, and City of Ramsey project and Ames is the one getting paid for this project. She asked why the City has not gone to bat for these residents to hold Ames Construction accountable for this matter. She asked why the sewer line was over capacity to begin with. She asked why 14 homes were approved to be added to this neighborhood without addressing the sewer line first. She asked what the malfunction was that caused this. She shared that their Councilmember was told that a temporary sewage line was set up that relied on an electric pump to move the sewage and either this pump failed or the generator that ran the pump ran out of fuel. She said she wanted to know what the City, County, and MnDOT are going to do to make this right for the six homes that were destroyed. She shared her concern with the actions that the City has taken, or lack thereof, for biohazard situations.

Mayor Kuzma apologized to Ms. Schumacher that they have been going through this and noted that it is unacceptable how this has been handled. He said they have directed Staff to do whatever the City can do to help get this situation remedied. He added that the Council was only informed of this situation recently and did not even know the depths of how bad it was.

Councilmember Specht shared that he would continue to reach out to different Anoka County Commissioners to have them put pressure on this situation.

Councilmember Howell said they will try to emphasize this as a biohazard issue.

John Kidd, owner of both 6225 and 6237 Rivlyn Avenue, came forward and shared that 6225 Rivlyn is a rental property that is currently occupied. He thanked the Council for their time listening to the residents on this matter. He noted the job of a Councilmember is not an easy job. He shared that there was an engineer from the City on property at some point, yet the information was not shared throughout the rest of the Staff and Council. He explained that he is having to displace his renters in order to get the house cleaned. He said he does not have a process with this and there has not been any progress made working with Ames. He shared that when ServiceMaster came out, they wanted his signature, to which he told them that if Ames was the one who ordered them to come out then Ames can sign for it. He noted that all of the homeowners are waiting for this surface testing that Ames is insisting, yet it has not happened. He added that ServiceMaster has had a dehumidifier in his home for five or six days running. He shared that he hopes having the Council on board putting pressure on the situation that they will begin to see some results and a resolution. He asked the Council to advocate for them through this process and create a sense of urgency to get this resolved. He thanked the Council for their willingness to help. He said he needs to know who is going to pay for his displaced renters and he would also like to know who to contact to send bills to.

Councilmember Musgrove asked if there are any services that the County can provide to help with this, such as an environmentalist who can come do some of the safety testing.

City Administrator Hagen said he is not sure; however, he and Staff will be looking to the County to get them to help in any way that they can while also putting pressure on Ames to rectify the situation. He added that they will share the link to this meeting with County officials.

Councilmember Specht encouraged other Councilmembers to contact County and State officials to put pressure on this situation.

Councilmember Woestehoff thanked all the residents for coming forward this evening. He acknowledged that it was likely very difficult for the homeowners to relive this nightmare.

Councilmember Olson also thanked the residents for coming forward and for their patience and understanding with the Council not being informed of this right away. He asked the residents to trust that the Council will keep this top of mind and work to get a resolution.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

5.01: Receive 2023 Annual Comprehensive Financial Report
5.02: Approve the Following Meeting Minutes:
1) City Council Work Session dated June 11, 2024
2) City Council Regular dated June 11, 2024
5.03: Approve Business License Applications.
5.04: Authorization to Hire two Community Service Officers (CSO/LEPS)
5.05: Adopt Resolution #24-175 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 6, 2024 through June 19, 2024.
5.06: Adopt Resolution #24-152 to Enter into Clean Water Fund Grant Agreement with the Metropolitan Council to Accept Water Efficiency Grant Funds
5.07: Adopt Resolution #24-155 Declaring Participation in State Performance Measurement Program
5.08: Adopt Resolution #24-161 Approving Partial Payment to Northdale Construction Co. Inc. for Improvement Project #21-08, WTP Trunk Watermain Improvements.
5.09: Adopt Resolution #24-162 Approving Partial Payment to Douglas-Kerr Underground, LLC. for Improvement Project #23-19, The COR Mass Grading Improvements.
5:10: Adopt Resolution #24-163 Approving Partial Payment to North Valley, Inc. for Improvement Project #24-01, Barthel's Rum River Acres and White Pines Estates Street Reconstruction.
5:11: Adopt Resolution #24-164 Approving Partial Payment to North Valley, Inc. for Improvement Project #24-12, Juniper Woods 1st - 3rd Street Reconstruction.
5:12: Adopt Resolution #24-165 Approving Partial Payment to Enebak Construction Company for Improvement Project #23-20, The COR Mass Grading.
5:13: Adopt Resolution #24-168 Approving Final Payment to Northwest Asphalt and Maintenance for Improvement Project #24-08, 2024 Crack Seal Improvements.
5:14: Adopt Resolution #24-171 Ordering Request for Proposals for Fire Station No.1 Sewer and Water Connections
5:15: Adopt Resolution #24-172 Denying Petition Request for Concurrent Detachment and Annexation for Property PID 18-32-25-33-0002 (15861 Jarvis St NW)
5:16: Adopt Resolution #24-173 Approving Change Order No. 2 for Improvement Project #23-20, COR Mass Grading
5:17: Adopt Resolution #24-174 Authorizing Partial Payment #12 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

None.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events. He shared that early voting starts this Friday.

9. ADJOURNMENT

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

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

Motion carried.

The regular meeting of the City Council adjourned at 7:54 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: 07/09/2024

Primary Strategic Plan Initiative: Strive for high organizational morale and employee retention

Information

Title:

Approve the City Administrator's Annual Performance Evaluation

Purpose/Background:

The purpose of this case is for the City Council to accept the City Administrator's annual performance evaluation.

As part of the City Administrator's annual performance evaluation, direct reports, members of the City Council and City Administrator Brian Hagen independently participated in the performance evaluation. Subsequently, the results were compiled and the Mayor and City Administrator met to discuss the results of the evaluation.

At the June 25, 2024, City Council work-session, the Council met in a closed session to conduct the annual performance evaluation of City Administrator Hagen, as required by his employment agreement. The session was closed pursuant to Minnesota Statutes § 13D.05, subdivision 3(a) which states, in part “A public body may close a meeting to evaluate the performance of an individual who is subject to its authority. At its next open meeting, the public body shall summarize its conclusions regarding the evaluation." The City Council concluded, by consensus, that Mr. Hagen's performance meets expectations and that his annual performance evaluation would be accepted and formally adopted at the July 9, 2024, City Council meeting.

Funding Source:

Not Applicable

Recommendation:

To accept City Administrator Hagen's annual performance evaluation.

Outcome/Action:

Motion to accept City Administrator Hagen's annual performance evaluation.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 11:58 AM
Form Started By: Colleen Lasher		Started On: 06/27/2024 11:36 AM
Final Approval Date: 07/03/2024		

CC Regular Session

Meeting Date: 07/09/2024

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

Information

Title

Approve Business License Applications.

Purpose/Background:

The purpose of this case is to obtain City Council approval of business license applications (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.

Notification:

All current business license holders are posted on www.cityofframsey.com once approved.

Funding Source:

License fees are collected at time of application.

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	07/03/2024 01:16 PM
Brian Hagen	Kathy Schmitz	07/03/2024 03:02 PM
Form Started By: Wendy Schlueter		Started On: 07/02/2024 01:12 PM
Final Approval Date: 07/03/2024		

Report Name: License Report - License Types
Council Dates: 7/9/2024 to 7/9/2024
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, Multi-Family Rental, Pawnbroker, Rental, Rental - Conversion, Rental - Multi-Family, Rental - Short Term, 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
Transient Merchant/Peddler/Solicitor							
Champion Force Cheerleading			Tiffany E Miller	14088 Dysprosium St NW	9/10/2024	7/9/2024	A
JWT Heavenly Springers		David Richards	Tamara Marie Winkelman	8241 161st Ave NW	9/10/2024	7/9/2024	A

Transient Merchant/Peddler/Solicitor License Count: 2

Total Licenses: 2

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Strive for high organizational morale and employee retention

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Information

Title

Authorization to Hire Public Works Streets Maintenance Workers

Purpose/Background:

The purpose of this case is to request authorization to hire two full-time Streets Maintenance Workers. These positions were reviewed during the 2024 budget discussions and have been accounted for in the 2024 budget. It should be noted that two new employees were needed at this time rather than just one due to an employee transferring from the Streets Division to the Parks Division. All positions in Public Works are now filled.

An internal and external recruitment was conducted and Mr. Jeremy Wicklund and Mr. Andrew Dubbin were selected as the top candidates for the positions. Staff completed the necessary background checks and are recommending that Mr. Wicklund and Mr. Dubbin be hired as full-time Streets Maintenance Workers.

With the City Council's authorization, Jeremy Wicklund and Andrew Dubbin will begin as the City's new full-time Streets Maintenance Workers on or near July 29, and August 1, respectively. As with all City employees recognized by the American Federation of State, County and Municipal Employees (AFSCME) bargaining unit, they will serve a six-month probationary period and will be subject to the City's Personnel Policy and the AFSCME Labor Agreement.

The primary objective of this position is to assist with constructing and maintaining streets, parking lots and related property; performing snow-related activities; general maintenance activities; general labor; vehicle and motorized equipment maintenance; assisting with landscape, grounds care, and forestry/naturalist activities; assistance with preparation of community events; mechanical building maintenance and repair; as well as a wide range of other tasks as required. In addition, Streets Maintenance Workers are required to be a member of the Public Works on-call team and work a rotating on-call schedule 8 weeks per year. This requires employees to be available to respond during evenings, weekends and holidays.

Funding Source:

The funding required for these positions is included in the 2024 budget.

Recommendation:

1) To hire Jeremy Wicklund as a full-time Streets Maintenance Worker, effective on or near July 29, 2024 at $27.184 per hour, which is step 1 of the 2024 wage scale; and
2) To hire Andrew Dubbin as a full-time Streets Maintenance Worker, effective on or near August 5, 2024 at $27.184 per hour, which is step 1 of the 2024 wage scale.

Action:

Motion to authorize hiring 1) Mr. Jeremy Wicklund as a full-time Streets Maintenance Worker, effective on or near July 29, 2024 at $27.184 per hour, which is step 1 of the 2024 wage scale; and
2) To hire Andrew Dubbin as a full-time Streets Maintenance Worker, effective on or near August 5, 2024 at $27.184 per hour, which is step 1 of the 2024 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	07/03/2024 09:07 AM
Brian Hagen	Brian Hagen	07/03/2024 12:21 PM
Form Started By: Nicole Laubach		Started On: 07/03/2024 08:20 AM
Final Approval Date: 07/03/2024		

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Strive for high organizational morale and employee retention

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Information

Title

Authorization to Approve a Promotion in the Building Division

Purpose/Background:

The purpose of this case is to seek City Council approval to promote a current Building Inspector/Plans Examiner to an Assistant Building Official. This matter was discussed with the City Council at the June 25, 2024, work session. The consensus if the City Council was to proceed with the plan described below:

Background: Since early May 2024, the City has contracted with Andy Schreder, Rum River Consultants (RRC), to be the City's designated Building Official. This was due to the resignation of the former Building Official. During this time, Mr. Schreder has worked closely with the Community Development Director and the City Administrator to assess the operations of the Building Division and provide insight from his decades of experience on how the City should proceed forward. In addition to the insight from Mr. Schreder, existing staff have recommended operational adjustments that have increased the division's efficiency. The current staffing levels within the division include a vacant Building Official, two full-time Building Inspectors, a 34 hour per week Permit Technician, a 20 hour per week Permit Technician and a 28 hour per week Administrative Assistant. Over the past several years, the City has also brought in supplemental building inspector services during the summer building months. With additional efficiency improvements to be implemented over the next year, the staffing level in the Building Division is close to what it needs to be. The recommendation is to hold off on replacing the Building Official and to promote Mr.Thomas Knight, a current Building Inspector/Plans Examiner, to Assistant Building Official. Mr. Knight would remain in this role for approximately one year to receive targeted training by RRC to assume the full role of Delegated Building Official on or near July 1, 2025. During this time, the Building Inspector/Plans Examiner position would remain vacant, but it would be supplemented by services from RRC. The vacant Building Inspector/Plans Examiner position would be filled on or near April 1, 2025. The reason for leaving the position temporarily vacant stems from the low likeliness of hiring an experienced Building Inspector/Plans Examiner. Furthermore, if the City attempted to recruit at this time, the position would not be filled until sometime in late September, which is nearing the end of the busy construction season. By hiring the replacement Building Inspector/Plans Examiner position to start near April 1, 2025, that would allow for about one month of time to train a new person on the City's operational procedures, software, etc. prior to the building season typically beginning in May.

Funding Source:

The 2024 funding required to promote Mr. Thomas Knight to Assistant Building Official and to retain Rum River Consultants for inspection and Building Official services for the remainder of 2024 is approximately $113,446. The funding required for this action would come from the building division budget.

Recommendation:

To promote Mr. Thomas Knight to Assistant Building Official, at step four of the 2024 pay scale, which is $46.63 per hour, effective July 13, 2024.

Action:

Motion to promote Mr. Thomas Knight to Assistant Building Official, at step four of the 2024 pay scale, which is $46.63 per hour, effective July 13, 2024.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:03 PM
Colleen Lasher (Originator)	Colleen Lasher	07/03/2024 12:19 PM
Form Started By: Colleen Lasher		Started On: 06/27/2024 01:13 PM
Final Approval Date: 07/03/2024		

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-187 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2024 through July 3, 2024.

Purpose/Background:

Adopt Resolution #24-187 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2024 through July 3, 2024.

Recommendation:

Staff Recommends to Adopt Resolution #24-187 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2024 through July 3, 2024.

Action:

Motion to Adopt Resolution #24-187 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2024 through July 3, 2024.

Attachments

Bills List 7/9/2024

Resolution 24-187

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/03/2024 01:40 PM
Brian Hagen	Brian Hagen	07/03/2024 01:43 PM
Form Started By: Jennifer Morrison		Started On: 07/03/2024 01:30 PM
Final Approval Date: 07/03/2024		

RAMSEY CITY COUNCIL MEETING

7.9.24

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 6.20.24 - 7.3.24		$ 375,868.22
Accounts Payable 6.20.24 - 7.3.24		694,075.73
Payroll	6.21.24	277,408.85
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 1,347,352.80**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2024 Y.T.D.
PREPAIDS	$ 417,006.74	$ 5,238,313.47
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	1,114,865.77	8,259,470.28
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	251,859.40	3,052,095.86
CORRECTION TO PAYROLL		
DEBT SERVICE		721,635.10
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	4,732,350.50	13,250,686.37
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 6,516,082.41**	**$ 30,522,201.08**

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6/20/2024 -- 7/3/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119009	**6/20/2024**		**121005 NORTH COUNTRY CONSTRUCTION**							
		100.00	ROOF CANCEL FOR RA057081		125840	06132024	9101.4205		BUILDING PERMIT	GENERAL FUND
		100.00								
119010	**6/20/2024**		**100391 POSTMASTER**							
		2,418.48	2024 JULY/AUG RR		125839	061024	0195.6322		POSTAGE	NEWSLETTER
		2,418.48								
119011	**6/20/2024**		**118478 SHIRTS AND SKINS INC**							
		1,275.00	CONCERT SERIES PERF 6.20.24		125836	06202024	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		1,275.00								
119059	**6/27/2024**		**111377 ANOKA MUNICIPAL UTILITY**							
		33.91	STREET LIGHTS		125906	22-610280-00 MAY 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		78.80	STREET LIGHTS		125908	22-990005-01MAY 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		70.72	TRAFFIC SIGNAL		125909	22-613120-01 MAY 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		45.84	TRAFFIC SIGNAL		125910	22-612000-01 MAY 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		229.27								
119060	**6/27/2024**		**100297 CENTERPOINT ENERGY**							
		37.23	5/7-6/7/24 GAS USAGE		125891	6011580-5 MAY 2024	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		1,850.32	C/H GAS		125892	6702493-5 MAY 2024	0194.6373		GAS	GENERAL GOVERNMENT BUILDING
		29.64	GAS UTILITIES STATION 1		125893	5914352-9 MAY 2024	0220.6373		GAS	FIRE PROTECTION
		107.18	GAS UTILITIES STATION 2		125894	5961540-1 MAY 2024	0220.6373		GAS	FIRE PROTECTION
		38.23	NATURAL GAS PH 3		125896	8782239-1 MAY 2024	9601.6373		GAS	WATER FUND
		2,062.60								
119061	**6/27/2024**		**117701 CHURCH OF CASH**							
		1,955.00	FINAL PYMT 6.27.24 CONCER PERF		125886	06272024	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		1,955.00								
119062	**6/27/2024**		**100116 CONNEXUS ENERGY**							

6/20/2024 -- 7/3/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
119062	**6/27/2024**		**100116 CONNEXUS ENERGY**							
		599.99	ELMCREST PARK IRRIG		125899	444931-267449 MAY 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		17.03	7040 173RD AVE/ELECTRIC SERV		125907	444931-3270 MAY 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		617.02								
119063	**6/27/2024**		**100167 CORNERSTONE FORD**							
		24.72-	EARLY PAY DISCOUNT		125904	15463215	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		247.20	PARKS TRK. #601		125904	15463215	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		31.43-	EARLY PAY DISCOUNT		125905	15463216	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		314.29	POLICE #396		125905	15463216	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		505.34								
119064	**6/27/2024**		**106583 DELTA DENTAL PLAN OF MINNESOTA**							
		4,863.66	JULY 2024 DENTAL PREM		125900	RIS0005793350	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		4,863.66								
119065	**6/27/2024**		**115574 HEALTHPARTNERS**							
		1,763.00	JULY 2024 JB/KH HEALTH PREM		125902	343211226695	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		85,958.50	JULY 2024 HEALTH PREM		125902	343211226695	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		87,721.50								
119066	**6/27/2024**		**100351 NCPERS GROUP LIFE INS**							
		352.00	JULY 2024 PERA LIFE PREM		125901	704800072024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		352.00								
119067	**6/27/2024**		**117544 QUADIENT FINANCE USA INC**							
		2,000.00	POSTAGE METER REFILL		125912	RAMSEY000000000 31224062-1	9101.1551		POSTAGE METER DEPOSIT	GENERAL FUND
		2,000.00								
1006595	**6/21/2024**		**119638 O'REILLY AUTO PARTS**							
		.31-	EARLY PAY DISCOUNT		125841	6193-165499	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		15.26	PARKS #699		125841	6193-165499	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		14.95								
1006596	**6/21/2024**		**116813 SCHMIDT, KATIE**							
		60.97	6.11.24 MILEAGE REG IV WRKSHP		125835	06112024	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		60.97								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1006597	**6/21/2024**		**100510 VERIZON WIRELESS**							
		45.08	DATA FOR LIFT STATION		125837	9965537583 MAY 2024	9602.6323		CELLULAR PHONES	SEWER FUND
		4,119.54	STAFF CELL PHONES		125838	9966217326 MAY 2024	0192.6323		CELLULAR PHONES	DATA PROCESSING
		770.02	SQUAD LAPTOPS/CAMS		125838	9966217326 MAY 2024	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		4,934.64								
1006598	**6/25/2024**		**100257 LAW ENFORCEMENT LABOR SRV INC**							
		1,022.25			125530	0605241358252	9101.2177		UNION DUES	GENERAL FUND
		987.00			125782	0618241556162	9101.2177		UNION DUES	GENERAL FUND
		2,009.25								
1006599	**6/25/2024**		**100298 MN AFSCME COUNCIL 5**							
		530.46			125531	0605241358253	9101.2177		UNION DUES	GENERAL FUND
		559.75			125783	0618241556163	9101.2177		UNION DUES	GENERAL FUND
		1,090.21								
1006665	**6/28/2024**		**110402 ADVANCE AUTO PARTS**							
		136.47	MISC PARTS MAY 2024		125885	05312024	0452.6257		OTHER VEHICLE PARTS	PARK & RECREATION
		2,357.60	MISC PARTS MAY 2024		125885	05312024	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		86.07	MISC SUPPLIES MAY 2024		125885	05312024	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		46.21	MISC LUBRICANTS MAY 2024		125885	05312024	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		169.46	MISC EQUIPMENT MAY 2024		125885	05312024	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		2,795.81								
1006666	**6/28/2024**		**107322 CURTIS, CHRIS**							
		16.00	OLD SOUTHERN BBQ 5.21.24		125887	05212024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		30.82	MILEAGE RADAR/LIDAR TRAINING		125887	05212024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		46.82								
1006667	**6/28/2024**		**100291 MET COUNCIL SAC**							
		59,640.00	SAC REMITTANCE		125888	05312024	9602.2083		SAC CHARGES	SEWER FUND
		596.40-	SAC REMITTANCE-DISCOUNT		125888	05312024	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		59,043.60								
1006668	**6/28/2024**		**119638 O'REILLY AUTO PARTS**							
		.14-	EARLY PAY DISCOUNT		125895	6193-166309	0211.6227		LUBRICANTS & ADDITIVES	POLICE PROTECTION
		6.99	MFF PEPPERBALL LAUNCHERS GREAS		125895	6193-166309	0211.6227		LUBRICANTS & ADDITIVES	POLICE PROTECTION
		.30-	EARLY PAY DISCOUNT		125903	6193-165862	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1006668	6/28/2024		119638 O'REILLY AUTO PARTS						Continued...	
		15.03	TRUCK #692 FUEL CAP		125903	6193-165862	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.70-	EARLY PAY DISCOUNT		125911	6193-166538	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		35.21	ENGINEERING #418		125911	6193-166538	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		56.09								
1006669	6/28/2024		100459 STANDARD INSURANCE COMPANY							
		2,358.05	JUN 2024 LIFE PREM		125897	7725960001 JUN 2024	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,358.05								
1006670	6/28/2024		121022 SUFKA, JASON							
		52.00	MN AHIMT DEPLOY PER DIEM6.2.24		125889	06022024-060520 24	0220.6335		TRAINING	FIRE PROTECTION
		52.00	MN AHIMT DEPLOY PER DIEM6.3.24		125889	06022024-060520 24	0220.6335		TRAINING	FIRE PROTECTION
		52.00	MN AHIMT DEPLOY PER DIEM6.4.24		125889	06022024-060520 24	0220.6335		TRAINING	FIRE PROTECTION
		52.00	MN AHIMT DEPLOY PER DIEM6.5.24		125889	06022024-060520 24	0220.6335		TRAINING	FIRE PROTECTION
		208.00								
1006671	6/28/2024		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		441.48	JUNE 24 NON-VOL LTD PREM		125898	237724 JUN 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		558.50	JUNE 24 VOL LTD PREM		125898	237724 JUN 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		999.98								
1006672	6/28/2024		121020 US TREASURY DFAS							
		1,200.00	4 SETS NIGHT VISION LOAN NAVY		125890	N00164LE0779-24	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		1,200.00								
98062124	6/21/2024		115568 ALERUS FINANCIAL NA							
		9,016.64			125781	06182415561614	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		9,016.64								
99062124	6/21/2024		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		728.00			125778	06182415561611	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		728.00								
99070224	7/2/2024		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		263.85	MISC SUPPLIES 6.25.24		125913	06282024	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
99070224	7/2/2024		**100219 HOME DEPOT COMMERCIAL ACCT PROGRAM**							
		5.28-	EARLY PAY DISCOUNT		125913	06282024	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		258.57								
99071628	6/21/2024		**101306 IRS**							
		572.82			125738	0614241339202	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,552.22			125739	0614241339203	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,552.22			125740	0614241339204	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		375.00			125744	0617241408304	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		298.09			125745	0617241408305	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		298.09			125746	0617241408306	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		20,414.90			125777	06182415561610	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		31,905.80			125788	0618241556168	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		20,414.90			125789	0618241556169	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		77,384.04								
99240133	6/21/2024		**100301 MN CHILD SUPPORT PAYMENT CNTR**							
		266.72			125784	0618241556164	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99359392	6/21/2024		**100601 MN DEPT OF REV WH**							
		472.77			125737	0614241339201	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			125743	0617241408303	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,884.73			125787	0618241556167	9101.2172		STATE WITHHOLDING	GENERAL FUND
		16,407.50								
99754887	6/21/2024		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		133.33			125741	0617241408301	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		133.33			125742	0617241408302	9101.2183		PERA-EMPLOYER	GENERAL FUND
		31,166.97			125785	0618241556165	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		41,572.20			125786	0618241556166	9101.2183		PERA-EMPLOYER	GENERAL FUND
		73,005.83								
99882559	6/21/2024		**100223 ICMA RETIREMENT TRUST 457**							
		1,953.08			125776	0618241556161	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,953.08								
99920687	6/21/2024		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		13,313.35			125779	06182415561612	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,313.35								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99923704	**6/21/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						**Continued...**	
		4,616.25			125780	06182415561613	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,616.25								
		375,868.22	Grand Total							

Payment Instrument Totals

Checks	104,099.87
EFT Payments	196,949.98
A/P ACH Payment	74,818.37
Total Payments	375,868.22

Payment Group Control Number	3848		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	7/10/2024		

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
120149	ACAPULCO		PV	125875	001	00999	6/10/2024	2804	897.34		120149	ACAPULCO
	ACAPULCO 106 MAIN ST S STE 225 STILLWATER MN 55082			Summary Total					897.34			
				Payment Amount					897.34			
119929	ADVANTAGE SIGNS & GRAPHICS INC		PV	125876	001	00999	6/7/2024	V0624-69	275.00		119929	ADVANTAGE SIGNS & GRAPHICS INC
	ADVANTAGE SIGNS & GRAPHICS INC 75 S OWASSO BLVD W ST PAUL MN 55117			Summary Total					275.00			
				Payment Amount					275.00			
107776	ALERT ALL CORP		PV	125866	001	00999	6/7/2024	W38125	949.50		107776	ALERT ALL CORP
	ALERT ALL CORP 164 ORLAN ROAD NEW HOLLAND PA 17557			Summary Total					949.50			
				Payment Amount					949.50			
100046	ANOKA COUNTY SHERIFF'S OFFICE		PV	125938	001	00999	6/4/2024	06042024	1,175.00		100046	ANOKA COUNTY SHERIFF'S OFFICE
	ANOKA COUNTY SHERIFF'S OFFICE 13301 HANSON BLVD NW ANDOVER MN 55304			Summary Total					1,175.00			
				Payment Amount					1,175.00			
100063	ASPEN MILLS		PV	125868	001	00999	6/18/2024	334775	323.19		100063	ASPEN MILLS

Payment Group Control Number 3848
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/10/2024

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
	ASPEN MILLS			Summary Total					323.19			
	8201 C CENTRAL AVE NE		PV	125869	001	00999	6/17/2024	334706	323.19			
	SPRING LAKE PARK MN 55432			Summary Total					323.19			
				Payment Amount					646.38			
119134	CINTAS (FIRST AID VENDOR)		PV	125951	001	00999	6/18/2024	5216482206	355.50		119134	CINTAS (FIRST AID VENDOR)
	CINTAS			Summary Total					355.50			
	PO BOX 631025											
	CINCINNATI OH 45263-1025											
				Payment Amount					355.50			
113528	CLUTCH AND U JOINT PROVEN FORCE		PV	125950	001	00999	6/12/2024	1025604	1,359.26		113528	CLUTCH AND U JOIN PROVEN FORCE
	CLUTCH AND U JOINT PROVEN FORCE			Summary Total					1,359.26			
	11071 93RD AVENUE N. SUITE A											
	RAMSEY MN 55369											
				Payment Amount					1,359.26			
119240	CORY JOLICOEUR/ CHEWYS TOOL&SUPPLY LLC		PV	125949	001	00999	6/12/2024	69620	21.50		119240	CORY JOLICOEUR/ CHEWYS TOOL&SUF LLC
	CHEWYS TOOL&SUPPLY LLC (CORNWELL DEALER)			Summary Total					21.50			
	14885 191ST AVENUE NW											
	ELK RIVER MN 55330											
				Payment Amount					21.50			

Payment Group Control Number 3848
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/10/2024

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	125964	001	00999	6/18/2024	1-109366-01	9,868.50		112411	COUNTRY SIDE SERVICES OF MN IN
	COUNTRY SIDE SERVICES OF MN INC 6228 HIGHWAY 10 NW RAMSEY MN 55303			Summary Total					9,868.50			
			PV	125965	001	00999	6/18/2024	1-109365-01	9,643.50			
				Summary Total					9,643.50			
			PV	126024	001	00999	6/26/2024	1-112450	128.96			
				Summary Total					128.96			
				Payment Amount					19,640.96			
119788	ECM/UNION HERALD		PV	125983	001	00999	5/31/2024	41462	20.00		119788	ECM/UNION HERALD
	ECM/UNION HERALD 4095 COON RAPIDS BLVD COON RAPIDS MN 55433-2523			Summary Total					20.00			
				Payment Amount					20.00			
100160	EH RENNER AND SONS INC		PV	125936	001	00999	6/18/2024	8325	35,070.00		100160	EH RENNER AND SO INC
	EH RENNER AND SONS INC 15688 JARVIS STREET ELK RIVER MN 55330			Summary Total					35,070.00			
				Payment Amount					35,070.00			
104267	ELITE SANITATION		PV	125979	001	00999	6/21/2024	30755	672.96		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					672.96			
				Payment Amount								

Payment Group Control Number 3848
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/10/2024

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
									672.96			
107101	FIRE LOSS MANAGEMENT LLC		PV	125870	001	00999	6/19/2024	24-041	125.00		107101	FIRE LOSS MANAGE LLC
	FIRE LOSS MANAGEMENT LLC 678 PINEWOOD DRIVE SHOREVIEW MN 55126			Summary Total					125.00			
				Payment Amount					125.00			
110388	FRATTALLONE'S / CAPITAL ONE TRADE CREDIT		PV	125848	001	00999	6/18/2024	C50944/J	20.94		110388	FRATTALLONE'S / CAPITAL ONE TRADE CREDIT
	CAPITAL ONE TRADE CREDIT PO BOX 105525 ATLANTA GA 30348-5525			Summary Total					20.94			
				Payment Amount					20.94			
112154	HOPE HAVEN INC		PV	125967	001	00999	5/31/2024	CI-009763	6,818.72		112154	HOPE HAVEN INC
	HOPE HAVEN INC P O BOX 70 ROCK VALLEY IA 51247			Summary Total					6,818.72			
				Payment Amount					6,818.72			
121014	HOPE PRINTING		PV	125867	001	00999	5/30/2024	55560	295.00		121014	HOPE PRINTING
	HOPE PRINTING 16011 SAPPHIRE ST NW RAMSEY MN 55303			Summary Total					295.00			

Payment Group Control Number 3848
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/10/2024

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							295.00			
106719	INTEREUM INC		PV	125855	001	00999	6/18/2024	209605	6,806.27		106719	INTEREUM INC
	INTEREUM INC			Summary Total					6,806.27			
	9800 8TH AVENUE NORTH		PV	125994	001	00999	6/27/2024	209832	1,629.75			
	PLYMOUTH MN 55441			Summary Total					1,629.75			
		Payment Amount							8,436.02			
118015	INTERSTATE TESTING LLC		PV	125854	001	00999	6/12/2024	16942	1,400.00		118015	INTERSTATE TESTIN LLC
	INTERSTATE TESTING LLC			Summary Total					1,400.00			
	P O BOX 55											
	ANOKA MN 55303											
		Payment Amount							1,400.00			
106258	ISANTI RENTAL		PV	125874	001	00999	6/13/2024	1-606819	2,466.84		106258	ISANTI RENTAL
	ISANTI RENTAL			Summary Total					2,466.84			
	421 W DUAL BLVD											
	ISANTI MN 55040											
		Payment Amount							2,466.84			
100256	LANO EQUIPMENT INC		PV	125954	001	00999	6/18/2024	02-1082614	190.17		100256	LANO EQUIPMENT IN
	LANO EQUIPMENT INC			Summary Total					190.17			
	6140 HIGHWAY 10 NW		PV	126023	001	00999	6/21/2024	02-1083560	103.49			
	ANOKA MN 55303			Summary Total					103.49			
		Payment Amount										

Payment Group Control Number 3848
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									293.66			
120181	LARGE FORMAT GRAPHICS		PV	125871	001	00999	6/21/2024	4151	57.00		120181	LARGE FORMAT GRAPHICS
	LARGE FORMAT GRAPHICS 1835 5TH AVE ANOKA MN 55303			Summary Total					57.00			
				Payment Amount					57.00			
100270	MACQUEEN EQUIPMENT INC		PV	126027	001	00999	6/26/2024	P58453	497.29		100270	MACQUEEN EQUIPM INC
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Summary Total					497.29			
				Payment Amount					497.29			
103472	MAILING SOLUTIONS	06/24/24 Mailing Sol RR Bulk M	PV	125981	001	00999	6/24/2024	41452	338.64		103472	MAILING SOLUTIONS
	MAILING SOLUTIONS 2951 100TH CT NE #150 BLAINE MN 55449-5126			Summary Total					338.64			
				Payment Amount					338.64			
120041	MARTIN MARIETTA MATERIALS		PV	125945	001	00999	6/14/2024	42772199	245.85		120041	MARTIN MARIETTA MATERIALS
	MARTIN MARIETTA MATERIALS PO BOX 93186			Summary Total					245.85			
			PV	125947	001	00999	6/14/2024	42772217	230.61			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	CHICAGO IL 60673-3186			Summary Total					230.61			
			PV	125962	001	00999	6/21/2024	42846585	96.33			
				Summary Total					96.33			
				Payment Amount					572.79			
100293	MIDC ENTERPRISES		PV	125980	001	00999	6/19/2024	I0051486	184.39		100293	MIDC ENTERPRISES
	MIDC ENTERPRISES 1450 WEST COUNTY ROAD C ROSEVILLE MN 55113			Summary Total					184.39			
				Payment Amount					184.39			
101164	MILLER CHEVROLET LLC		PV	125989	001	00999	6/25/2024	726055	134.68		101164	MILLER CHEVROLET
	MILLER CHEVROLET 21150 JOHN MILLESS DRIVE ROGERS MN 55374			Summary Total					134.68			
				Payment Amount					134.68			
100330	MN FIRE SRV CERTIFICATION BRD		PV	125973	001	00999	6/19/2024	12925	126.00		100330	MN FIRE SRV CERTIFICATION BRD
	MN FIRE SRV CERTIFICATION BRD PO BOX 490667 BLAINE MN 55449			Summary Total					126.00			
			PV	125976	001	00999	6/24/2024	12956	378.00			
				Summary Total					378.00			
			PV	125977	001	00999	6/4/2024	12764	252.00			
				Summary Total					252.00			
				Payment Amount					756.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100345	NAPA AUTO PARTS ELK RIVER		PV	125873	001	00999	6/18/2024	253400	123.08		100345	NAPA AUTO PARTS E RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW P O BOX 1041 ELK RIVER MN 55330			Summary Total					123.08			
				Payment Amount					123.08			
120780	POLCO		PV	125986	001	00999	6/17/2024	19504	6,240.00		120780	POLCO
	POLCO 1241 JOHN Q HAMMONS DR STE 203 MADISON WI 53717			Summary Total					6,240.00			
				Payment Amount					6,240.00			
117595	QUADIENT LEASING USA INC	06/10/24 Quadient Lease	PV	125861	001	00999	6/10/2024	Q1372990	474.36		117595	QUADIENT LEASING INC
	QUADIENT LEASING USA INC DEPT 3682 P O BOX 123682 DALLAS TX 75312-3682			Summary Total					474.36			
				Payment Amount					474.36			
120681	RECYCLE TECHNOLOGIES		PV	125940	001	00999	6/11/2024	246694	112.50		120681	RECYCLE TECHNOL
	RECYCLE TECHNOLOGIES 1525 99TH LANE NE MINNEAPOLIS MN 55449			Summary Total					112.50			
				Payment Amount					112.50			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100421	REGAL AWARDS AND TROPHIES	06/18/24 Regal Award AdoptFlag	PV	125860	001	00999	6/18/2024	07164	35.00		100421	REGAL AWARDS AND TROPHIES
	REGAL AWARDS AND TROPHIES 15454 HEMATITE STREET NW ANOKA MN 55303			Summary Total					35.00			
				Payment Amount					35.00			
119959	ROCKET CITY CAR WASH		PV	125883	001	00999	6/17/2024	10	99.95		119959	ROCKET CITY CAR V
	ROCKET CITY CAR WASH 14101 ST FRANCIS BLVD NW RAMSEY MN 55303			Summary Total					99.95			
			PV	125884	001	00999	6/17/2024	11	99.95			
				Summary Total					99.95			
				Payment Amount					199.90			
103646	SEWER WORKS		PV	126012	001	00999	6/27/2024	06272024	350.00		103646	SEWER WORKS
	SEWER WORKS 17725 NOWTHEN BLVD ANOKA MN 55303			Summary Total					350.00			
				Payment Amount					350.00			
120063	SKYLINE GRAPHICS	06/18/24 Skyline JulAug RR Pri	PV	125987	001	00999	6/18/2024	035883	6,710.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS 1101 ALDRICH AVE N MINNEAPOLIS MN 55411			Summary Total					6,710.00			
				Payment Amount								

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Bank Account	999.1010	CASH IN BANK	00002224
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Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	7/10/2024		

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
									6,710.00			
100456	ST CROIX RECREATION FUN PLAYGROUNDS		PV	125845	001	00999	6/10/2024	21947	38,705.12		100456	ST CROIX RECREATI FUN PLAYGROUNDS
	ST CROIX RECREATION FUN PLAYGROUNDS INC 1826 TOWER DRIVE W STILLWATER MN 55082	Summary Total							38,705.12			
		Payment Amount							38,705.12			
114151	TASC (FEES)		PV	125982	001	00999	6/20/2024	IN3142986	232.25		114151	TASC (FEES)
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001	Summary Total							232.25			
		Payment Amount							232.25			
120500	UNLIMITED SUPPLIES INC		PV	125960	001	00999	6/19/2024	469559	156.18		120500	UNLIMITED SUPPLIE INC
	UNLIMITED SUPPLIES INC 13021 16TH AVE N PLYMOUTH MN 55441	Summary Total							156.18			
		Payment Amount							156.18			
		Total Amount to be Processed							136,818.76			
		Total Number of Payments to be Processed							38			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
111610	A DYNAMIC DOOR CO. INC.		PV	125877	001	00999	6/21/2024	22406201	1,315.38		111610	A DYNAMIC DOOR CO INC.
	A DYNAMIC DOOR CO. INC. 4588 194TH AVENUE NE EAST BETHEL MN 55092			Summary Total					1,315.38			
				Payment Amount					1,315.38			
117343	AMAZON CAPITAL SERVICES INC		PV	125929	001	00999	6/24/2024	13RH-74R6-K7GY	1,454.61		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					1,454.61			
			PV	125963	001	00999	6/24/2024	1PXQ-DWGF-L1Y6	571.54			
				Summary Total					571.54			
			PV	125985	001	00999	6/24/2024	1HG4-PFX1-KPP4	472.44			
				Summary Total					472.44			
			PV	125996	001	00999	6/24/2024	1V3Y-YCY9-JXNN	640.38			
				Summary Total					640.38			
				Payment Amount					3,138.97			
109256	AMERICAN ENGINEERING TESTING INC		PV	125878	001	00999	6/12/2024	INV-196206	408.00		109256	AMERICAN ENGINEE TESTING INC
	AMERICAN ENGINEERING TESTING INC LOCKBOX 170023 PO BOX 1691 MINNEAPOLIS MN 55480-1691			Summary Total					408.00			
			PV	125879	001	00999	6/12/2024	INV-197053	539.00			
				Summary Total					539.00			
			PV	125880	001	00999	6/12/2024	INV-196190	481.00			
				Summary Total					481.00			
			PV	125881	001	00999	6/13/2024	INV-197051	814.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					814.00			
			PV	125882	001	00999	6/13/2024	INV-197057	2,691.25			
				Summary Total					2,691.25			
			PV	125969	001	00999	6/18/2024	INV-195964	3,803.00			
				Summary Total					3,803.00			
			PV	126000	001	00999	6/19/2024	INV-196956	1,919.00			
				Summary Total					1,919.00			
			PV	126001	001	00999	6/19/2024	INV-196597	284.00			
				Summary Total					284.00			
			PV	126006	001	00999	6/20/2024	INV-197047	2,240.00			
				Summary Total					2,240.00			
			PV	126007	001	00999	6/20/2024	INV-197107	4,582.50			
				Summary Total					4,582.50			
				Payment Amount					17,761.75			
100029	ANOKA AREA CHAMBER OF COMMERCE	Anoka Area Chamber Networking	PV	125941	001	00999	6/10/2024	33059	800.00		100029	ANOKA AREA CHAME OF COMMERCE
	ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303			Summary Total					800.00			
				Payment Amount					800.00			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	125931	001	00999	6/18/2024	B240618M	492.00		107587	ANOKA COUNTY TREASURY DEPARTI
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300 ANOKA MN 55303-5029			Summary Total					492.00			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					492.00			
101084	BATTERIES PLUS BULBS		PV	125930	001	00999	6/24/2024	P73782456	47.30		101084	BATTERIES PLUS BU
	BATTERIES PLUS BULBS 138 SOUTH DALE MABRY HWY TAMPA FL 33609			Summary Total					47.30			
				Payment Amount					47.30			
100647	BOLTON AND MENK INC		PV	125846	001	00999	6/17/2024	0338302	1,963.00		100647	BOLTON AND MENK
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					1,963.00			
			PV	125847	001	00999	6/17/2024	0338316	567.00			
				Summary Total					567.00			
			PV	125992	001	00999	6/17/2024	0338306	1,809.50			
				Summary Total					1,809.50			
			PV	125998	001	00999	6/17/2024	0338304	7,061.50			
				Summary Total					7,061.50			
			PV	125999	001	00999	6/17/2024	0338303	2,980.50			
				Summary Total					2,980.50			
			PV	126002	001	00999	6/17/2024	0338301	120.00			
				Summary Total					120.00			
			PV	126003	001	00999	6/17/2024	0338299	2,149.00			
				Summary Total					2,149.00			
			PV	126004	001	00999	6/17/2024	0338300	472.50			
				Summary Total					472.50			
			PV	126005	001	00999	6/17/2024	0338297	12,952.50			
				Summary Total					12,952.50			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	126008	001	00999	6/17/2024	0338298	24,317.00			
				Summary Total					24,317.00			
				Payment Amount					54,392.50			
103641	BOYER TRUCKS		PV	125948	001	00999	6/13/2024	F247120	55,066.86		103641	BOYER TRUCKS
	BOYER TRUCKS P O BOX 335 BRIGHTON CO 80601			Summary Total					55,066.86			
				Payment Amount					55,066.86			
116439	CANTEEN VENDING		PV	125857	001	00999	6/19/2024	MSP101184	105.00		116439	CANTEEN VENDING
	CANTEEN VENDING P O BOX 91337 CHICAGO IL 60693-1337			Summary Total					105.00			
				Payment Amount					105.00			
111496	CENTRAL TURF AND IRRIGATION SUPPLY		PV	126014	001	00999	6/26/2024	6088040-00	227.74		111496	CENTRAL TURF AND IRRIGATION SUPPLY
	CENTRAL TURF AND IRRIGATION SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					227.74			
				Payment Amount					227.74			
119607	CHRISTIAN PATE DBA GREEN TECH SANITATION		PV	125858	001	00999	6/18/2024	535	5,400.00		119607	CHRISTIAN PATE DB. GREEN TECH SANITATION

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	GREEN TECH SANITATION 1820 OLD HIGHWAY 8 ST PAUL MN 55112			Summary Total					5,400.00			
				Payment Amount					5,400.00			
116197	CINTAS CORPORATION		PV	125958	001	00999	6/20/2024	4196509200	115.43		116197	CINTAS CORPORATI
	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838			Summary Total					115.43			
			PV	125974	001	00999	6/24/2024	4196741570	60.14			
				Summary Total					60.14			
				Payment Amount					175.57			
100134	CUTTER SALES INC		PV	125978	001	00999	6/24/2024	171446	234.40		100134	CUTTER SALES INC
	CUTTER SALES INC 8844 ZEALAND AVENUE NORTH BROOKLYN PARK MN 55445			Summary Total					234.40			
				Payment Amount					234.40			
100141	DAVE PERKINS CONTRACTING INC		PV	125972	001	00999	6/26/2024	29032	6,800.00		100141	DAVE PERKINS CONTRACTING INC
	DAVE PERKINS CONTRACTING INC 19745 NOWTHEN BLVD NW ANOKA MN 55303-9655			Summary Total					6,800.00			
				Payment Amount					6,800.00			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	125928	001	00999	6/22/2024	INV274727	425.72		113306	DEFINITIVE TECHNOLOGY SOLU

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												INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC			Summary Total					425.72			
	9401 JAMES AVENUE SOUTH SUITE 162											
	BLOOMINGTON MN 55431-2549											
				Payment Amount					425.72			
100144	DEHN OIL COMPANY		PV	125952	001	00999	6/18/2024	25229330	2,810.90		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					2,810.90			
	6735 141ST AVENUE NW		PV	125953	001	00999	6/18/2024	25229336	2,634.80			
	RAMSEY MN 55303			Summary Total					2,634.80			
				Payment Amount					5,445.70			
100158	ECM PUBLISHERS INC		PV	125997	001	00999	6/7/2024	1002414	204.24		100158	ECM PUBLISHERS IN
	ECM PUBLISHERS INC			Summary Total					204.24			
	4095 COON RAPIDS BLVD	ECM	PV	126015	001	00999	6/7/2024	1002417	96.75			
	COON RAPIDS MN 55433			Summary Total					96.75			
		ECM	PV	126016	001	00999	6/7/2024	1002418	107.50			
				Summary Total					107.50			
		ECM	PV	126017	001	00999	6/14/2024	1003378	96.75			
				Summary Total					96.75			
		ECM	PV	126018	001	00999	6/7/2024	1002416	102.12			
				Summary Total					102.12			
		ECM	PV	126019	001	00999	6/14/2024	1003376	91.37			
				Summary Total					91.37			
		ECM	PV	126020	001	00999	6/14/2024	1003375	107.50			
				Summary Total					107.50			

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		ECM	PV	126021	001	00999	6/14/2024	1003377	91.37			
				Summary Total					91.37			
				Payment Amount					897.60			
100143	FERGUSON WATERWORKS # 2518		PV	125934	001	00999	6/14/2024	0530765	13,372.22		100143	FERGUSON WATERV # 2518
	FERGUSON WATERWORKS 2516			Summary Total					13,372.22			
	P O BOX 802817		PV	125935	001	00999	6/18/2024	0530765-1	173.57			
	CHICAGO IL 60680-2817			Summary Total					173.57			
			PV	125968	001	00999	6/24/2024	0521482	7,946.00			
				Summary Total					7,946.00			
				Payment Amount					21,491.79			
100186	FRANKENSIGNS INC		PV	125853	001	00999	5/30/2024	282229	37.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS			Summary Total					37.00			
	9991 GOODHUE STREET NE		PV	125971	001	00999	6/14/2024	282283	37.00			
	P O BOX 490301			Summary Total					37.00			
	BLAINE MN 55449											
				Payment Amount					74.00			
100204	GRAFIX SHOPPE		PV	125937	001	00999	6/14/2024	157667	1,345.00		100204	GRAFIX SHOPPE
	GRAFIX SHOPPE			Summary Total					1,345.00			
	3225 NEIL ARMSTRONG BLVD STE 600											
	EAGAN MN 55121											
				Payment Amount					1,345.00			

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112564	GROUP HEALTH INC WORKSITE		PV	125864	001	00999	6/11/2024	7053064	286.00		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					286.00			
				Payment Amount					286.00			
100209	HAKANSON ANDERSON ASSOC INC		PV	126009	001	00999	6/27/2024	53236	5,539.25		100209	HAKANSON ANDERS ASSOC INC
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063			Summary Total					5,539.25			
			PV	126010	001	00999	6/27/2024	53235	905.00			
				Summary Total					905.00			
				Payment Amount					6,444.25			
100211	HAWKINS INC		PV	125933	001	00999	6/15/2024	6783372	80.00		100211	HAWKINS INC
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					80.00			
				Payment Amount					80.00			
119037	HOLSTAD & KNAAK, PLC	June 2024	PV	126011	001	00999	6/26/2024	06262024	4,150.00		119037	HOLSTAD & KNAAK,
	HOLSTAD & KNAAK,/ NORTH STAR LAW GROUP SUITE 550 413 WACOUTA STREET ST PAUL MN 55101			Summary Total					4,150.00			
				Payment Amount					4,150.00			

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104027	INK WIZARDS INC		PV	125975	001	00999	6/25/2024	10288	294.00		104027	INK WIZARDS INC
	INK WIZARDS INC 9958 HIGHWAY 10 NW ELK RIVER MN 55330			Summary Total					294.00			
				Payment Amount					294.00			
112475	INNOVATIVE OFFICE SOLUTIONS		PV	125966	001	00999	6/17/2024	IN4565609	119.51		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434 P O BOX 1414 MINNEAPOLIS MN 55480-1414			Summary Total					119.51			
				Payment Amount					119.51			
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	Inv #56403	PV	125842	001	00999	6/12/2024	56403	5,509.95		100273	MALLOY MONTAGUE KARNOWSKI RADOS
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC			Summary Total					5,509.95			
	410 PARK NATIONAL BANK BLDG	Inv# 56397	PV	125843	001	00999	6/12/2024	56397	4,330.00			
	5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					4,330.00			
				Payment Amount					9,839.95			
100280	MED COMPASS INC		PV	125991	001	00999	6/13/2024	45715	2,818.00		100280	MED COMPASS INC
	MED COMPASS INC 7841 WAYZATA BLVD			Summary Total					2,818.00			

Payment Group Control Number 3849
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 7/10/2024

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 55426											
				Payment Amount					2,818.00			
100283	MENARDS COON RAPIDS		PV	125849	001	00999	6/17/2024	21583	613.49		100283	MENARDS COON RA
	MENARDS COON RAPIDS			Summary Total					613.49			
	3045 MAIN STREET		PV	125946	001	00999	6/14/2024	21392	147.14			
	COON RAPIDS MN 55448			Summary Total					147.14			
			PV	126013	001	00999	6/26/2024	22174	439.87			
				Summary Total					439.87			
				Payment Amount					1,200.50			
100284	MENARDS ELK RIVER		PV	125865	001	00999	6/12/2024	97300	156.67		100284	MENARDS ELK RIVE
	MENARDS ELK RIVER			Summary Total					156.67			
	19521 EVANS STREET NW		PV	125932	001	00999	6/11/2024	97206	56.45			
	ELK RIVER MN 55330-1077			Summary Total					56.45			
			PV	125961	001	00999	6/18/2024	97646	219.99			
				Summary Total					219.99			
				Payment Amount					433.11			
119825	METRO CREATIVE GRAPHICS INC		PV	125859	001	00999	5/31/2024	298181	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC			Summary Total					99.00			
	PO BOX 2085											
	LIVINGSTON NJ 07039											
				Payment Amount					99.00			

Payment Group Control Number 3849
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 7/10/2024

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
108208	METRO PRODUCTS INC METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432		PV	125955	001	00999	6/12/2024	180965	67.62		108208	METRO PRODUCTS
				Summary Total					67.62			
			PV	125956	001	00999	6/12/2024	180966	232.55			
				Summary Total					232.55			
				Payment Amount					300.17			
103915	MICHAEL BASICH INC. MICHAEL BASICH INC. 1761 THIRD STREET WHITE BEAR LAKE MN 55110		PV	125844	001	00999	6/17/2024	61724-1	32,000.00		103915	MICHAEL BASICH IN
				Summary Total					32,000.00			
				Payment Amount					32,000.00			
100341	MTI DISTRIBUTING INC MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900		PV	125959	001	00999	6/21/2024	1435796-00	14.91		100341	MTI DISTRIBUTING I
				Summary Total					14.91			
				Payment Amount					14.91			
115167	NET TRANSCRIPTS INC NET TRANSCRIPTS INC PO BOX 95777 CHICAGO IL 60694-5777		PV	125939	001	00999	6/15/2024	NT19277	40.04		115167	NET TRANSCRIPTS I
				Summary Total					40.04			
				Payment Amount					40.04			

Payment Group Control Number 3849
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 7/10/2024

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
100363	NORTHERN SANITARY SUPPLY CO		PV	125850	001	00999	6/17/2024	209202	407.51		100363	NORTHERN SANITAF SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					407.51			
	341 COON RAPIDS BLVD		PV	125851	001	00999	6/21/2024	209233	191.70			
	MINNEAPOLIS MN 55433			Summary Total					191.70			
			PV	125852	001	00999	6/21/2024	209228	213.80			
				Summary Total					213.80			
			PV	125970	001	00999	6/25/2024	209258	359.84			
				Summary Total					359.84			
				Payment Amount					1,172.85			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	125863	001	00999	6/18/2024	22316	300.00		115071	NORTHLAND OCCUPATIONAL HEA
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					300.00			
	7533 SUNWOOD DRIVE NW SUITE 212		PV	125984	001	00999	6/26/2024	22410	150.00			
	RAMSEY MN 55303			Summary Total					150.00			
				Payment Amount					450.00			
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	125856	001	00999	6/18/2024	133795	415.00		110547	NORTHWEST LIGHTI SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO.			Summary Total					415.00			
	736 CRAIG AVENUE											
	TRACY MN 56175											
				Payment Amount					415.00			

Payment Group Control Number 3849
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 7/10/2024

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
116472	OSI ENVIRONMENTAL INC		PV	126025	001	00999	6/19/2024	20108934	100.00		116472	OSI ENVIRONMENTA INC
	OSI ENVIRONMENTAL INC 1000 LUND BLVD ANOKA MN 55303							Summary Total	100.00			
								Payment Amount	100.00			
107978	PREMIER COMMERCIAL PROPERTIES INC	Prop Mgmt 6781 Hwy 10	PV	125942	001	00999	6/20/2024	9516	600.00		107978	PREMIER COMMERC PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433							Summary Total	600.00			
								Payment Amount	600.00			
100418	RDO EQUIPMENT CO		PV	125957	001	00999	6/20/2024	W2121814	2,627.28		100418	RDO EQUIPMENT CC
	RDO EQUIPMENT CO P O BOX 7160 FARGO ND 58106-7160							Summary Total	2,627.28			
								Payment Amount	2,627.28			
117285	RUM RIVER CONSULTANTS	Inspection and BO Services wit	PV	125943	001	00999	5/27/2024	775	8,234.50		117285	RUM RIVER CONSULTANTS
	RUM RIVER CONSULTANTS 32134 111 1\2 STREET PRINCETON MN 55371							Summary Total	8,234.50			
								Payment Amount	8,234.50			

Payment Group Control Number 3849
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 7/10/2024

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
100469	STREICHER'S POLICE EQUIPMENT		PV	125872	001	00999	6/14/2024	I1704493	1,778.70		100469	STREICHER'S POLIC EQUIPMENT
	STREICHER'S POLICE EQUIPMENT			Summary Total					1,778.70			
	10911 WEST HWY 55		PV	125988	001	00999	6/24/2024	I1705737	1,898.70			
	MINNEAPOLIS MN 55441			Summary Total					1,898.70			
			PV	125990	001	00999	5/17/2024	I1699713	156.00			
				Summary Total					156.00			
				Payment Amount					3,833.40			
110313	SUMMIT FIRE PROTECTION		PV	125993	001	00999	6/27/2024	1818761	425.00		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION			Summary Total					425.00			
	P O BOX 851675		PV	125995	001	00999	6/27/2024	1818655	915.00			
	MINNEAPOLIS MN 55485-1675			Summary Total					915.00			
				Payment Amount					1,340.00			
119474	THE MPX GROUP	Septic Pumping Permits	PV	125944	001	00999	6/20/2024	420767	286.72		119474	THE MPX GROUP
	THE MPX GROUP 7105 MEDICINE LAKE ROAD GOLDEN VALLEY MN 55427			Summary Total					286.72			
				Payment Amount					286.72			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	125862	001	00999	6/14/2024	M29261	668.50		100485	TIMESAVER OFF SIT SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					668.50			

Payment Group Control Number	3849		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	7/10/2024		

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
	21021 KAROLINE COURT N FOREST LAKE MN 55025											
				Payment Amount					668.50			
112024	TOWMASTER		PV	126022	001	00999	6/25/2024	470224	151,886.00		112024	TOWMASTER
	TOWMASTER 61381 US HWY 12 LITCHFIELD MN 55355			Summary Total					151,886.00			
			PV	126026	001	00999	6/21/2024	470160	151,886.00			
				Summary Total					151,886.00			
				Payment Amount					303,772.00			
				Total Amount to be Processed					557,256.97			
				Total Number of Payments to be Processed					47			

CHECKS - 136,818.76
ACH - 557,256.97
Total A/P 694,075.73

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-187

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JUNE 20, 2024 THROUGH JULY 3, 2024

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of June 20, 2024 through July 3, 2024 in the amount of $1,347,352.80 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 June 20, 2024 through July 3, 2024, in the amount of $1,347,352.80.

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 July, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Improve the safety and mobility of transportation corridors.

Information

Title

Adopt Resolution #24-124 Approving Change Order No. 20 for Ramsey Gateway Highway 10 Improvements, Improvement Project #20-11

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-124 approving Change Order No. 20 for Ramsey Gateway Highway 10 Improvements, 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.

Numerous City utilities have been and will continue to be constructed and/or reconstructed as part of this project per the approved construction plans. However, during construction, plan revisions are sometimes required to account for unforeseen conditions in the field, or to provide for future considerations that were unknown at the time the plans were prepared and approved.

Change Order No. 20 addresses such required revisions as identified in attached Change Order No. 20, which has been signed by Minnesota Department of Transportation (MnDOT) representatives and the Contractor, Ames Construction. In summary, sections of existing sanitary sewer that were proposed to be removed in the plans are instead being left in place and filled with sand and bulk-headed to avoid impacting the parking lot and landscaping of an adjacent business, which would disrupt the business and result in significant costs for repairing their driveway.

The City Engineer has reviewed and approves of the Extra Work associated with Change Order No. 20 resulting in a project cost reduction of $10,400.

Notification:

Notifications are not required.

Observations/Alternatives:

Observations:

City staff reviewed and approved Change Order No. 20.

Alternatives:

Alternative #1 – Adopt Resolution #24-124 approving Change Order No. 20 for Ramsey Gateway Highway 10 Improvements, Improvement Project #20-11.

Funding Source:

The Extra Work associated with Change Order No. 20 results in a project cost reduction of $10,400.

Sanitary sewer funds are proposed to be credited for this work in the amount of $10,400 (cost reduction).

Recommendation:

Staff recommends approving alternative #1.

Action:

Adopt Resolution #24-124 approving Change Order No. 20 for Ramsey Gateway Highway 10 Improvements, Improvement Project #20-11.

Attachments

Resolution 24-124

Change Order 20

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 02:45 PM
Form Started By: Bruce Westby		Started On: 04/24/2024 11:51 AM
Final Approval Date: 07/03/2024		

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

RESOLUTION #24-124

RESOLUTION APPROVING CHANGE ORDER NO. 20 FOR RAMSEY GATEWAY HIGHWAY 10 IMPROVEMENTS, IMPROVEMENT PROJECT #20-11

WHEREAS, pursuant to City Council Resolution #23-074 adopted April 11, 2023, the Mayor and City Administrator were directed to enter into a Joint Powers Agreement with Anoka County, Contract No. C0009284, obligating the City of Ramsey to sharing in specific costs, construction and maintenance activities for City Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements; and

WHEREAS, pursuant to City Council Resolution #23-172 adopted September 12, 2023, the Mayor and City Administrator were directed to enter into MnDOT Agreement No. 1052605 with the State of Minnesota, Department of Transportation, to provide for payment by the City to the State of the City's share of the costs of the construction engineering in connection with the City water main and sanitary sewer construction to be performed upon, along, and adjacent to Trunk Highway 10 from 0.37 miles east of Armstrong Boulevard (County State Aid Highway [CSAH] 83) TO 0.57 miles east of Sunfish Lake Boulevard (CSAH 57) and on CSAH 56 from 0.02 miles south of TH 10/169 to 0.40 miles south of Bunker Lake Boulevard (CSAH 116) and on CSAH 57 from TH 10/169 to 0.11 miles south of Bunker Lake Boulevard (CSAH 116) and on Riverdale Drive from 0.15 miles west of Ramsey Boulevard to 0.13 miles east of Ramsey Boulevard, and on Sunfish Lake Boulevard from Riverdale Drive to TH 10 under State Project 002-596-026 and State Project 0202-116 (TH 10=003) as part of Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements; and

WHEREAS, pursuant to City Council Resolution #23-238 adopted September 26, 2023, the Mayor and City Administrator were directed to enter into updated MnDOT Agreement No. 1052605 with the State of Minnesota, Department of Transportation, to provide for payment by the City to the State of the City's share of the costs of the construction engineering in connection with the City water main and sanitary sewer construction to be performed upon, along, and adjacent to Trunk Highway 10 from 0.37 miles east of Armstrong Boulevard (County State Aid Highway [CSAH] 83) TO 0.57 miles east of Sunfish Lake Boulevard (CSAH 57) and on CSAH 56 from 0.02 miles south of TH 10/169 to 0.40 miles south of Bunker Lake Boulevard (CSAH 116) and on CSAH 57 from TH 10/169 to 0.11 miles south of Bunker Lake Boulevard (CSAH 116) and on Riverdale Drive from 0.15 miles west of Ramsey Boulevard to 0.13 miles east of Ramsey Boulevard, and on Sunfish Lake Boulevard from Riverdale Drive to TH 10 under State Project 002-596-026 and State Project 0202-116 (TH 10=003) as part of Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements; and

WHEREAS, municipal utilities are being constructed and/or reconstructed as part of the project per the approved plans; and

WHEREAS, revisions to City utilities are required to account for actual field conditions and provide for future considerations that were unknown when plans were approved; and

WHEREAS, the City Engineer has reviewed and approves of the Extra Work associated with Change Order No. 20 resulting in a project cost reduction of $10,400.00.

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 execution of Change Order No. 20 for the Ramsey Gateway Highway 10 Improvements, 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 July, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Contract: 230502

Change Order No.: 0020

Net Change Order Amount: -$10,400.00

Prime Contractor: Ames Construction, Inc., 0000207855

Spec Book Year: 20

CO Type: COLevel2

Awarded Contract Amount: $99,848,562.81

Funding Source: SA

State Proj. No.: 0202-116

Resident Engineer: Dan Penn

Fed. Proj. No.: 0010340

Admin Office: MC-Golden Valley North West

District: M Metro

County: C002 ANOKA

Route: CSAH 56, 57

Reason: 1402.1 Alteration of Work by Local Government

Location: CSAH 56 (RAMSEY BLVD.) AND CSAH 57 (SUNFISH LAKE BLVD.) OVER T.H. 10 AND BNSF RAILWAY IN ANOKA AND RAMSEY.

Description: Plug, Fill and Abandon Sanitary Sewer Pipe

Explanation:

Issue	The plans include the removal of the Sanitary Sewer Pipe along Sunfish Lake Blvd and McKinley St. Due to impacts to adjacent properties from the excavation limits needed in order to remove these sections of Sanitary Sewer Pipe, the contractor has proposed plug, sand filling, and abandoning it.
Resolution	The Engineering and City of Ramsey have reviewed and confirm the additional impacts to adjacent properties. The Contractor will be allowed to plug, fill and abandon the sections of Sanitary Sewer Pipe agreed to. Sand fill will be allowed to abandon these section.
Entitlement	The Engineer and City of Ramsey have determined the contract needs to be revised in accordance with MnDOT Specification 1402.1 Alteration of Work.
Impact	This change does not impact contract time. This change order covers the known and anticipated costs and contract time adjustment (if any) attributable to the work covered by this Change Order. If the Contractor incurs unknown and unanticipated additional work that affects costs or impacts the critical path, the contractor reserves the right to request an adjustment to the contract amount or contract time in accordance with MNDOT 1402.
Cost	The Engineer and City of Ramsey have reviewed and approve of the costs associated with this change.
Payment	Payment for this change will be made at a negotiated unit price for the plug, sand fill and abandonment. Sanitary Sewer Pipe removal will be reduced at the contract unit price.

Increases/Decreases

Item Description	Item ID	Project Line	Contract Line	Project	Category	Item Source	Quantity Inc/Dec	Unit	Unit Price	Dollar Amount
REMOVE SEWER PIPE (SANITARY)	2104503/00290	07570	0365	140348	0004	Original	-250.000	L F	$23.00	-$5,750.00
REMOVE SEWER PIPE (SANITARY)	2104503/00290	10670	0365	140348	0007	Original	-550.000	L F	$23.00	-$12,650.00
									Total:	-$18,400.00

New Items

Item Description	Item ID	Item Reason	Project Line	Cont. Line	Project	Category	Quantity	Unit	Unit Price	Dollar Amount
CO #20 - Plug, Fill & Abandon Sanitary Sewer Pipe - CSAH 57 - CHANGE ORDER LIN FT	1402603/00010	Neg	13780	3025	140348	0004 - SP002-596-026, SP0202-116, SP002-657-003, CSAH 57	250.000	L F	$10.00	$2,500.00
CO #20 - Plug, Fill & Abandon Sanitary Sewer Pipe - McKinley St - CHANGE ORDER LIN FT	1402603/00010	Neg	13790	3030	140348	0007 - SP002-596-026, LOCAL ROADS	550.000	L F	$10.00	$5,500.00
									Total:	$8,000.00

Time Adjustments

Time ID	Time Description	Time Type	Original	Current	Adjustment	New

Project/Category Summary

Project Description	Project	Category	Category Description	Dollar Amount
GRADING, BITUMINOUS SURFACING, ADA IMPROVEMENTS, RETAINING & NOISE WALLS, HIGH TENSION CABLE GUARDRAIL, TMS, LIGHTING, ROUNDABOUTS AND BRIDGES #02061, #02062, #02591, & #02592. Payroll WD: For all HIGHWAY type work performed on the project.	**140348**	**0004**	**SP002-596-026, SP0202-116, SP002-657-003, CSAH 57**	**-$3,250.00**
GRADING, BITUMINOUS SURFACING, ADA IMPROVEMENTS, RETAINING & NOISE WALLS, HIGH TENSION CABLE GUARDRAIL, TMS, LIGHTING, ROUNDABOUTS AND BRIDGES #02061, #02062, #02591, & #02592. Payroll WD: For all HIGHWAY type work performed on the project.	**140348**	**0007**	**SP002-596-026, LOCAL ROADS**	**-$7,150.00**
			Net Change Order Amount:	**-$10,400.00**

	Signature & Date
Project Engineer/Project Supervisor	
Contractor	
Commissioner of Transportation Pursuant to Delegation	
Commissioner of Administration Pursuant to Delegation	
Consultant Contract Administrator (recommendation for Approval only)	
Local Agency (if funded wholly or in part by Local Agency)	

ATTACHMENTS: By signing this agreement, the Contractor acknowledges receipt of the specified attachments (if applicable)

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Resolution #24-157 Approving a Comprehensive Plan text amendment pertaining to Mixed Use

Purpose/Background:

Recently, the Planning Commission reviewed and the City Council approved a Comprehensive Plan amendment for Haviland Fields, a 460-unit mixed residential development on land surrounding Lord of Life Church at 14501 Nowthen Blvd. NW. The Comprehensive Plan amendment with the supporting documentation was forwarded to the Metropolitan Council for their review on May 30. The Metropolitan Council staff review determined that the proposed land use guidance of Mixed Use (High) did not actually allow the institutional use of the remaining Church property. The current definition of *Mixed Use* in the 2040 Comprehensive Plan is:

Mixed Use (MU) Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:

Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential

To remedy this situation, they suggested inserting "institutional" into the first sentence.

The Mixed Use classification also covers the COR and a portion of the Rivenwick Village development near Riverdale Drive and 139th Lane NW. Within the COR, there are four uses that would fall into the "insititutional" category: City Hall, Northgate Church, PACT Charter School, and the Midwest Medical Examiner's Office. The insertion of "institutional" into the definition would be appropriate.

Notification:

Notification was provided in the June 14, 2024, Anoka Union Herald Newspaper.

Funding Source:

Costs associated with this project are the responsibility of the applicant, Presbyterian Homes and Services/Senior Housing Parners.

Recommendation:

At its meeting on June 27, the Planning Commission unanimously recommended approval of the Comprehensive Plan text amendment.

Outcome/Action:

Motion to adopt Resolution #24-157 for a Comprehensive Plan text amendment pertaining to Mixed Use.

Attachments

Resolution #24-157
2040 Comprehensive Plan Land Use

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:08 PM
Form Started By: Todd Larson		Started On: 07/01/2024 09:53 AM
Final Approval Date: 07/03/2024		

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

RESOLUTION #24-157

A RESOLUTION APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT PERTAINING TO MIXED USE

RECITALS

1. Presbyterian Homes and Services, hereinafter referred to as the "Applicant" has properly applied for a Land Use Application to construct a mixed multi-family residential development around an existing religious institution on property legally described as follows:

   Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota

   ("**Subject Property**")

2. That the **Subject Property** is proposed to be guided Mixed Use (High), pending Metropolitan Council Review, in the 2040 Comprehensive Plan.

3. That the Applicant's proposed development of 460 units of residential housing (approximately 20 units per acre) along with an existing institutional use does not align with the proposed guidance's definition as follows:

   > *Mixed Use (MU) Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:*
   >
   > > *Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.*
   > >
   > > *Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.*
   > >
   > > *Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential*

4. That the Planning Commission held a public hearing on June 27, 2024, to consider a change in that definition and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

5. That the Planning Commission reviewed and recommended approval of the request.

6. That the City Council reviewed the Planning Commission's recommendation on July 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 amending the definition of Mixed Use (MU), subject to Metropolitan Council review, by adding "institutional" into the combination of allowable uses to read:

> *Mixed Use (MU) Mixed Use areas may include a combination of residential, commercial, light industrial, open space, institutional, and a transit hub and are broken into the following three categories:*
>
> > *Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.*
> >
> > *Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.*
> >
> > *Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential*

Future Land Use Descriptions

Rural Developing (RD)

Areas guided Rural Developing are those areas that may be developed utilizing private utilities. These areas are expected to develop at a minimum of 1 unit per 10 acres and a maximum of 1 unit per 2.5 acres.

Low Density Residential (LDR)

Areas guided Low Density Residential must have urban services before development can take place. These areas are expected to develop at a minimum of 3 units per acre and a maximum of 4 units per acre for an average of 3.5 units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be required to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots.

Medium Density Residential (MDR)

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. These areas are expected to develop at a minimum of four (4) units per acre and a maximum of eight (8) units per acre. Average density will be six (6) units per acre. Medium density detached single-family is becoming an increasingly popular development pattern for Ramsey.

High Density Residential (HDR)

These areas are within the MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. These areas are expected to develop at a minimum of eight (8) units per acre and a maximum of fifteen (15) units per acre. The average density will be 12.5 units per acre.

Mixed Use (MU)

Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:

Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential.

Commercial (C)
Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

Business Park (BP)
Areas guided Business Park are reserved for office and industrial development.

Public/Institutional (P/I)
This category generally includes city offices, public works facilities, churches, schools, other non-profit or government facilities, and bridges/major rights-of-way.

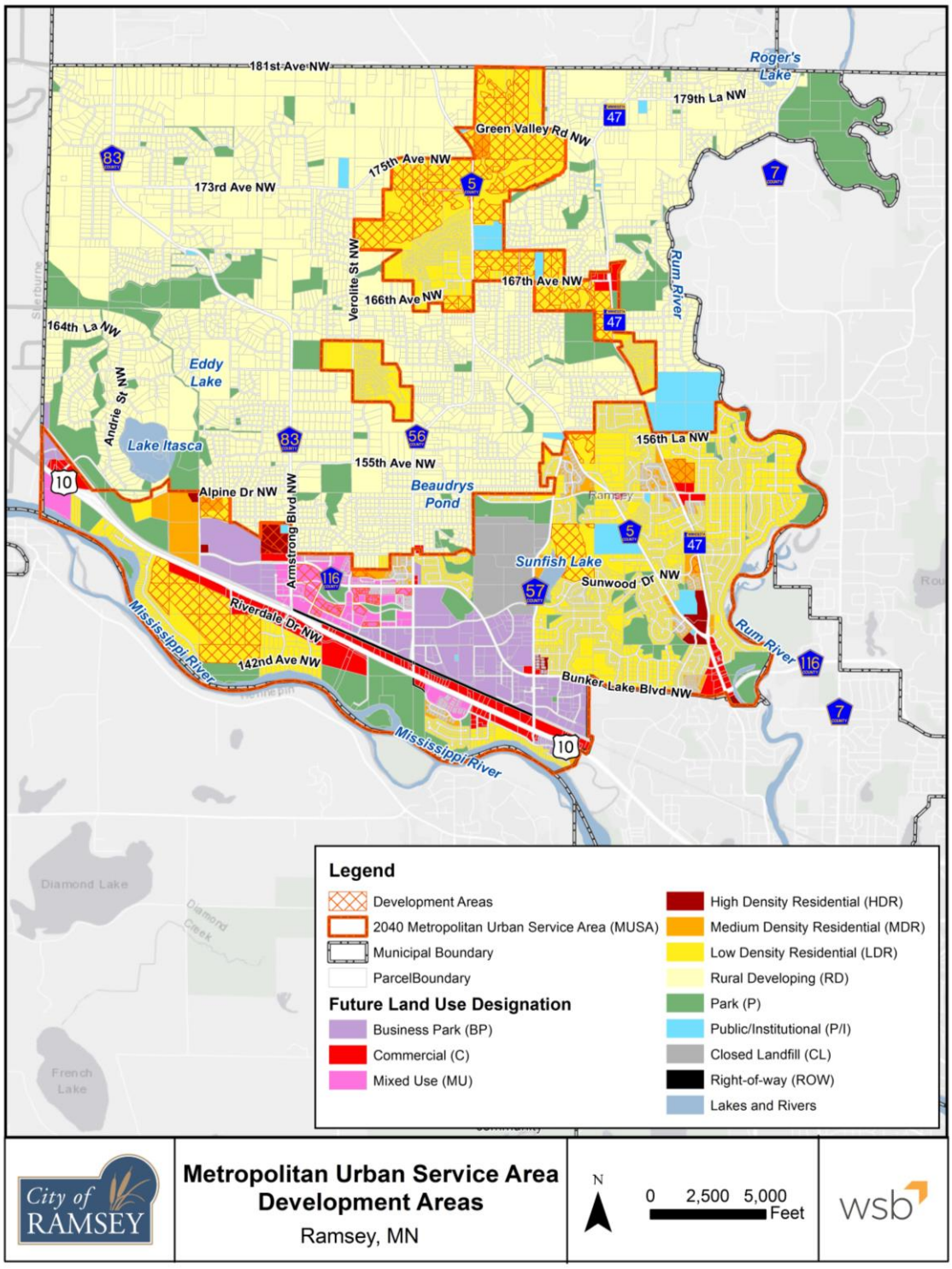
Park (P)
Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands, and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

Closed Landfill (CL)
The risk to public health and safety associated with the closed landfill in Ramsey is mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. The purpose, then, for preparing a Closed Landfill Use Plan (CLUP) for each landfill is to protect the integrity of the landfill's remediation and monitoring systems, protect human health and public safety at each landfill, and accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

Right of Way (ROW)
Right of way identifies area designated for public roadways.

Continued on Next Page.

Figure 7: Development Potential to meet Metropolitan Council Forecast



CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-178 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-178 approving plans and specifications and authorizing advertisement for bids for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06.

Background:

The proposed 2024 – 2033 Capital Improvement Program (CIP) identifies five (5) Municipal State Aid (MSA) street segments for pavement overlay improvements in 2024. During project design, Staff discovered that the existing pavement conditions did not support an overlay improvement for two of the segments. An updated street segment summary is attached to this case.

Project History

- November 21, 2023, the Ramsey Public Works Committee recommended City Council authorize preparation of plans and specifications for Improvement Project #24-06, 2024 MSA Pavement Overlay Improvements. Additionally, Staff was directed to investigate adding the streets adjacent to Armstrong Boulevard and 142nd Avenue to the project scope.
- November 28, 2023, Resolution #23-298, the Ramsey City Council ordered plans and specifications for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06.

Project Scope

This project proposes to mill and overlay four (4) street segments, generally spread across two (2) areas within the City. The project totals approximately 0.74 miles in length, and all segments are proposed to receive a 2-inch thick mill and overlay improvement. The project areas include:

- 160th Lane & Jasper Street
  - Generally located west of Ramsey Boulevard
  - Constructed in 1985
    - 0.47 miles of mix 24’ wide rural and urban section with bituminous curbing
  - Overlay improvement in 2000
  - Crack seal / seal coat improvements in 2007 and 2018
- McKinley Street (County Line Section 34 / Azurite St. & Ebony St / Edge of Plat West)
  - Generally located west of Azurite Street
    - West end terminates at the property line for the Public Works Facility
  - Constructed in 1997 & 2007
    - 0.27 miles of 32’ wide urban section with concrete curb and gutter
  - 2 Crack seal / seal coat improvements between 2003 & 2018

Street Removed from Project Scope

- 142nd Avenue & Armstrong Boulevard
  - Generally located south of Riverdale Drive

- 0.84 miles of 24' wide rural section

During the November 21, 2023 Public Works Committee (PWC) meeting, Staff was directed to investigate the addition of streets within the Alpaca Estates 1st, 2nd & 3rd additions to the project scope. These include Alpaca Street between Riverdale Drive and 142nd Avenue, as well as 144th Avenue cul-de-sac off of Armstrong Boulevard. The intent of this directive was to complete the entire neighborhood at one time, rather than multiple mobilization and impacts to the same residents. The Alpaca Estates streets are not in the current CIP, and would be funded with Pavement Management Funds. Staff had originally not included Alpaca Estates in the CIP do to the pavement conditions being below thresholds for an overlay project, but also not in so bad condition as to require a street reconstruction when compared to other neighborhood streets across the City.

In May of 2024 Staff began final project reviews prior to beginning plans, and noted the condition of Armstrong Blvd and 142nd Ave being worse than noted in 2023. The streets include large block cracking and several areas of alligator cracking within the wheel paths, however, in general the street drive well and do not have significant pot holes. Though an overlay improvement is no longer a viable option, Armstrong Blvd, 142nd Ave, and Alpaca Estates are good candidates for a reclamation project, and Staff took steps to modify the draft plans accordingly.

Based on the engineer's estimate to include all the proposed segments as a reclamation project, the Pavement Management (PM) Fund would be projected to overrun approximately $125,000 over the proposed 2024 budget, and the Municipal State Aid (MSA) Fund would be projected to overrun approximately $263,000 over the proposed 2024 budget. This was discussed with the City Finance Director, and it was found that a nearly $200,000 shortfall for 2025 could potentially occur, due to unknown State revenue sharing. In 2025, the CIP proposes to reconstruct Sunwood Drive between CSAH 5 and Erkium Street, Alpine Drive between CR 57 and CSAH 5, and Alpine Drive between CSAH 5 and TH 47. If the City chooses to perform a reclamation of Armstrong Blvd, 142nd Ave, and Alpaca Estates in 2024, one of the three segments proposed for 2025 construction would not be completed.

Staff finds the 2025 CIP projects have a higher priority, largely due to the worse pavement conditions and greatly higher average daily traffic levels, which in turn will have a higher impact for the community as a whole. Staff anticipates relatively minor street patching will be required on Armstrong Blvd, 142nd Ave, and Alpaca Estates over the next 2 – 3 seasons, and to consider adding a reclamation project to this neighborhood in the next 3 – 5 years as part of the 2025 to 2036 CIP.

Proposed Improvements

Review of ground penetrating radar (GPR) data indicates sufficient existing bituminous thickness to perform a 2-inch mill and bituminous overlay in all project areas, which is being proposed. Per typical overly improvements, spot concrete curb and gutter repairs will be performed on damaged curb. Where feasible, the City has switched to a saw & seal method for curb cracks at a significant cost savings. This is performed on hairline cracks, without vertical displacement. For the areas of bituminous curbing, repairs are not proposed, though some work on bituminous flumes will occur.

Municipal sewer and water only exist under McKinley Street. Repairs to watermain and sanitary sewer are not proposed with this project. Minor storm sewer structure repairs, typically re-grouting catch basins, is proposed.

The project areas do not have any pedestrian facilities, so no upgrades to pedestrian ramps will be required with these improvements.

Preliminary Schedule Remaining

- Staff receives bids
  - August 5, 2024
- Council awards contract to the lowest responsible bidder
  - August 13, 2024
- Contractor begins construction
  - On or about August 26, 2024 (dependent on Contractor's schedule)

- Substantial Completion
  - October 11, 2024
  - Final lift of bituminous pavement in-place, concrete repairs complete, boulevard restoration in-place
- Final Completion
  - June 30, 2025
  - Verify final turf establishment, project clean up complete

Bid Opening

Bids are proposed to be opened on August 5, 2024, and to be presented to City Council on August 13, 2024 to consider awarding a construction contract to the lowest responsible bidder.

Full plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the plan sheet showing the typical sections, which includes information on the proposed pavement sections. Plans are available upon request from the City Engineer.

Permitting

Plans have been submitted to MnDOT State Aid for review. State Aid plan approval is required prior to bid opening, to be able to use Municipal State Aid funding on the project.

Plans were prepared in-house as part of Staff's normal duties. The proposed improvements are designated as City Improvement Project #24-06, 2024 MSA Pavement Overlay Improvements.

Notification:

If Council approves plans and specifications and authorizes advertisement for bids, bids will be advertised on Friday, July 12, and again on Friday, July 19, 2024 in the City's official newspaper, the Anoka Union Herald.

Additionally, letters will be mailed to property owners with updates on the project status. Letter will also be sent to property owners within the areas removed from the project, to notify them not to expect work this year.

Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #24-178 approving plans and specifications and authorizing advertisement for bids for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06.

Funding Source:

Funding for this improvement is proposed to come from Municipal State Aid (MSA) Funds and Stormwater Utility Funds.

The estimated costs below include 14-percent indirect costs for administrative, engineering, finance, and legal costs.

Municipal State Aid Funds	$208,935.78
Stormwater Utility Funds	$4,537.20
Total Project Costs	**$213,472.98**

Recommendation:

Staff recommends adopting Resolution #24-178 approving plans and specifications and authorizing advertisement for bids for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06.

Action:

Adopt Resolution #24-178 approving plans and specifications and authorizing advertisement for bids for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06.

Attachments

Res 24-178

IP 24-06 Street Summary - Revised

24-06 Title Sheet

24-06 Typical Sections

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/02/2024 03:17 PM
Brian Hagen	Brian Hagen	07/03/2024 11:57 AM
Form Started By: Joe Feriancek		Started On: 06/27/2024 07:51 AM
Final Approval Date: 07/03/2024		

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

RESOLUTION #24-178

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR 2024 MSA PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #24-06

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous Municipal State Aid (MSA) street segments in 2024 as identified within the 2024 – 2033 Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-298, adopted November 28, 2023, the City Council ordered the City Engineer to prepare plans and specifications for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer and authorizes advertisement for bids for said improvements as City Improvement Project #24-06, 2024 MSA Pavement Overlay Improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of July, 2024.

Mayor

ATTEST:

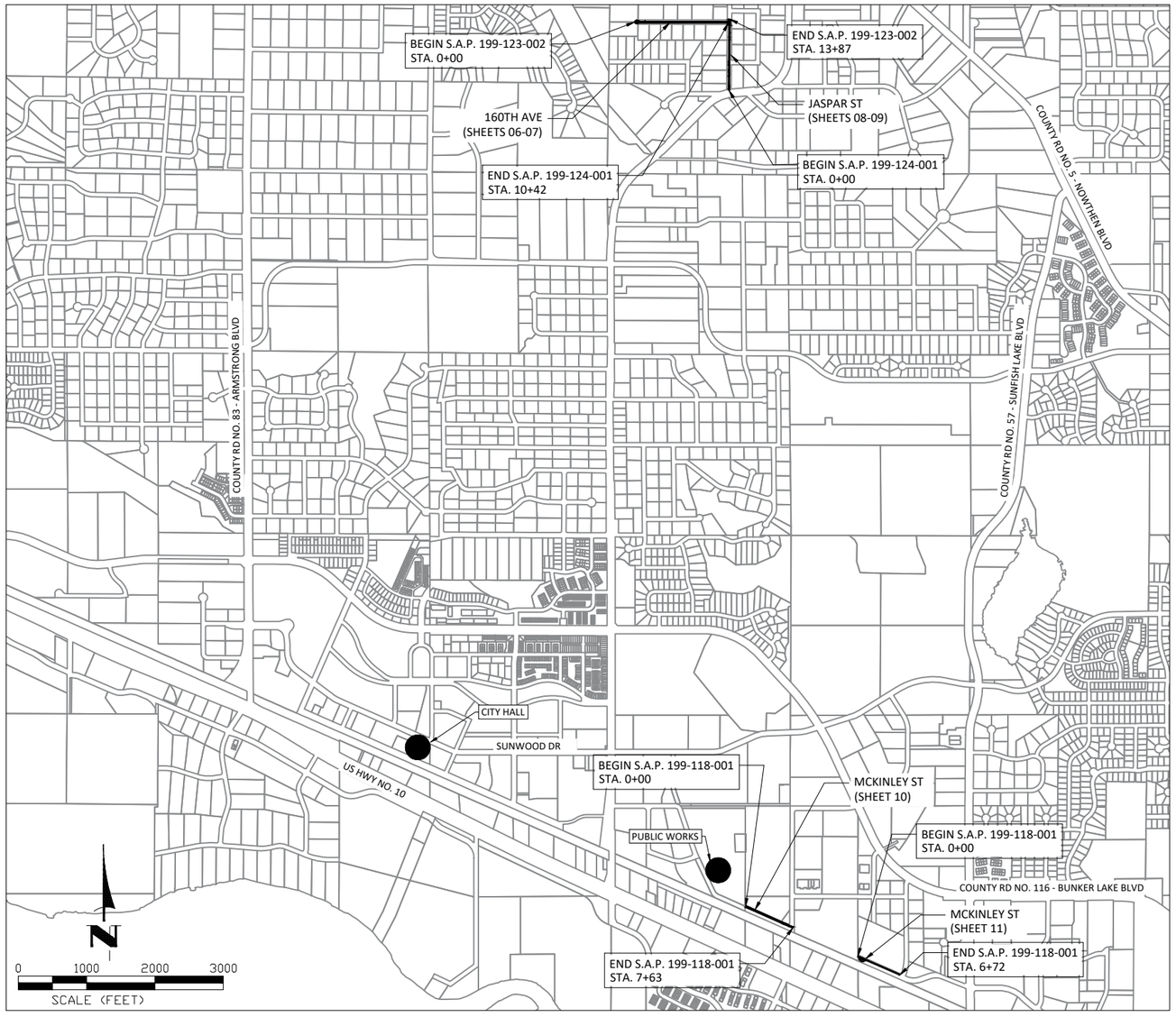
City Clerk

IP 24-06 2024 MSA PAVEMENT OVERLAY IMPROVEMENTS
STREET SUMMARY
REVISED 7/1/2024

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA 160th Lane & Jaspar Street	160th Lane	Cul-de-sac west / Jaspar Street	1423	Urban	Bit	6	1985	SC 1987	SC 1993	OL 2000	SC 2007	SC 2018	3.4	3.6	7.0
	Jaspar Street	Ramsey Boulevard / 160th Lane	1043	Rural	n/a	7	1985	SC 1987	SC 1993	OL 2000	SC 2007	SC 2018	3.4	2.8	6.2
	MSA - 160th Lane & Jaspar Street Total		*2466*	*0.47 mi.*											
MSA McKinley Street	McKinely Street	County Line Section 34 / Azurite Street	717	Urban	Conc.	8	1997	SC 2003	SC 2012	CS 2020			4.2	0.0	4.2
	McKinely Street	Ebony Street / EOP West	719	Urban	Conc.	7	2007	SC 2012	SC 2018				5.1	4.3	9.4
			1436	*0.27 mi.*											
2024 MSA Pavement Overlay Total			**3902**	**0.74 mi.**											

CITY OF RAMSEY 2024 MSA STREET OVERLAY IMPROVEMENTS

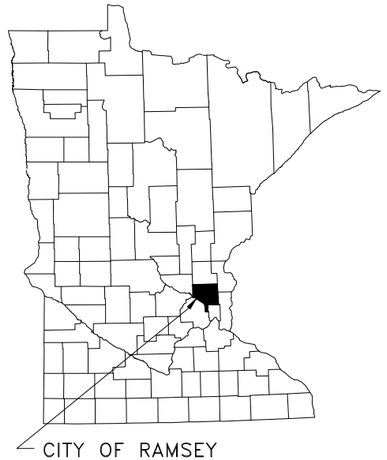
CITY IMPROVEMENT PROJECT NO. 24-06



S.A.P. 199-123-002 LOCATED ON 160TH LN FROM MSAS 124 ST TO THE CUL-DE-SAC TO THE WEST FROM SW 1/4 OF THE S 1/2 OF S15, T32, R25 TO SW 1/4 OF THE S 1/2 OF S15, T32, R25

S.A.P. 199-124-001 LOCATED ON JASPAR ST BETWEEN RAMSEY BLVD AND MSAS 123 FROM SW 1/4 OF THE S 1/2 OF S15, T32, R25 TO SW 1/4 OF THE S 1/2 OF S15, T32, R25

S.A.P. 199-118-001 LOCATED ON MCKINLEY ST FROM EBONY ST TO THE DEAD END TO THE WEST AND FROM AZURITE ST TO THE CUL-DE-SAC TO THE WEST FROM NW 1/4 OF S34, T32, R25 TO NE 1/4 OF S34, T32, R25



CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
DISTRICT: METRO

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

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

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

NO.	PROJECT	STA. TO STA.	GROSS LENGTH	BRIDGE LENGTH	NET LENGTH	NET LENGTH (MILES)	ADT (2024)	ADT (2044)	DESIGN ESAL	R VALUE	TON DESIGN	DESIGN SPEED	NUMBER OF LANES	WIDTH OF LANES	FUNCTIONAL CLASSIFICATION
1	S.A.P. 199-123-002 160TH LN	0+00 TO 13+87	1,387 FT	0 FT	1,387 FT	0.26 MI	120	132	14,000	60	10	30	2	12'	COLLECTOR
2	S.A.P. 199-124-001 JASPAR ST	0+00 TO 10+42	1,042 FT	0 FT	1,042 FT	0.20 MI	800	880	92,000	60	10	30	2	12.5'	COLLECTOR
3	S.A.P. 199-118-001 MCKINLEY ST	0+00 TO 7+63 0+00 TO 6+72	1,435 FT	0 FT	1,435 FT	0.27 MI	1,230	1,353	143,000	60	10	30	2	15.5'-16'	COLLECTOR

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL GOVERN.

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

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

SHEET INDEX

THIS PLAN CONTAINS 11 SHEETS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	CITY DETAILS
04	TYPICAL SECTIONS
05	ALIGNMENT LAYOUT
06 - 07	MILL & OVERLAY - 160TH AVE
08 - 09	MILL & OVERLAY - JASPAR ST
10 - 11	MILL & OVERLAY - MCKINLEY ST

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 CONCRETE PAVE	PR. DRIVE - GRAVEL
REMOVE GRAVEL SURFACE	PR. CONCRETE WALK
MILL BIT PAVEMENT - TIE IN	PR. CONCRETE
RECLAIM BIT PAVEMENT	RESTORATION AREA
PAVEMENT PATCH	EROSION CONTROL BLANKET
MILL BIT PAVEMENT	CONSTRUCTION EXIT
BITUMINOUS PAVEMENT	EROSION CONTROL LOG
	DRAINAGE ARROW

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. — LIC. NO. 57095 — DATE XX/XX/XX

APPROVED: _____ DATE _____
CITY ENGINEER, CITY OF RAMSEY

DATE _____
DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

DATE _____
STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING

SHEET 01 OF 11 SHEETS

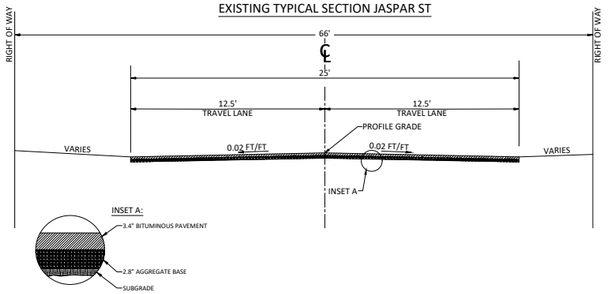
City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SAP 199-123-002
199-124-001
199-118-001

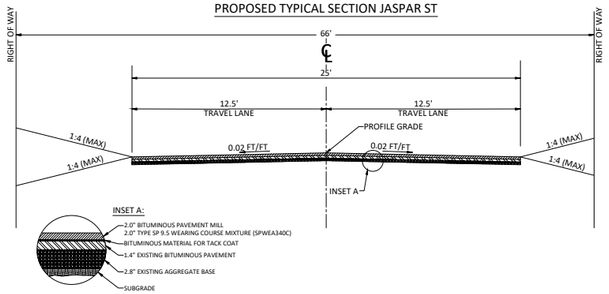
DATE	REVISION

Jun 27, 2024 - 9:31am
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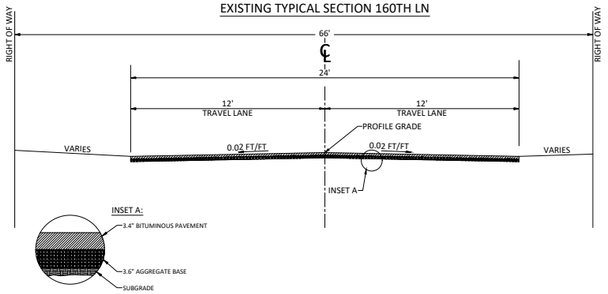
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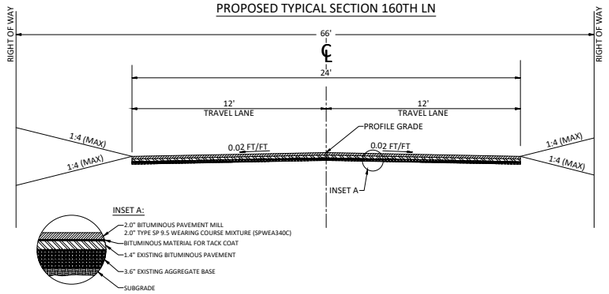
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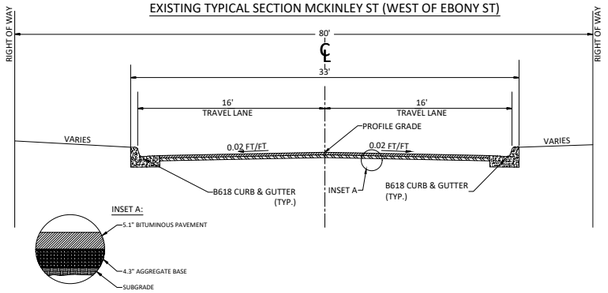
EXISTING TYPICAL SECTION 160TH LN



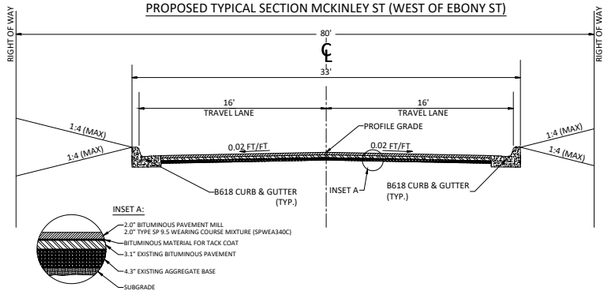
PROPOSED TYPICAL SECTION 160TH LN



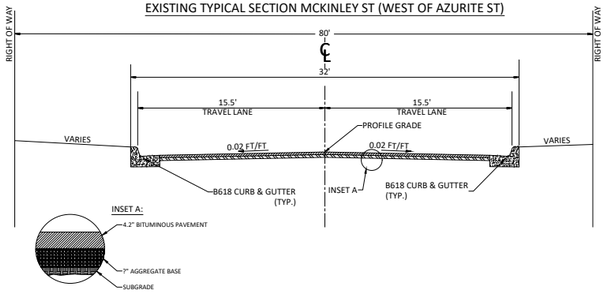
EXISTING TYPICAL SECTION MCKINLEY ST (WEST OF EBONY ST)



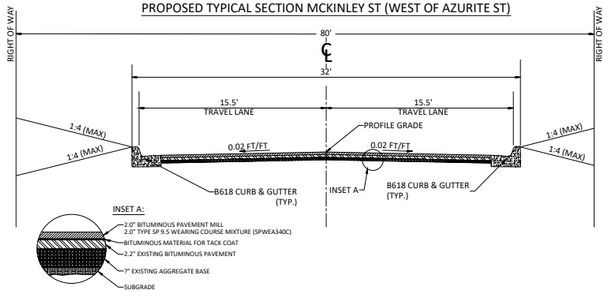
PROPOSED TYPICAL SECTION MCKINLEY ST (WEST OF EBONY ST)



EXISTING TYPICAL SECTION MCKINLEY ST (WEST OF AZURITE ST)



PROPOSED TYPICAL SECTION MCKINLEY ST (WEST OF AZURITE ST)



DATE	REVISION

Jun 27, 2024 - 11:45am
E:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\24-06 2024 MSA Overlay Improvements\Plan Drawings\24-06 City Details No Alpaca.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 XX/XX/XX Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: XX/XX/XX
CHECKED BY:	JJF	FILE: 24-06

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

TYPICAL SECTIONS

2024 MSA STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 24-06
CITY OF RAMSEY, MINNESOTA

CC Regular Session

Meeting Date: 07/09/2024

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

Information

Title

Adopt Resolution #24-179 Approving Purchase Agreement with Oak Terrace Estates, LLC

Purpose/Background:

The purpose of this case is to consider the sale of a portion of City-owned Right Away Acquisition Loan Fund (RALF) property adjacent to the existing Oak Terrace Estates. Staff has been working with City Attorney Knaak and Jonathan Septer, the Oak Terrace Attorney, for the past two years to bring resolution to a property line dispute between the City and Oak Terrace. City Staff has also been working with the ownership of the park to work through building related and code enforcement related items not related to the property line dispute. This action dates back to City Attorney Langel and his position, which has been affirmed by Attorney Knaak, that Oak Terrace is trespassing and does not have any adverse possession rights over public land. Staff discussed two options with the Council at worksession on February 13, 2024 relating to the sale of city property to Oak Terrace. Option 1 would be to sell 12,265.7 square feet, which would bring the property into compliance (removing the encroachment) with the property line dispute and square off the lot with the adjacent parcel. Option 2 would be to sell 4520.3 square feet, which would only solve the property line dispute but would create an odd remnant that likely would lead to future encroachment by the park and its tenants. Entering into an encroachment agreement, rather than a sale, to bring the property into compliance was also discussed, but it was not the preferred action based on the required monitoring and the likelihood that the park would spill over past the new area encumbered by an encroachment agreement. Staff has obtained an appraisal for both Option 1 and Option 2. City Council direction from the February 13, 2024 work session was for Option 1 and to work with the Oak Terrace and Met Council to draft a Purchase Agreement and bring back to the City Council for consideration.

The appraisal was completed in August of 2022 and was $41,100 for Option 1. Staff provided a negotiated draft Purchase Agreement to Met Council (RALF Program) in April 2024. Met Council contested the purchase price and asked for a price similar to the valuation of the developed Oak Terrace manufactured home park ($88,067.73 - approximately $7.18/SF). Both Staff and Oak Terrace communicated to Met Council that this property was undeveloped, did not have City Sewer and Water installed and would also need to install roadways which did not support the higher value requested by the Met Council. City Staff countered with a sales price of $43,560 ($3.54/SF) and the Met Council approved this price at their board meeting on June 26, 2024 (See attached report)As part of this purchase agreement / dispute settlement, Oak Terrace is asking to add six additional homes onsite to help recoup the cost of the expense of the land acquisition. It also gives them an opportunity to rearrange a few homes over city services, and to pave more area for parking. Planning and engineering have reviewed the proposed site plan and home locations and are satisfied with the layout. Additional easements may be obtained to ensure that City infrastructure is accessible. Staff believes the squaring off the lot prevents future issues and makes the land to the west more marketable without a small flag remnant and is supportive of the proposed purchase agreement. It should also be noted that because this action is considered a dispute settlement, there is an allowance of the expansion of a legal non-conforming (six more homes) use that has been confirmed by City Attorney Knaak. The attached purchase agreement reflects the agreed upon price and terms reviewed by City Attorney Knaak.

Notification:

None required

Observations/Alternatives:

City Staff and the City Attorney have been working for nearly three years to bring the Oak Terrace encroachment onto City/RALF property into compliance. The purchase agreement presented for consideration in this case will resolve this issue and potentially prevent future encroachment issues. The City does not receive the proceeds from the sale. All proceeds go back to the RALF program to go towards repayment of the RALF Loan (L05-02) for this parcel. As part of this case the City Council will consider approval of the attached site plan (also included in the PA), recommended by City Staff and engineering, pursuant to the spirit of Chapter 109. The legal counsel for Oak Terrace agrees to the terms in the proposed purchase agreement. Key terms of the purchase agreement are below:

Property description: That part of the Northeast Quarter of the Northeast Quarter, Section 34, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the Burlington Northern Railroad right of way. Also being a part of Lot 6, AUDITOR'S SUBDIVISION NUMBER 30, according to the recorded plat thereof.
Tax ID number: Portion of 34-32-25-12-0013
Purchase Price: $43,560
Title Examination / Contingency Period: 90 days
Closing Costs: All costs except City Attorney fees to be paid by Buyer.
Site Plan / Lot configuration: Graphic included in purchase agreement. six new units at Oak Terrace, none of which will be over city infrastructure or encroach on City/RALF property.

Alternatives:
1) Approve Purchase Agreement (as presented); subject to City Attorney review
2) Approve Purchase Agreement (with changes); subject to City Attorney review
3) Something else

Funding Source:

Not applicable. All proceeds from the sale will be forwarded to the Met Council RALF program.

Recommendation:

Adopt Resolution #24-179 Approving Purchase Agreement with Oak Terrace Estates, LLC (as presented); subject to City Attorney review

Action:

Adopt Resolution #24-179 Approving Purchase Agreement with Oak Terrace Estates, LLC (as presented); subject to City Attorney review

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Attachments

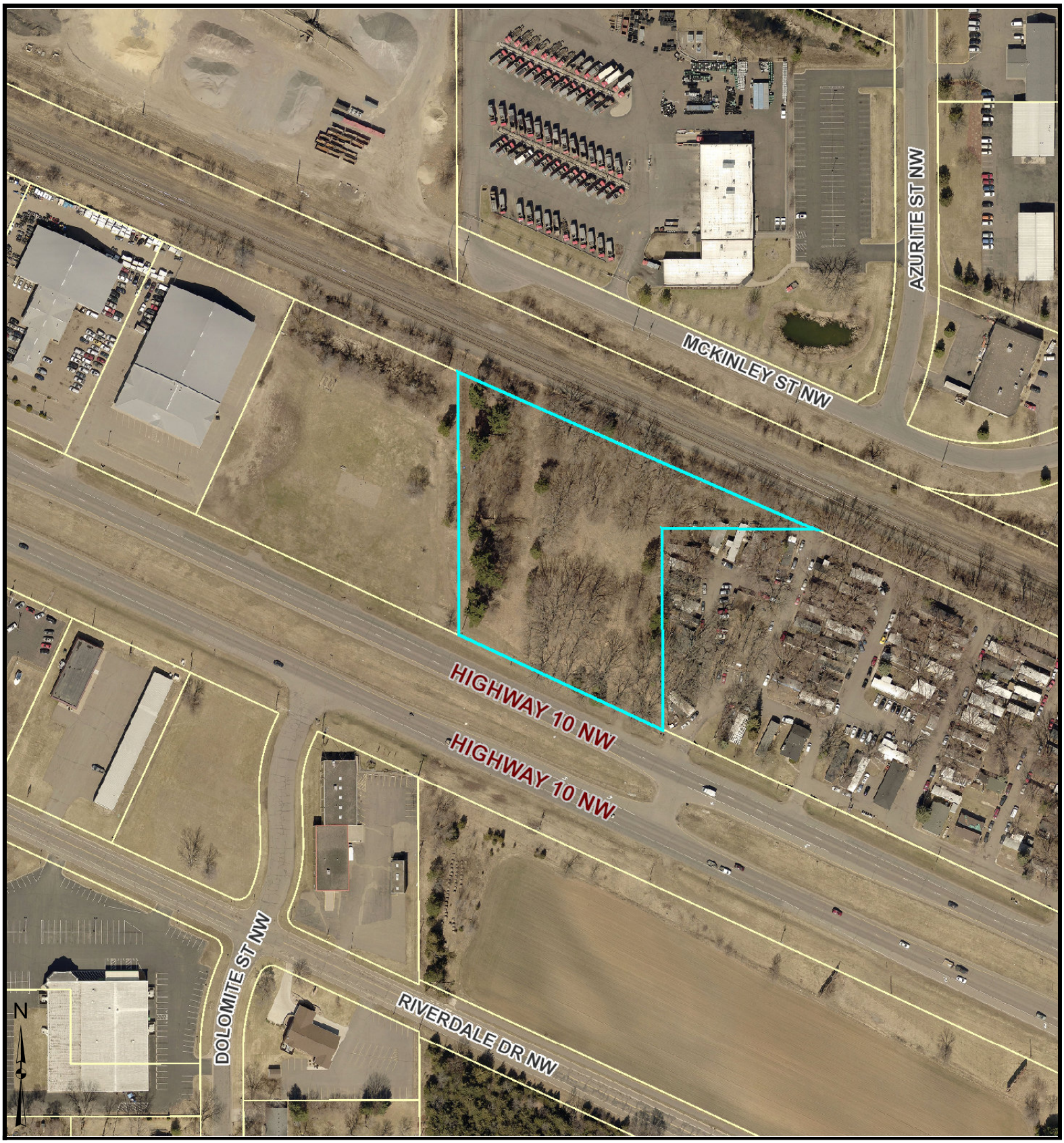
Site Location Map
ACTION - Resolution #24-179
ACTION - Purchase Agreement
ACTION - Site Plan
Reference - Met Council Approval Case
Reference - Aud Sub 30 Plat
Reference - RALF Loan 05-02

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:04 PM

Form Started By: Sean Sullivan Started On: 06/27/2024 02:36 PM
Final Approval Date: 07/03/2024

Site Location Map 34-32-25-12-0013



Parcel Information:
34-32-25-12-0013
6549 HIGHWAY 10 NW
RAMSEY
MN 55303
Plat: AUD SUB NO 30

Approx. Acres: 3.23
Commissioner: MATT LOOK

Owner Information:
City of Ramsey
7550 Sunwood Drive NW
Ramsey
Minnesota
55303

Sean Sullivan | 1:2,400 | Date: 7/22/2021

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

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

RESOLUTION #24-179

RESOLUTION APPROVING PURCHASE AGREEMENT WITH OAK TERRACE ESTATES 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 Oak Terrace Estates, LLC, a Minnesota limited liability company (the "Buyer"); and

WHEREAS, the City acquired the Property on April 5, 2005 utilizing the Met Council Right Away Acquisition Fund (RALF) for future Hwy 10 improvements identified as Loan 05-02; and

WHEREAS, the location of Hwy 10 improvements has been finalized and the Property is no longer needed to complete the project; and

WHEREAS, the City received Met Council approval for sale of the Property for a price of $43,460 with all sales proceeds to be transferred to the RALF Program and to be allocated to payment of Loan 05-02; and

WHEREAS, the City Council is required to approve the amended Site Plan dared February 21, 2023 pursuant to Chapter 109 of City Code which includes the addition of a total of six additional units on the Property and adjacent to 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, the Oak Terrace Estates, LLC is a company that is active and in good standing as documented in the Office of the Secretary of State as of June 28, 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 with Oak Terrace Estates, LLC; subject to City Attorney review.

2) That the City hereby authorizes the sale of the Property to Oak Terrace Estates, LLC, a Minnesota limited liability company, for $43,460 legally described on Exhibit A (the "Purchase Price"); 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.

4) The City Council approves the Site Plan dated February 21, 2023, contingent on the sale of the Property to the Buyer.

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 July, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A
Legal Description of the Property

That part of the Northeast Quarter of the Northeast Quarter, Section 34, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the Burlington Northern Railroad right of way. Also being a part of Lot 6, AUDITOR'S SUBDIVISION NUMBER 30, according to the recorded plat thereof.

Part of Anoka County PID Number: 34-32-25-12-0013

VACANT LAND PURCHASE AGREEMENT

THIS VACANT LAND PURCHASE AGREEMENT (this "Agreement") is made and entered into as of July ____, 2024 (the "Effective Date"), by and between the City of Ramsey, a Minnesota municipal corporation (the "Seller"), and Oak Terrace Estates, LLC, a Minnesota limited liability company (the "Buyer").

RECITALS:

A. Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, approximately 12,265.7 square feet of real property located in Anoka County, Minnesota ("Parcel 1"), as depicted on Exhibit A-1 and legally described on Exhibit A-2 attached hereto (the "Property).

B. Buyer is the owner of a mobile home community known as "Oak Terrace Estates Mobile Home Park" located at 6545 Highway 10, Ramsey, Minnesota (the "Community"), which Community is located near Parcel 1.

C. Both Seller and Buyer currently claim fee title ownership to that certain additional parcel of approximately 4,520 square feet of real property located depicted on Exhibit A-3 as Parcel 2 and concurrently with the closing of the purchase and sale of Parcel 1, Seller desires to transfer all of its ownership interests in Parcel 2, if any, to Buyer, and Buyer desires to accept such transfer, in order to settle the title claim dispute with respect to Parcel 2.

AGREEMENT:

NOW, THEREFORE, in consideration of the covenants and agreements contained herein, the parties agree as follows:

1. Purchase and Sale. Seller hereby agrees to sell, and Buyer hereby agrees to purchase from Seller, upon the terms and conditions set forth in this Agreement, the Property, together with any and all other easements, tenements, hereditaments, and appurtenances belonging to Parcel 1.

2. Purchase Price. The total purchase price for Parcel 1 (collectively, the "Purchase Price") shall equal Forty-One Thousand One Hundred and No/100 Dollars ($43,460.00), plus Buyer's obligation to pay all transfer taxes, and the costs, fees and expenses of Seller involved in this matter. The Purchase Price shall be payable by wire transfer, certified or cashier's check at the Closing (as hereinafter defined).

3. As-is, Where-is Purchase. Buyer acknowledges and agrees that Buyer is purchasing the Property in its existing condition "AS IS, WHERE IS, AND WITH ALL FAULTS AND DEFECTS" with respect to all facts, circumstances, conditions, and defects, whether known or unknown, and without any representation or warranty by Seller.

4. Representations of Buyer. Buyer hereby represents and warrants to Seller that Buyer is a limited liability company, duly organized, existing and in good standing under the laws of the State of Minnesota and qualified and duly authorized by all requisite action of Buyer to complete the transactions contemplated by this Agreement.

5. Financing Contingency. Buyer shall have until one hundred eighty (180) days after the Effective Date (the "Initial Contingency Period") to apply for and attempt to secure, at Buyer's expense, a

commitment for financing for the purchase of Parcel 1 with terms acceptable to Buyer in Buyer's sole discretion (the "Financing Commitment"). If Buyer has not secured the Financing Commitment on or before the expiration of the Initial Contingency Period, Buyer may extend such contingency period for an additional thirty (30) days (the "First Extension Contingency Period") by providing written notice to Seller. If Buyer has not secured the Financing Commitment on or before the expiration of the First Extension Contingency Period, Buyer may extend such contingency period for an additional thirty (30) days (the "Final Extension Contingency Period", and as used in this Agreement, "Contingency Period" shall mean the Initial Contingency Period, the First Extension Contingency Period, or the Final Extension Contingency Period, as applicable) by providing written notice to Seller. If, on or before the end of the Contingency Period, Buyer has not secured the Financing Commitment, Buyer may additionally elect to terminate this Agreement by providing written notice to Seller. If Buyer has not terminated this Agreement on or before the end of the Contingency Period, this financing contingency will be deemed waived. Buyer may waive this financing contingency at any time prior to the end of the Contingency Period.

6. Title Examination. Within ninety (90) days following the Effective Date, Buyer may obtain a commitment for an ALTA owner's policy of title insurance (the "Title Commitment") for the Property prepared by a title company chosen by Buyer (the "Title Company"), together with legible copies of all documents referred to in the Title Commitment, including without limitation all lien instruments, plats, reservations, restrictions, and easements. Buyer may also elect to order an ALTA/NSPS survey of the Property with any "Table A Items" it deems appropriate in Buyer's sole discretion (the "Survey") provided such Survey shall be prepared and delivered (with a copy to Seller) on or before the expiration of the Initial Contingency Period. On or prior to the expiration of the Initial Contingency Period, Buyer shall give Seller written notice of any specific title matters that are unacceptable to Buyer, if any (the "Title Objections"). If Buyer fails to give Seller written notice of Title Objections within the Initial Contingency Period, then all title matters then affecting the Property shall be deemed to be acceptable to Buyer (the "Permitted Exceptions"), and Buyer shall take title subject thereto; provided, however, that any monetary liens, encumbrances or other instruments affecting title to the Property which may be satisfied by the payment of money shall be removed prior to Closing and shall not become Permitted Exceptions. If Buyer notifies Seller of Title Objections within the Initial Contingency Period, Seller shall, within ten (10) days following receipt from Buyer, deliver written notice to Buyer (the "Seller's Response Notice") of the actions Seller will take, if any, to correct said Title Objections. Seller shall then have until Closing to cure or correct those Title Objections for which Seller has elected to cure or correct as stated in the Seller's Response Notice, if any. If Seller fails to deliver the Seller's Response Notice, Seller shall be deemed to have elected not to clear, cure, or resolve such Title Objections prior to Closing. If Seller elects not to clear, cure, or resolve all or any portion of the Title Objections, Buyer shall have a period of five (5) days following Buyer's receipt of the Seller's Response Notice within which to elect to either: (i) terminate this Agreement, or (ii) waive such Title Objections and take title to the Property subject to such Title Objections as Permitted Exceptions, without any reduction of the Purchase Price.

7. Conditions Precedent to Closing. The closing of the transaction contemplated by this Agreement and all the obligations of Buyer under this Agreement are subject to fulfillment of the following "Conditions Precedent":

(a) This Agreement and all documents and acts contemplated hereby are duly authorized by all requisite action of Seller and Buyer;

(b) Buyer shall have obtained the Financing Commitment on or before the end of the Contingency Period, a commitment for financing acceptable to Buyer;

(c) On or before the expiration of the Contingency Period, Seller shall have provided to Buyer evidence satisfactory to Buyer in its sole discretion that the planning commission and city council of Seller have issued final approvals of the site plan attached hereto as Exhibit B showing Buyer's anticipated expansion of the Community by adding five (5) additional trailers on the Property and one (1) additional trailer on real estate owned by the Buyer (the "Site Plan");

(d) Buyer shall have determined on or before the end of the Contingency Period that condition of title to the Property as reflected by the Commitment shall be acceptable to Buyer as of the Closing Date;

(e) The Title Company shall, at Closing, be ready, willing, and able to issue to Buyer an owner's policy for title insurance for the Property, insuring fee simple title to the Property in Buyer, subject only to the Permitted Exceptions, which includes a zoning endorsement insuring Buyer's anticipated expansion of the Community as shown on the Site Plan.

8. Closing, Possession. Closing of the purchase and sale (the "Closing") shall take place within sixty (60) days after the expiration or Buyer's written notice of waiver of the Contingency Period (the "Closing Date"). The Closing shall take place at a location mutually agreed upon between Seller and Buyer, or by electronic communications, including electronic mail, portable document format, or facsimile, as Buyer, Seller and Title Company may mutually agree. Possession shall be delivered on the Closing Date. Buyer shall notify Seller and provide all necessary contact information for the applicable representatives of such Title Company.

9. Seller's Obligations at Closing. On or prior to the Closing Date, Seller shall:

(a) Deliver to Buyer a duly recordable Quit Claim Deed, executed by Seller, conveying to Buyer fee simple title to Parcel 1, including all of Seller's right, title and interest (if any) to Parcel 2, and all rights appurtenant thereto, subject only to the Permitted Exceptions;

(b) Deliver to Buyer evidence satisfactory to Buyer in its sole discretion that the Site Plan has been approved by the planning commission and city council of Seller;

(c) Deliver to Buyer the affidavit of Seller confirming that Seller is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code;

(d) Deliver to Buyer any necessary documentation warranting that the Seller is unaware of the existence of any wells on Parcel 1; and

(e) Deliver to Buyer or the Title Company such other documents as may be reasonably required to consummate the Closing, all in a form reasonably satisfactory to Buyer and the Title Company.

10. Buyer's Obligations at Closing. Subject to the terms, conditions, and provisions hereof and the performance by Seller of its obligations as set forth herein, Buyer shall, at or prior to the Closing Date:

(a) deliver the Purchase Price as provided in Section 2 above; and

(b) deliver to Seller or the Title Company such other documents as may be reasonably required to consummate the Closing, all in a form reasonably satisfactory to Seller and the Title Company.

11. Prorations; Closing Costs.

(a) Prorations. Intentionally omitted.

(b) Closing Costs. The parties agree to the allocation of closing costs as set forth in the table below. Any other closing fees and costs not covered in the below table shall be allocated between the parties in accordance with the customary practice for vacant land transactions in Anoka County, Minnesota.

Buyer	Closing Cost	Seller
X	Owner's Policy Premium and Endorsements (if applicable)	
X	Search and Examination and Title Commitment Fee of Title Company (if applicable)	
X	Escrow/Closing Fee of Title Company (if applicable)	
X	State Deed Tax (if applicable)	
X	Mortgage Registration Tax (as applicable)	
X	Cost to Prepare and Record the Deed	
X	Cost to Record Satisfactions of Liens (as applicable)	
	Seller's Attorney Fees	X
X	Buyer's Attorney Fees	

12. Brokerage. Seller and Buyer represent and warrant to each other that they have not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement.

13. Miscellaneous. The following general provisions govern this Agreement.

(a) Time. All references in this Agreement to "days" shall mean calendar days unless expressly referred to as "business days." If the day for performance of any obligation under this Agreement is a Saturday, Sunday or legal holiday, then the time for performance of that obligation shall be extended to the first following day that is not a Saturday, Sunday or legal holiday.

(b) Time of Essence. Time is of the essence of this Agreement.

(c) Governing Law. This Agreement is made and executed under and in all respects to be governed and construed by the laws of the State of Minnesota and the parties hereto hereby agree and consent and submit themselves to any court of competent jurisdiction

situated in Minnesota.

(d) Notices. All notices and demands given or required to be given by any party hereto to any other party shall be deemed to have been properly given if and when delivered in person, or by reputable overnight courier, sent by facsimile (with verification of receipt), sent by electronic mail (with a courtesy copy sent by mail as follows), or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows (or sent to such other address as any party shall specify to the other party pursuant to the provisions of this Section):

If to Seller:	City of Ramsey Attn: Brian Hagen 7550 Sunwood Drive NW Ramsey, MN 55303 Email: bhagen@cityoframsey.com
If to Buyer:	Oak Terrace Estates, LLC Attn: C.J. Nibbe 350 State Hwy 7, Suite 224 Excelsior, MN 55331 Email: cjnibbe@5005properties.com
With a copy to:	Maslon LLP Attention: Jon Septer 3300 Wells Fargo Center 90 South Seventh Street Minneapolis, MN 55402-4140 Email: jon.septer@maslon.com

In the event either party delivers a notice by electronic mail, as set forth above, such party agrees to deposit the original of the notice in a post office, branch post office, or mail depository maintained by the U.S. Postal Service, postage prepaid and addressed as set forth above. Such deposit in the U.S. Mail shall not affect the deemed delivery of the notice by e-mail, provided that the procedures set forth above are fully complied with. Any party, by notice given as aforesaid, may change the address to which subsequent notices are to be sent to such party.

(e) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of each of the parties hereto. Buyer may assign this Agreement without the written consent of Seller.

(f) Complete Agreement. All understandings and agreements heretofore had between the parties are merged into this Agreement which alone fully and completely expresses their agreement. This Agreement may be changed only in writing signed by both of the parties hereto and shall apply to and bind the successors and assigns of each of the parties hereto.

(g) Counterparts; Electronic Signatures. This Agreement may be executed in counterparts, each of which shall be considered an original, and all of which, taken together, shall be construed as one document. Any signature pages of this Agreement transmitted by

facsimile or by electronic mail in portable document format will have the same legal effect as an original executed signature page.

[*The remainder of this page has been left blank intentionally*.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

SELLER:

CITY OF RAMSEY,
a Minnesota municipal corporation

By: _____
Name: Mark E. Kuzma
Title: Mayor

By: _____
Name: Brian Hagen
Title: City Administrator

BUYER:

OAK TERRACE ESTATES, LLC,
a Minnesota limited liability company

By: RAMSEY PARK, LLC,
a Minnesota limited liability company
Its: Sole Member

By: _____
Christopher J. Nibbe
Title: Manager

EXHIBIT A-1

DEPICTION OF PARCEL1

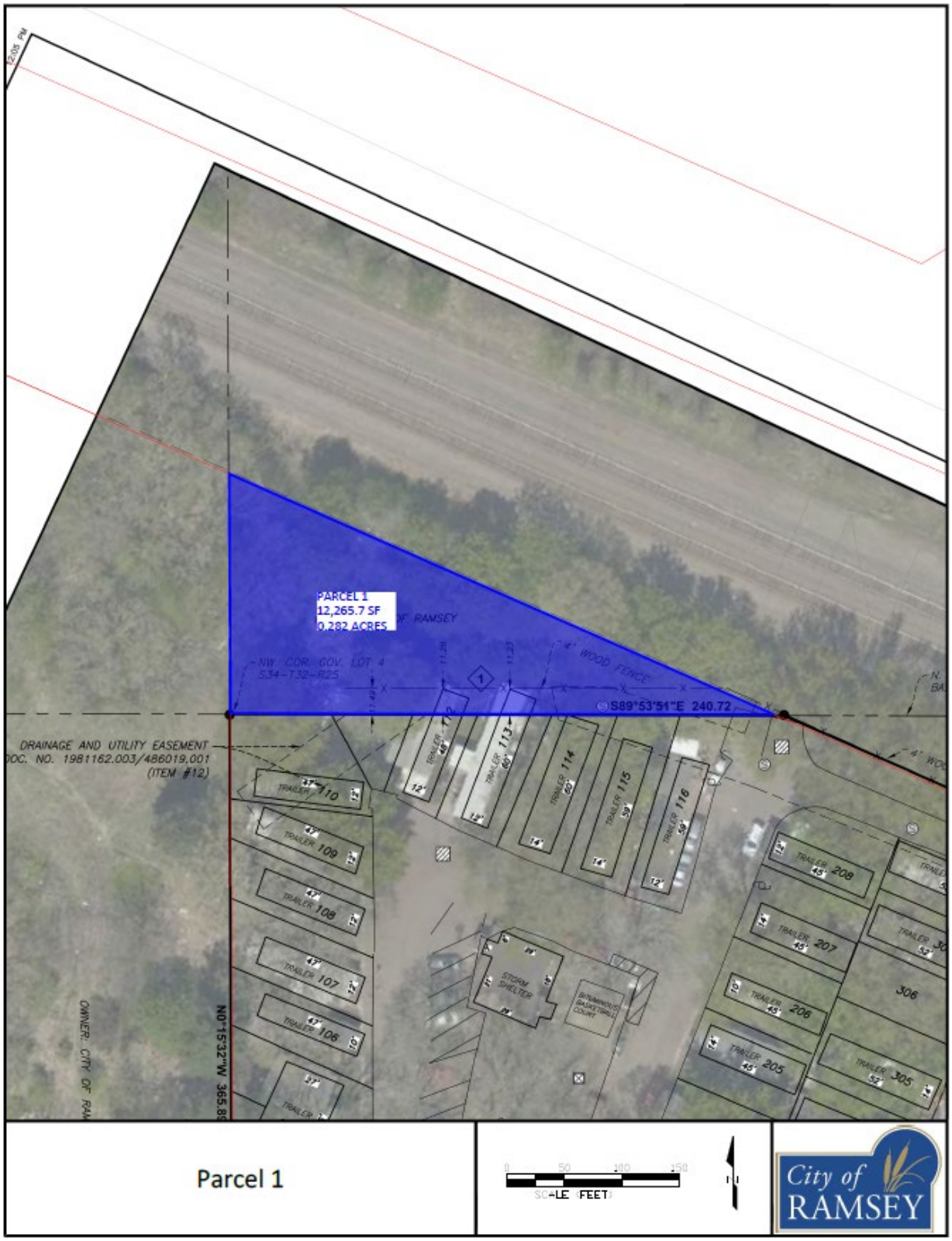


EXHIBIT A-2

Legal Description of the Property

That part of the Northeast Quarter of the Northeast Quarter, Section 34, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the Burlington Northern Railroad right of way. Also being a part of Lot 6, AUDITOR'S SUBDIVISION NUMBER 30, according to the recorded plat thereof.

EXHIBIT A-3

Depiction of Parcel 2

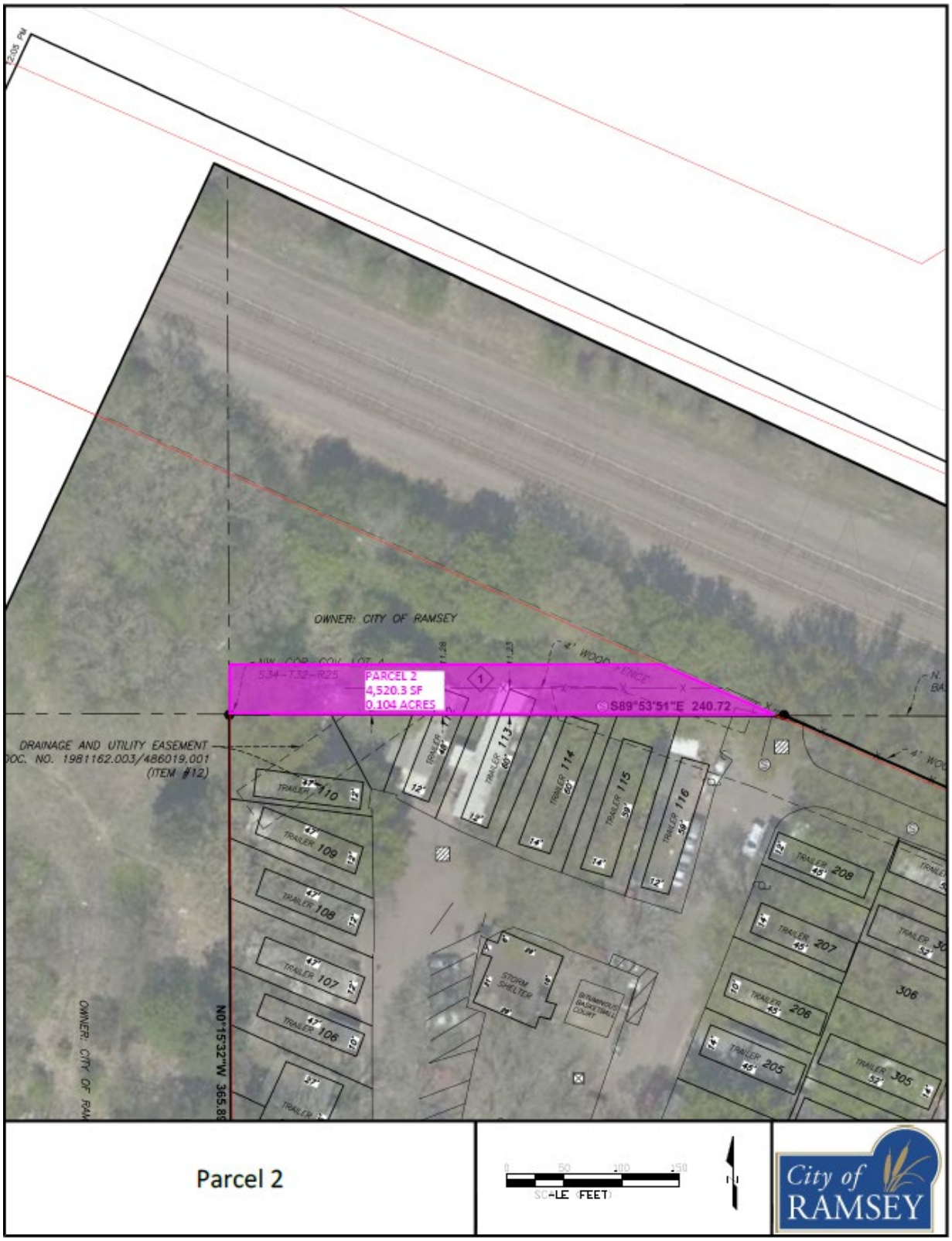
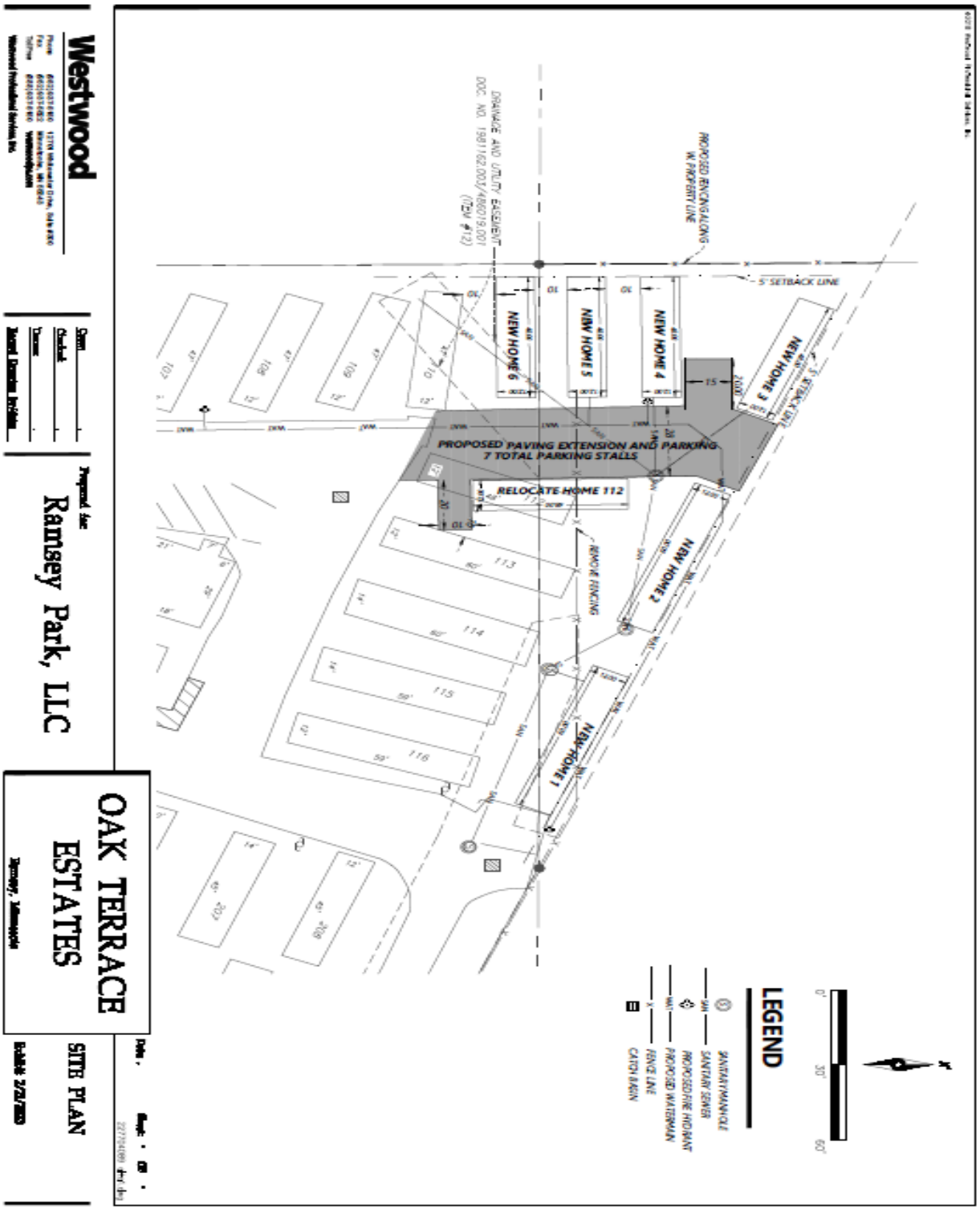
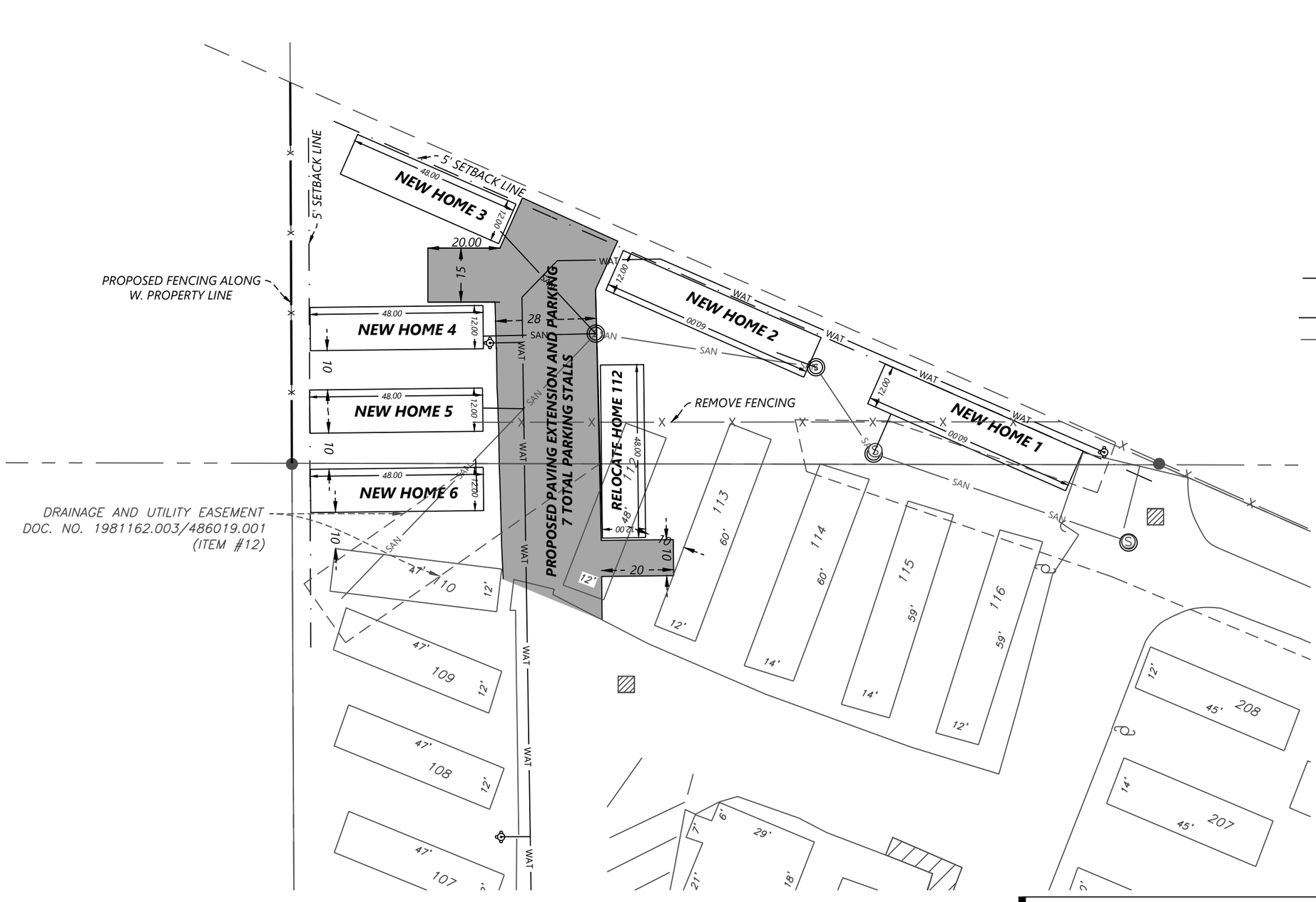


EXHIBIT B

Site Plan



©2018 Westwood Professional Services, Inc.



0' 30' 60'

LEGEND

- SANITARY MANHOLE
- SAN — SANITARY SEWER
- PROPOSED FIRE HYDRANT
- WAT — PROPOSED WATERMAIN
- X — FENCE LINE
- CATCH BASIN

Date: .

Sheet: • OF •

227704089 alta1.dwg

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

Crew: .

Checked: .

Drawn: .

Record Drawing by/date:

Prepared for:

Ramsey Park, LLC

OAK TERRACE ESTATES

Ramsey, Minnesota

SITE PLAN

Exhibit 2/21/2023

Committee Report

Transportation Committee

Committee Meeting Date: June 10, 2024 **For the Metropolitan Council:** June 26, 2024

Business Item: 2024-154

Partial Right-of-Way Acquisition Loan Repayment from City of Ramsey

Proposed Action

That the Metropolitan Council authorize the City of Ramsey to sell a part of one parcel purchased with Right-of-Way Acquisition Loan Fund loan number L0502 for the agreed upon value and forward those funds to the Council in partial satisfaction of this loan.

Summary of Transportation Committee Discussion/Questions

It was moved by Carter, Toni, seconded by Morales, that the Metropolitan Council authorize the City of Ramsey to sell a part of one parcel purchased with Right-of-Way Acquisition Loan Fund loan number L0502 for the agreed upon value and forward those funds to the Council in partial satisfaction of this loan.

Carter, Toni asked about potential future property sales and Cameron asked for the history of RALF loans.

Motion carried. Hearing no opposition Chair Barber stated the item could go consent to Council.

Business Item

Transportation Committee

Committee Meeting Date: June 10, 2024 **For the Metropolitan Council:** June 26, 2024

Business Item: 2024-154

Partial Right-of-Way Acquisition Loan Repayment from City of Ramsey.

District(s), Member(s):	District 9, Morales
Policy/Legal Reference:	Minn. Stat. § 473.167, Subd. 2
Staff Prepared/Presented:	Tony Fischer, Transportation Planner (651-602-1703)
	Amy Vennewitz, Deputy Director Transportation Planning (651-602-1058)
Division/Department:	MTS

Proposed Action

That the Metropolitan Council authorize the City of Ramsey to sell a part of one parcel purchased with Right-of-Way Acquisition Loan Fund loan number L0502 for the agreed upon value and forward those funds to the Council in partial satisfaction of this loan.

Background

Minn. Stat. Section 473.167, subdivision 2 established the Right-of-Way Acquisition Loan Fund (RALF) program to allow the Council to make loans to cities to purchase right-of-way needed for future highway use in advance of the land being developed or redeveloped, with the goal of avoiding more costly acquisitions.

In 2005 the City of Ramsey (the City) purchased a parcel (Anoka County Property ID 34-32-25-12-0013) through the RALF program that was anticipated to be used for future Highway 10 improvements (Figure 1). Under this program the Met Council made a loan to the City for $1,165,249 to pay for the purchase.

RALF loans are only given when there is near certainty that the property will be needed in the future; however, in the years following the issuance of this loan, road authorities have reduced right-of-way needs for projects to both reduce costs and the impacts to the neighboring communities. After a reevaluation of the corridor improvement plans this parcel was no longer necessary for the long-term vision of Highway 10 through the City. This spring construction began on the highway improvements.

Figure 1: Parcel Purchased with RALF Loan L0502

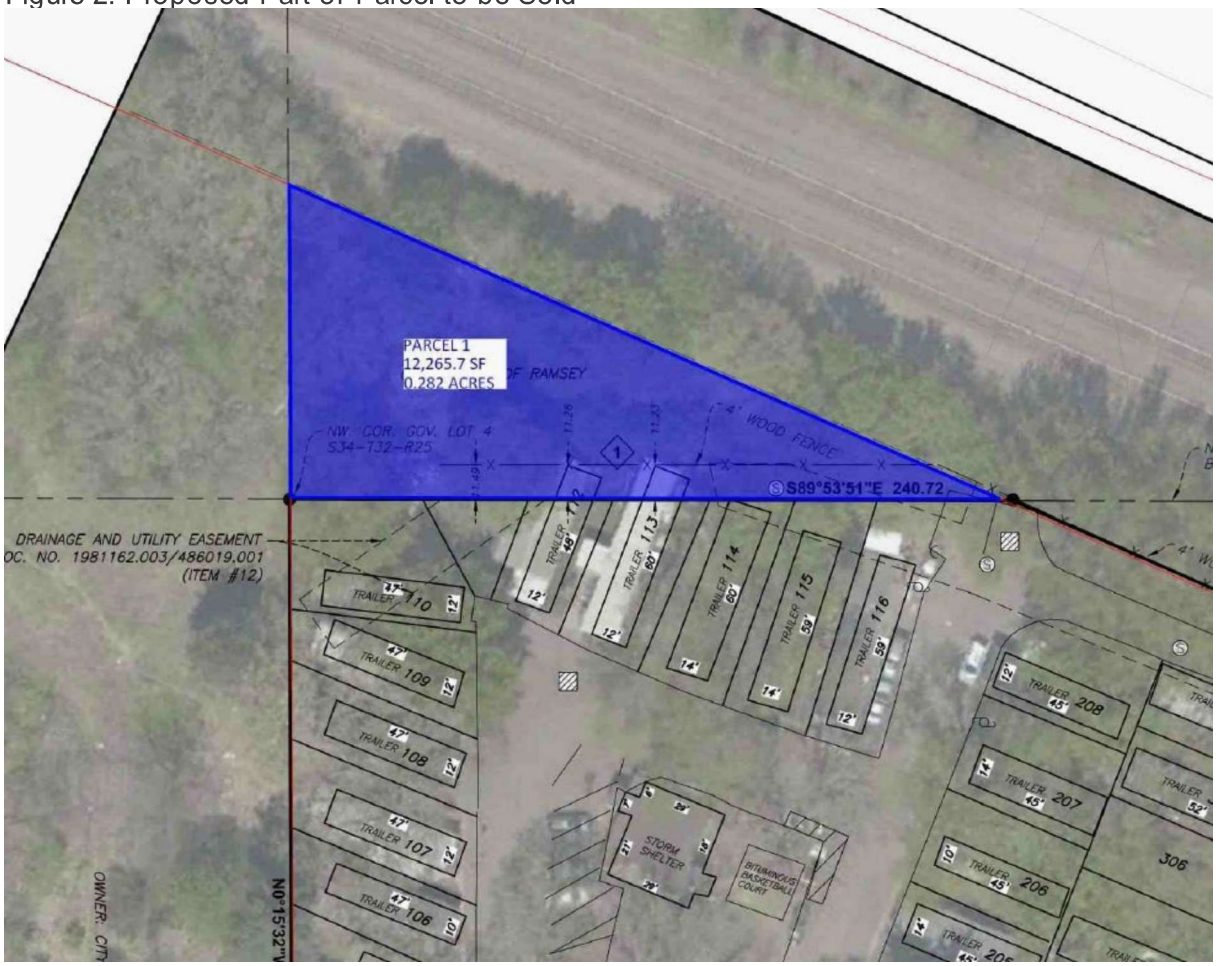


The RALF loan agreement between the Council and the City provides that, when RALF property is no longer needed for highway improvements, the City obtains the Council's approval to sell it at fair market value. Upon remittance of the sale proceeds to the Council, the Council discharges the RALF loan, usually after the highway improvements are complete. In this case a partial sale is proposed while the highway project is underway.

The neighboring property to the east is the site of a manufactured home community . The neighboring parcel owner is claiming it has been encroaching on a part of the RALF-funded parcel for decades and has a claim on this part of the parcel through adverse possession and has offered to purchase a portion of the parcel that is slightly larger than its encroachment (Figure 2). It proposes to purchase 0.282 acres for $43,460 or $3.54 per square foot.

The City of Ramsey commissioned an appraisal of the property. Through review and discussion with city staff, and through independent evaluation the sale price was found to be reasonable. Given its irregular shape and its relationship to the neighboring parcel, the proposed small triangle parcel could be used as an extension of home sites in the neighboring parcel without detrimentally impacting the development potential of the remainder of the RALF site. Council review of comparable commercial land sales shows limited activity for parcels of such a small size in the area but the review supports this value for a partial loan repayment for this part of the parcel.

Figure 2: Proposed Part of Parcel to be Sold



Rationale

Council action is required to authorize holders of property purchased with RALF funds to sell such property in cases where the property will not be used for its originally intended purpose.

Thrive Lens Analysis

This action most directly affects and supports the Thrive outcome of Stewardship by both supporting a program for the economic acquisition of right-of-way for highway improvements and disposal of surplus property. This transaction indirectly supports the development of additional affordable housing.

Funding

This transaction includes a partial loan repayment of $43,460 as agreed to by the owner of the neighboring parcel, and the City and Council staff. An outstanding balance on the RALF loan of $1,121,789 will remain and be addressed after Highway 10 construction is completed.

The RALF fund balance as of 12/31/2023 included $28,859,187 in cash and investments, and $29,675,142 in loans receivable. Loan repayments are anticipated to exceed fund outlays for the foreseeable future. RALF loans are interest free, as provided in Minn. Stat. Section 473.167, subdivision 2.

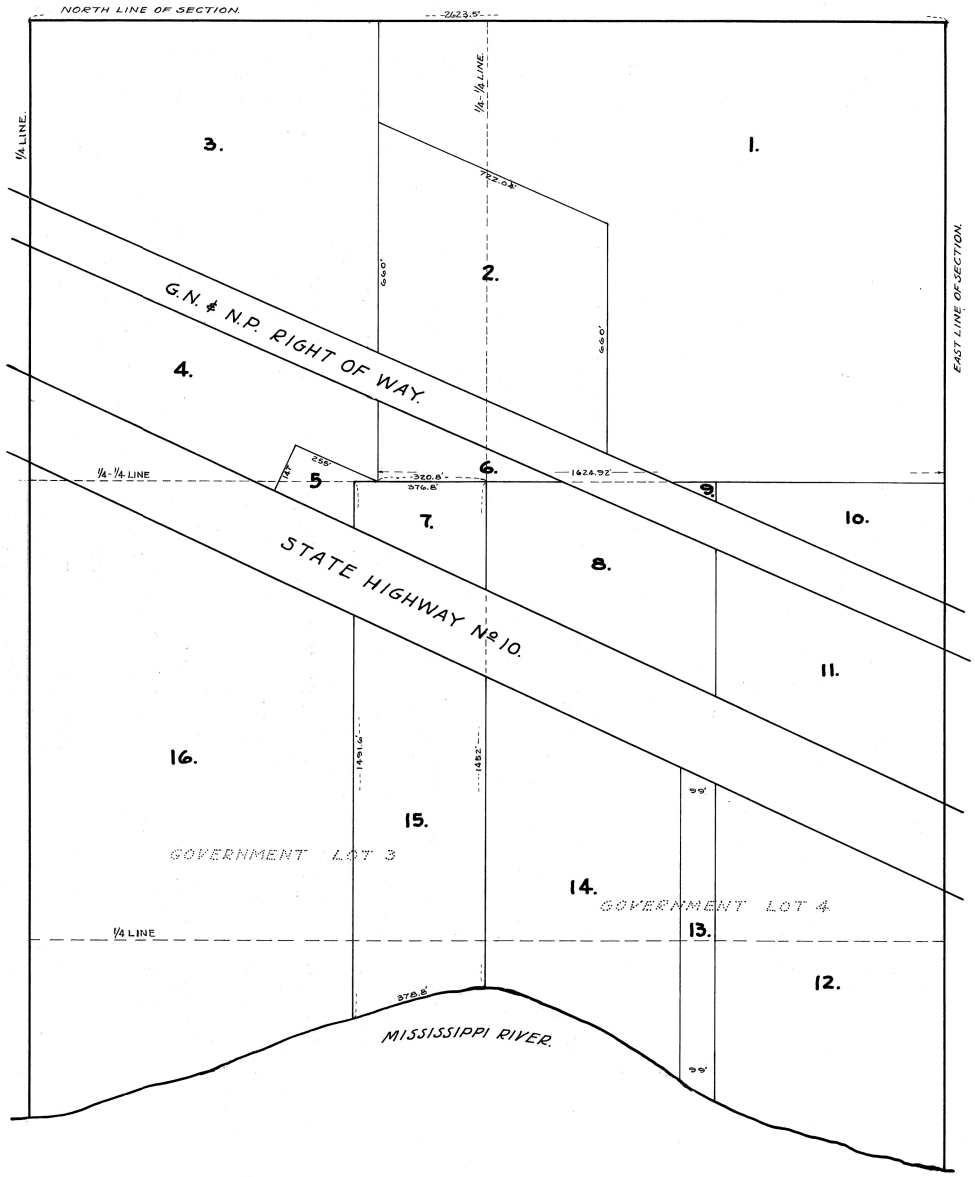
Small Business Inclusion

The proposed action has no direct impact to small business inclusion as there are no contracting or subcontracting opportunities.

97055

AUDITOR'S SUBDIVISION NUMBER 30

SCALE 1"= 200'



OFFICE OF REGISTER OF DEEDS,
STATE OF MINNESOTA, COUNTY OF ANOKA } ss

I hereby certify that the within instrument was filed in this office for record on the 4 day of Aug A.D. 1939 at 10 o'clock A.M. and was duly recorded in the record in book 7 B Plats page 23

Register of Deeds.

I HEREBY CERTIFY THAT IN ACCORDANCE WITH SECTION 2219 CHAPTER 11 GENERAL STATUTES OF 1923 AND AS AMENDED BY CHAPTER 21 LAWS OF 1935, AND IN ACCORDANCE WITH THE ORDER OF THE COUNTY AUDITOR OF ANOKA COUNTY MINNESOTA I HAVE PLATTED THE FOLLOWING DESCRIBED LAND IN THE COUNTY OF ANOKA AND THE STATE OF MINNESOTA TO WIT; GOVERNMENT LOT 3 AND 4 AND THE NORTH ½ OF THE NE¼, ALL BEING IN SECTION 34, TOWNSHIP 32 RANGE 25 THAT THE PLAT ON THIS SHEET IS A CORRECT DELINEATION OF SAID PLAT THEREOF AND TO BE KNOWN AS AUDITORS SUBDIVISION NUMBER 30, AND THAT DISTANCES ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

DATED Aug 3rd 1939.

Wayne L. Ridge
COUNTY SURVEYOR
ANOKA COUNTY MINNESOTA.

ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF August 1939.

Theo A. Nelson
CLERK OF DIST. COURT
ANOKA COUNTY, MINNESOTA

I, E.A. CARLSON, COUNTY AUDITOR OF ANOKA COUNTY MINNESOTA, HEREBY CERTIFY THAT I HAVE NOTIFIED THE OWNERS OF THE LAND DESCRIBED IN THE FOREGOING COUNTY SURVEYORS CERTIFICATE TO PLAT THE SAME AND A REASONABLE TIME HAVING ELAPSED SINCE THE SERVICE OF SAID NOTICE AND REQUEST I HAVE CAUSED SAME TO BE PLATTED IN ACCORDANCE WITH SECTION 2219 CHAPTER 11 GENERAL STATUTES OF 1923 AND AS AMENDED BY CHAPTER 21 LAWS OF 1935, AND IN ACCORDANCE WITH THE PLAT ON THIS SHEET AND SAME TO BE KNOWN AS AUDITORS SUBDIVISION NUMBER 30.

DATED Aug 3 - 1939

E.A. Carlson
COUNTY AUDITOR.
ANOKA COUNTY MINNESOTA.

ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF August 1939.

Theo A. Nelson
CLERK OF DIST. COURT

Hamilton

AMENDMENT NO. 1 TO LOAN AGREEMENT
BETWEEN THE METROPOLITAN COUNCIL AND
THE CITY OF RAMSEY FOR
HIGHWAY RIGHT-OF-WAY ACQUISITION
LOAN AGREEMENT NO. L-05-02

WHEREAS, the Metropolitan Council ("the Council") and the City of Ramsey ("the Recipient") have entered into a loan agreement for protective acquisition of highway right-of-way, which loan agreement is dated February 9, 2005 and is identified as Loan Agreement No. L-05-02 ("Loan Agreement"); and

WHEREAS, the Loan Agreement provides that the Council will advance to the Recipient the Recipient's actual acquisition costs for the real property described in Exhibit A to the Loan Agreement in an amount not to exceed $13,140; and

WHEREAS, Council and Recipient agree that it is in their best interests to amend the Loan Agreement to Reflect Recipient's actual acquisition cost;

NOW, THEREFORE, for one dollar and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged by Council and Recipient, the Loan Agreement between the Metropolitan council and the City of Ramsey for Hardship Acquisition of Highway Right of Way, Loan Agreement No. L-05-02 is hereby amended as follows:

1. Section I, Paragraph 1.01 is hereby amended by deleting $1,133,140 and substituting therefore $1,165,249.

2. Section I, Paragraph 1.02 is hereby amended by deleting $13,140 from the fourth sentence of said Paragraph 1.02 and substituting therefore the sum of $45,249.

3. In all other respects the Loan Agreement remains unchanged.

APPROVED AS TO FORM:

Legal Counsel

Services

METROPOLITAN COUNCIL

By Arlene McCarthy
Arlene McCarthy, Director
Metropolitan Transportation

APPROVED AS TO FORM:

City Attorney

CITY OF RAMSEY

By
Tom Gamec, Mayor

By
Kurt Ulrich, City Administrator

Ramsey(Hamilton, 6615 Hwy. 10)

REC'D MAY 17 2006

LOAN AGREEMENT NO. L-05-2
Ramsey (Hamilton 6615 Highway 10 NW)

LOAN AGREEMENT BETWEEN THE METROPOLITAN COUNCIL AND THE CITY OF RAMSEY FOR HARDSHIP ACQUISITION OF HIGHWAY RIGHT-OF-WAY

THIS AGREEMENT is entered into this 30th day of March 2005 by **THE METROPOLITAN COUNCIL** ("the Council"), and **THE CITY OF RAMSEY** ("the Recipient").

WHEREAS, the Council is authorized by Minnesota Statutes section 473.167, subdivision 2, to make loans to counties, towns, and cities situated within the metropolitan area for the purpose of acquisition of property within a proposed state trunk highway right-of-way when acquisition is necessary to avert the imminent conversion of such property to a use which would jeopardize the property's availability for highway construction; and

WHEREAS, the Recipient is an eligible governmental unit and has applied for such a loan to accomplish the acquisition of homestead property from and to provide relocation payments to owners of homestead property burden by circumstances that constitute a hardship because of their inability to sell the property within the proposed right-of-way within the officially-mapped area to the north of Trunk Highway 10 from approximately Armstrong Boulevard to the Ramsey-Anoka City boundary; and

WHEREAS, the Council has authorized that such a loan be made to the Recipient from the Metropolitan Right-of-Way Acquisition Loan Fund.

NOW, THEREFORE, in consideration of the mutual promises and covenants in this agreement, the Council and the Recipient agree as follows:

I. LOAN FUNDS

1.01 Total Loan Amount. The Council shall loan to the Recipient, in accordance with the loan schedule set forth in paragraph 1.02, a total loan amount not to exceed **$1,133,140.00.** The total loan amount is reduced by a salvage value of $0.00.

1.02 **Loan Schedule.** Upon execution of this loan agreement, the Council will advance **$1,105,000.00** to the Recipient for the purchase price of that real property described in Exhibit A, which is attached to and incorporated in this agreement. The purchase price of the real property includes any buildings or structures located on the parcel of the real property. Upon execution of this agreement, the Council will also advance an amount not to exceed **$15,000.00** to the Recipient for the relocation assistance costs actually paid to the owners of the homestead property, as required by Minnesota Statutes Chapter 117. Lastly, upon receipt by the Council of satisfactory and complete documentation describing the Recipient's other eligible costs listed in this paragraph, the Council will reimburse such costs in an amount not to exceed **$13,140.00.** These other eligible costs are:

- Appraisal fees
- Appraisal review fees
- Fees for title evaluation, surveys, negotiation fees, etc.
- Costs related to the demolition of the property

1.03 Authorized Use of Loan Funds. The parties agree that loan funds may be used only for the purchase price of the property described in Exhibit A, and the acquisition costs actually incurred by the Recipient to acquire the property described in Exhibit A. The parties agree that loan proceeds shall not be used to clean up contaminated soil or other pollutants, if any are discovered on the site.

II. ACCOUNTING, AUDIT, AND RECORDS REQUIREMENTS

2.01 Separate Account. The Recipient agrees to establish and maintain a separate account for the loan and to maintain accurate and complete records and accounts relating to the receipt and expenditure of all loan funds. Such accounts and records shall be kept and maintained for a period of at least six (6) years following discharge of the loan.

2.02 Audit. The above accounts and records of the Recipient shall be audited in the same manner as all other accounts and records of the Recipient are audited, and may be audited and/or inspected on the Recipient's premises or otherwise by individuals or organizations designated and authorized by the Council at any time, following reasonable notification, during the loan period, and for a period of six (6) years following discharge of the loan.

2.03 Acquisition Report. The Recipient agrees that upon completion of any acquisition, the Recipient will submit to the Council an acquisition report, in a format to be determined by the Council, summarizing the acquisition costs of the property, including all eligible expenses and moving costs.

2.04 Annual Report. The Recipient agrees to submit, on or before June 30 of each year during which this agreement is in effect, an annual report on the status of the loan, in a form to be determined by the Council.

III. INCOME FROM PURCHASED PROPERTY

3.01 Net Rents Defined. For purposes of this agreement, "net rents" means the total gross rent received by the Recipient from any and all tenants or users of the property, less the Recipient's actual costs for necessary maintenance, repairs, taxes, insurance, and operating expenses, and attorneys' fees associated with preparing or terminating any lease with respect to the property.

3.02 Transfer of Net Rents. The Recipient agrees to transfer to the Council, within forty-five (45) days of receipt, all net rents or other money received as a result of the Recipient's ownership of the property. For any given payment to the Council, the Recipient may estimate the actual costs to be deducted from gross rent.

3.03 Adjustment for Actual Costs. Twelve (12) months from the commencement of receipt of any rent by the Recipient from any property acquired with loan proceeds, the Recipient shall provide, in a form acceptable to the Council, documentation for all actual costs for necessary maintenance, repairs, taxes, insurance, and operating expenses, and attorneys' fees with respect to the property. Upon verification and acceptance of the documentation by the Council, the Recipient shall pay to the Council the amount, if any, determined by the Council to be necessary to adjust the estimated deduction from gross rent to reflect the actual costs.

IV. LOAN DISCHARGE

4.01 Discharge Due to Conveyance to Highway Authority. If any parcel purchased with the loan funds is conveyed to a highway authority for construction of a highway, the Recipient shall repay to the Council, within thirty (30) days of receipt, the amount received from the highway authority for the parcel, acquisition costs and relocation expenses. Upon payment of the specified amount, the Council will discharge the loan.

4.02 Discharge Due to Changes in Plan for Highway. If the Council notifies the Recipient that the plan to construct the highway has been abandoned or the anticipated location of the highway has changed, the Recipient shall seek the prior approval of the Council to sell the acquired property. The Recipient shall repay to the Council, within thirty (30) days of receipt, the fair market value of the property as determined by sale of the property in accordance with the Recipient's procedures required for the disposition of real property. Upon payment of the specified amount, the Council will discharge the loan.

4.03 Discharge Due to Breach or Other Circumstances. If the property for any other reason is sold, or if the Recipient materially breaches any term of this agreement, the Recipient shall repay the amount specified in paragraph 1.02 for the purchase price of the property and the amount actually disbursed pursuant to paragraph 1.02 for acquisition costs. The Council agrees to notify the Recipient of any material breach of the agreement and to provide a reasonable opportunity for the Recipient to cure the breach. If the Recipient fails to cure the breach, the Recipient will repay the amount specified within thirty (30) days. Upon payment of the specified amount, the Council will discharge the loan.

V. GENERAL CONDITIONS

5.01 Duration of Agreement. The agreement is effective on the execution of this agreement and remains in force and effect until the loan is discharged.

5.02 Interest. The loan made in this agreement shall bear no interest.

5.03 Declaration of Restrictive Covenants. The Recipient agrees that it will execute, and cause to be recorded at its own expense, a declaration of restrictive covenants with reference to each parcel of land in which an interest is acquired in whole or in part from loan proceeds. The declaration of restrictive covenants shall be substantially in the form contained as a sample in Exhibit B, which is attached to and made a part of this agreement. It is the purpose of such declaration of restrictive covenants to limit the right of the Recipient to convey or encumber land or interests in land acquired with loan proceeds without the consent of the Council, and to insure that such lands and interests therein be devoted exclusively to the state highway purposes for which they were acquired.

5.04 Agreement to Convey. The Recipient agrees that upon the request of the authority authorized to construct the highway for which this right-of-way has been reserved, the Recipient will convey the property to the authority at the same price the Recipient paid for the property, including costs identified in paragraph 1.02 for acquisition costs.

5.05 Rights Reserved. If the Council finds that there has been a failure to comply with the provisions of this agreement, the Council reserves the right to take any and all actions as it deems necessary or appropriate to protect the Council's interest, provided that the Council agrees to notify the Recipient of any such failure to comply and to provide a reasonable opportunity to comply. The Recipient agrees that discharge of the loan does not invalidate continuing obligations imposed on the Recipient by this agreement. Termination of this agreement does not alter the Council's authority to disallow costs and recover funds on

the basis of a later audit or other review, and does not alter the Recipient's obligation to return any funds due to the Council as a result of later audits or corrections.

5.06 Amendments. The terms of this agreement may be changed by mutual agreement of the parties. Such changes shall be effective only upon the execution of written amendments signed by authorized representatives of the Council and the Recipient.

5.07 Compliance with Law. The Recipient agrees to conduct the activities contemplated by this agreement in compliance with all applicable provisions of Federal, state, and local laws. The Recipient further agrees to comply with all applicable laws relating to nondiscrimination, affirmative action, and public purchase, contracting, and employment. In particular, the Recipient agrees not to discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, sexual orientation, national origin, marital status, disability, status with regard to public assistance, membership or activity in a local civil rights commission, or age, and to take affirmative action that applicants and employees are treated equally with respect to all areas of employment, rates of pay and other forms of compensation, and selection for training.

5.08 Insurance. The recipient shall list Council as an additional named insured on Recipient's liability insurance policy, and Recipient represents to Council that Recipient carries liability insurance with the League of Minnesota Cities Insurance Trust (LMCIT) in an amount up to Recipient's statutory immunity.

5.09 Property Maintenance. The Recipient agrees to make reasonable efforts to maintain the property acquired with loan funds provided under this agreement in a manner compatible with the surrounding environment, as appropriate.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives on the day and year first above written.

METROPOLITAN COUNCIL

Approved as to form:

Office of General Counsel

By
Natalio F. Diaz
Director of Transportation Services

CITY OF RAMSEY

Approved as to form:

City Attorney

By
Mayor, Tom Gamec

By
City Administrator, James E. Norman

(Hamilton, 6615 Highway 10 NW)

EXHIBIT A

LEGAL DESCRIPTION

LOT 6, AUDITOR'S SUBDIVISION NO. 30 AND PART OF LOT 7 OF SAID AUDITOR'S SUBDIVISION.

Hamilton, 6615 Highway 10 NW, Ramsey, MN 55303

EXHIBIT B *SAMPLE ONLY*

AGREEMENT AND RESTRICTIVE COVENANT

THIS AGREEMENT is made and entered into this day of , 200___, between the City of , a Minnesota municipal corporation, ("the City"), and the Metropolitan Council, a political subdivision of the State of Minnesota, ("the Council").

WHEREAS, the City has acquired [describe nature of interest] in the real property described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Council has contributed funds toward the acquisition of the City's interest in the real property pursuant to the Council's Loan Program and a Loan Agreement between the Council and the City as authorized by Minnesota Statutes section 473.167; and

WHEREAS, the Loan Program was established to provide for the acquisition of property within the right-of way of a state trunk highway shown on an official map when necessary to [avoid imminent conversion of such property to a use which would jeopardize the property's availability for highway construction OR to avoid hardship for owners of homestead property located in a proposed state trunk highway right-of-way or project].

NOW, THEREFORE, in consideration of the loan made by the Council to the City and in consideration of the mutual agreements and covenants, the Council and City agree as follows:

1. No sale, lease, mortgage, or other conveyance, nor the creation of any easement, restriction or other encumbrance against the real property described in Exhibit A shall be valid for any purpose unless the written approval of the Council, or its successors, is duly filed and recorded at the time of the filing and recording of the instrument to which such approval pertains.

2. The real property described in Exhibit A shall not be used for any purpose except the construction of TH 10 from approximately Armstrong Boulevard to the Ramsey-Anoka City boundary and bounded to the north by the BNSF rail line unless the Council, or its successors, shall consent to such other use or uses by instrument in writing duly filed and recorded and designating the nature, extent and duration of the use for which such consent is given.

This Agreement and Restrictive Covenant may be enforced by the Council, its successors, or by any citizen residing within the metropolitan area as defined by appropriate action in the courts of the State of Minnesota.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in their respective names all as of the above date.

METROPOLITAN COUNCIL

By
Regional Administrator

CITY OF RAMSEY
By
Mayor

By
City Administrator

NOTE: THIS FORM IS PROVIDED AS AN EXAMPLE. THE RECIPIENT SHOULD PREPARE A PROPER INSTRUMENT AND SUBMIT IT FOR SIGNATURE BY THE COUNCIL.

CC Regular Session

Meeting Date: 07/09/2024

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

Information

Title

Adopt Resolution #24-183 Appointing Election Judges for the Primary Election on August 13, 2024.

Purpose/Background:

For each Election, Council is asked to formally appoint Election Judges to work the polling locations. A resolution is attached appointing Election Judges to serve for the Primary Election scheduled for August 13, 2024.

Minnesota State Statute 204B.21 is attached. The statute requires election judges to be appointed at least 25 days prior to the election. Ramsey will have nine polling locations open for the election. Staff's recommendation at this time is to secure six to eight judges for each location. In almost all cases, a few judges end up not being able to work the day of the election. Additionally, if feasible, staff would like the discretion to schedule more judges for shorter shifts vs. less judges for the whole day; a typical judge working the whole day will work a 15-hour shift.

Note: The last day to appoint election judges is Friday, July 19, 2024.

Funding Source:

The funding for election judge wages has been accounted for in the 2024 Election Budget.

Recommendation:

Staff recommends Council adopt Resolution #24-183 appointing Election Judges for the 2024 Primary Election.

Action:

Motion to adopt Resolution #24-183 Appointing Election Judges for the Primary Election on August 13, 2024.

Attachments

Resolution #24-183

Statute 204B.21

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:10 PM
Form Started By: Katie Schmidt		Started On: 07/01/2024 11:35 AM
Final Approval Date: 07/03/2024		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-183

RESOLUTION APPOINTING ELECTION JUDGES FOR THE PRIMARY ELECTION ON AUGUST 13, 2024

WHEREAS, the City of Ramsey will be conducting a Primary Election on Tuesday, August 13, 2024; and

WHEREAS, pursuant to Minnesota Statutes Section 204B.21, election judges for precincts in a municipality must be appointed by the governing body of that municipality; and

WHEREAS, the hourly rate of pay will be $12.50 for student judges, $12.50 for regular election judges and $14.50 for head judges; and

WHEREAS, when necessary, regular City staff working as judges on election day will be paid their normal hourly wage.

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

1) That the following individuals be appointed to serve as election judges for the Primary Election to be held on August 13, 2024:

   Linda Anderson, Bruce Anderson, Beth Asfahl, Mark Barrett, Jerilyn Bates, Nancy Bendtsen, Billie Jo Bishop, PaulaJean Chicoine, Roger Clem, Sandra Conlon, Sarah Cooper, Sabrina Cooper, Katherine Dague, Beverly Dehn, Tim Dusbabek, Patricia Dusbabek, Kevin Efram, Todd Embury, Marivic Engquist, Susan Fox, John Freeburg, Colleen Graber, Tim Graber, Deb Hanson, Brian Heichel, Brian Heigl, Andy Hillebregt, Del Howe III, Peggy Howe, Mary Ann Kellner, Louise Kvick, James Lahr, Jennifer Leistico, Sheila Lemke, Cyndi Lemmon, Cheryl Lemm, Justin Loss, Jean Max, David May, Jennifer McWilliams, Kelly Moore, Nancy Nelson, Cindy Olson, Judith Olson, Michelle Olson, Diana Pennington, Kathryn Piela, Becky Potts, Alicia Reynolds-Minear, Stephen Rothstein, Derek Scheuermann, Sharon Schmalzer, Sarah Schmit, Beverly Semanko, Brandon Sis, Nicholas Steblay, Mary Thesing, Pamela Webb, Richard Weber, Jill Winger, Nancy Young, Marnie Zak, and Jared Zorchert.

2) That Council authorize staff to train and hire additional election judges not named here should the need arise.

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

and the following voted against the same:

None

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of July, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

204B.21 APPOINTMENT OF ELECTION JUDGES.

Subdivision 1. **Appointment lists; duties of political parties and secretary of state.** On May 1 in a year in which there is an election for a partisan political office, each major political party shall prepare a list of eligible voters to act as election judges in each election precinct. The list provided by the party must indicate which eligible voters are willing to travel to a precinct outside of their home jurisdiction to act as an election judge, and the jurisdictions to which each eligible voter is willing to travel for that purpose. The political parties shall furnish the lists electronically to the secretary of state, in a format specified by the secretary of state. The secretary of state must combine the data received from each political party under this subdivision and must process the data to locate the precinct in which the address provided for each potential election judge is located. If the data submitted by a political party is insufficient for the secretary of state to locate the proper precinct, the associated name must not appear in any list forwarded to an appointing authority under this subdivision. The secretary of state shall notify political parties of any proposed election judges with addresses that could not be located in a precinct.

By May 15, the secretary of state shall furnish electronically to the county auditor a list of the appropriate names for each election precinct in the jurisdiction of the appointing authority, and a list of the names of individuals residing outside of the jurisdiction who indicated a willingness to travel to that jurisdiction to act as an election judge, noting the political party affiliation of each individual on the list. The county auditor must promptly forward the appropriate names to the appropriate municipal clerk.

Subd. 2. **Appointing authority; powers and duties.** Election judges for precincts in a municipality shall be appointed by the governing body of the municipality. Election judges for precincts in unorganized territory and for performing election-related duties assigned by the county auditor shall be appointed by the county board. Election judges for a precinct composed of two or more municipalities must be appointed by the governing body of the municipality or municipalities responsible for appointing election judges as provided in the agreement to combine for election purposes. Except as otherwise provided in this section, appointments shall be made from the list of voters who maintain residence in each precinct, furnished pursuant to subdivision 1, subject to the eligibility requirements and other qualifications established or authorized under section 204B.19. At least two election judges in each precinct must be affiliated with different major political parties. If no lists have been furnished or if additional election judges are required after all listed names in that municipality have been exhausted, the appointing authority may appoint other individuals who meet the qualifications to serve as an election judge, including persons on the list furnished pursuant to subdivision 1 who indicated a willingness to travel to the municipality, and persons who are not affiliated with a major political party. An individual who is appointed from a source other than the list furnished pursuant to subdivision 1 must provide to the appointing authority the individual's major political party affiliation or a statement that the individual does not affiliate with any major political party. An individual who refuses to provide the individual's major political party affiliation or a statement that the individual does not affiliate with a major political party must not be appointed as an election judge. The appointments shall be made at least 25 days before the election at which the election judges will serve, except that the appointing authority may pass a resolution authorizing the appointment of additional election judges within the 25 days before the election if the appointing authority determines that additional election judges will be required.

Subd. 3. **Access to election judge party affiliation.** Notwithstanding section 13.43, the major political party affiliation of an election judge or a statement that the judge does not affiliate with a major political party may be shared with other election judges assigned to the precinct at the same election, to verify

compliance with party balance requirements. This data may not be disclosed or used by the election judges for any other purpose.

History: *1981 c 29 art 4 s 21; 1983 c 303 s 8; 1986 c 444; 1987 c 212 s 5; 1999 c 132 s 19; 2008 c 295 s 11,12; 2010 c 180 s 2,3; 2010 c 184 s 15; 2017 c 92 art 1 s 15; 2023 c 62 art 4 s 80*

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative:

Information

Title

Adopt Resolution #24-184 to Appoint Environmental Policy Board Members

Purpose/Background:

The purpose of this case is to appoint members to the City's Environmental Policy Board (EPB).

The EPB currently has two vacancies on the board. Staff conducted a special EPB recruitment to fill the vacancies. The vacancies were advertised in the Ramsey Resident, the Anoka County Union, on the City's website, on QCTV, on the City's Facebook, on the Highway 10 sign and via the City's email notification system.

Funding Source:

Funding for the City's boards and commissions is included in the 2024 General Fund Budget.

Recommendation:

To appoint the following members to the Environmental Policy Board:
1) Mr. Nick Burgess to a partial term ending March 31, 2025; and
2) Ms. Paula Houts to a partial term ending March 31, 2028.

Action:

Motion to adopt resolution #24-184 appointing the following members to the Environmental Policy Board:
1) Mr. Nick Burgess to a partial term ending March 31, 2025; and
2) Ms. Paula Houts to a partial term ending March 31, 2028.

Attachments

Policy
Resolution

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:10 PM
Form Started By: Colleen Lasher		Started On: 07/01/2024 04:26 PM
Final Approval Date: 07/03/2024		

POLICY FOR THE RECRUITMENT, APPLICATION, AND INTERIVEW PROCESS OF APPOINTING CITY BOARD AND COMMISSION MEMBERS AND CHAIR MEMBER TERM ROTATIONS

PURPOSE: The Mayor and City Council of the City of Ramsey have the authority to establish volunteer boards and commissions to advise them on matters affecting the City, as detailed in Chapter 2, Article V, Section 2-155 of the City Code. The purpose of this policy is to outline aprocess for the recruitment, application, and interview process of appointing City board and commission members, as well as to limit Chair terms to two terms in a row.

SCOPE: This policy applies to the following advisory commissions established by the City of Ramsey: Economic Development Authority, Environmental Policy Board, Park and Recreation Commission and the Planning Commission. This policy excludes the Charter Commission application process. For information on the Charter Commission please visit: Charter Commission | Ramsey, MN

PROCESS: The intent of this policy is to ensure that openings on City boards and commissions are publicized to the community at large, that applicants are evaluated objectively and treated fairly and courteously, and that members of boards and commissions are selected on the basis of their qualifications and suitability for the position.

INCUMBENTS

Incumbent reapplication process for odd number term reappointment requests

Incumbents seeking reappointment for the third, fifth, seventh, etc. term, the following policy applies: Annually, staff will notify commission members by December 1st reminding them of their upcoming term expiration and invite them to attend a voluntary interactive feedback session with the City Council to highlight information such as accomplishments, personal contributions to the commission, and ideas for improving the effectiveness of the board or commission. This will also be an opportunity for the City Council to ask additional questions of the incumbent.

The chair of each board or commission for which appointments are being considered will be invited to submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

Incumbent reapplication process for even number term reappointment requests

Incumbents seeking reappointment for the second, fourth, sixth, etc. term, the following policy applies: Annually, staff will notify commission members by December 1st reminding them of the upcoming term expiration. If the incumbent wishes to be reappointed, the incumbent will not be required to interview with the City Council and a brief letter of intent will not be required; however, the chair of each board or commission for which appointments are being considered will be invited to submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

The general policy for all incumbents will include the following process:

- Regardless of the incumbent reapplication status, all board and commissions will be advertised to the public. This is important in order to secure as many applicants as possible for unexpected or unforeseen mid-recruitment vacancies.
- In one collective process, concurrent with new applicants, the City Council will meet, discuss, and determine whether or not a reappointment will be made.
- If it is determined that the City Council does not wish to reappoint the incumbent, the incumbent will be notified. If it is determined that the incumbent will be reappointed, the incumbent will be notified.
- In the event that a commissioner does not wish to be reappointed, staff will be offer them an opportunity to contact member(s) of the City Council to discuss any concerns that they may have.

NON-INCUMBENTS

New member application process

Annually, prior to the normal ending date of boards and commissions terms, staff will prepare a detailed notice for publication in the City's January/February newsletter and in the City's official newspaper, as required by the Charter. The notice will publicize that applications are being accepted for boards and commissions, including the Economic Development Authority, Environmental Policy Board, Park and Recreation Commission and Planning Commission. The notice will provide language stating that applications will be considered by the City Council for current openings and future vacancies occurring in the next annual recruitment cycle. The notice will provide an application closing date of the last Friday in February.

The application materials will remain open on the City's website year-round. When an application is received, staff will make contact with the applicant to confirm the receipt of the application and advise the applicant of what to expect going forward based on the current recruiting needs of the City.

Unexpected Vacancy Process

Periodically, when an unexpected vacancy on a board or commission occurs, the board or commission staff liaison will notify the head of human resources, who will take one of the following three actions:

1) Refer back to the most recent recruitment file in an effort to identify a viable candidate that has already successfully passed the interview process. If a candidate is identified andwilling to serve on the given board or commission, the head of Human Resources will consult with the City Administrator and act according to the City Administrator's direction; if applicable, a resolution appointing the new member will be presented to the City Council.
2) Refer to new applicants' applications that have been received through the continuous posting period, but not yet interviewed by the City Council and schedule mid-year interviews for the current vacancy.
3) If options 1 and 2 above are not viable, staff will prepare a detailed notice of position availability for publication once in the City newsletter with an application deadline date of the last day of the month of the first month of the newsletter edition and in the City's official newspaper, as required by the Charter. The City Administrator will provide the head of human resources with direction as to if this step should occur or to wait until the

next annual recruitment process. Interviews

INTERVIEWS

- Staff will arrange interview times and notify applicants and the City Council of the arrangements.
- If there are more than five applicants per the total number of vacancies to be filled, the City Council will evaluate the applications and select five applicants to be interviewed.
- Interview questions will be determined before the interview based on qualifications identified asnecessary, as well as to accurately identify each applicant's knowledge, skills, and abilities, and the benefits that the applicant, if appointed, may bring to the board or commission in the future.
- All applicants will be asked the same questions. Depending on responses, some follow-up questions will differ from candidate to candidate for purposes of clarification.
- The City Council will evaluate applicants by comparing responses to interview questions, information contained in the letter of interest/application, and potential contribution to the existing diversity of expertise, experience and geographic representation on the applicable boardor commission.
- Interviews will not be televised but will be held in an open meeting.

SELECTION

- Recommendations from the City Council regarding appointments will be forwarded to the next regular meeting of the City Council for consideration.
- When vacancies occur on the EDA, the Mayor will make a recommendation for appointment tothe City Council.
- Except where a vacancy unexpectedly occurs, creating a vacant seat mid-term, all new appointments or reappointments to regular terms on a City board or commission will be effectiveon April 1. This is to allow the current members of the City Council the opportunity to review and select individuals for seats on boards and commissions.
- Chair and Vice-chair selections are generally decided by each board or commission in April. The City Council desires to offer members the opportunity to grow their experience on the commission; therefore, following a maximum of two consecutive terms as Chair of the respective commission, a new Chair will be selected. The outgoing Chair may be appointed to the Vice-chair role

NOTIFICATION TO APPLICANTS

After appointments have been approved, the staff will notify all applicants of the results of the process and take the necessary steps to on-board new members.

TERMS

Board and Commission members shall serve four-year terms, with the exception of members ofthe Economic Development Authority serving six-year terms. There will be no limit to the number of terms that can be served. Terms will expire annually on March 31. Incumbents willbe allowed to continue to serve until a successor is appointed.

STIPENDS FOR MEMBERS OF CITY BOARDS AND COMMISSIONS

Effective July 1, 1996, members of all City boards and commissions are eligible for stipends to cover expenses for meetings actually attended. The amount of the stipends is established by CityCouncil resolution and subject to change as deemed necessary by the City Council. Elected officials seated on a board or commission are not eligible for a stipend.

Stipends paid to members of City boards and commissions will be reported to the Internal Revenue Service as required by law.

SERVICE ON MORE THAN ONE CITY BOARD OR COMMISSION

Resolution 89-11-302 states that it is the policy of the Ramsey City Council "to avoid appointing individuals to more than one Board or Commission unless adequate representation cannot be accomplished or it is clearly in the best interest of the City of Ramsey to make such appointmentsto multiple Boards or Commission."

REVISIONS

Adopted by the City Council August 13, 1996
Revised by the City Council August, 11, 1997

- Ordinance #97-10 amended City Code 2.03.02 changing terms of office for boards and commissions from two years to four years and establishing a limitation of two consecutive four-year terms, effective August 11,1997.

Revised by the City Council December 11, 2001
Revised by the City Council December 17, 2002

- Evaluation panel defined as the three members of the Personnel Committee
- The two Board/Commission representatives will have 1.5 votes each

Revised by the City Council November 25, 2003

- New application/questionnaire to be reviewed and scored by evaluation panel. Top five scorers invited to interview.

Revised by the City Council December 9, 2003

- Incumbents who wish to apply for another term will submit a letter of interest which will be reviewed by the evaluation panel. The incumbent will be reappointed or the seat will be advertised.

Revised by the City Council March 14, 2006

- Each member of the evaluation panel will receive one vote in order to avoid a tie
- Term limits are abolished.
- Members of the evaluation panel will meet in person to discuss applications for reappointment, as they dowith new applications

Revised by the City Council January 27, 2009

- Incumbents and new applicants will be considered in one collective recruitment, interview and selection process.
- Term expiration dates will be adjusted for current and future board and commission members to March 31
- Applicants will be interviewed by the full City Council (the evaluation panel) and the City Council will consult with the chair and vice chair of each board or commission regarding appointments, as deemed necessary; however, chairs and vice chairs will not vote on appointments
- If there are more than five applicants for a vacancy, the City Council will screen the applications and selectfive applicants to be interviewed

Revised by the City Council June 28, 2011

- Advertising for unexpected vacancies, if needed, will be advertised only once in the Ramsey Resident
- Interviewees will be invited to a short open house prior to interviews
- Interview questions will be revised to more accurately identify each applicant's knowledge, skills, and abilities based on the qualifications identified as necessary and the benefits that the applicant, if appointed,may bring to the board or commission in the future

Discussion by the City Council April, 2014 to make the following revisions:

- Omit "Incumbents seeking reappointment will be required to complete a City of Ramsey application for boards and commissions and will be considered in one collective recruitment, interview and selection process
- Omit inviting applicants to a short open house prior to interviews.
- Remove the term "evaluation panel" -- replacing it with the term 'City Council."
- Remove "Reviewing applications -- After the application deadline has passed, the Human Resources Manager will forward all applications to the City Council for scoring. The Human Manager will total thescores and invite the top five scorers to interview."
- Omit several unnecessary headings / improved formatting.
- Omit the Charter Commission from the policy.

Revised by the City Council June 28, 2016

- Simplified the incumbent reapplication process
- Simplified the process to fill unexpected vacancies due to unforeseen resignations.
- Removed unnecessary Charter Commission language from the updated policy.

Revised by the City Council February 14, 2023

- Changed title of document to include Chair member term rotations.
- Clarify Charter Commission as a separate policy with link.
- Changes to the incumbent reappointment process including language regarding incumbents being considered in one concurrent process with new applicants.
- Language changes related to maintaining a continuous recruitment and processes for receipt of new applications.
- Added footer and format changes.

Councilmember ……..introduced the following resolution and moved for its adoption:

RESOLUTION #24-184

RESOLUTION TO APPOINT ENVIRONMENTAL POLICY BOARD MEMBERS

WHEREAS, there are open seats on the Environmental Policy Board; and

WHEREAS, the vacancies were advertised in the Ramsey Resident, the Anoka County Union, on the City's website, on QCTV, on the City's Facebook, on the Highway 10 sign and via the City's email notification system; and

WHEREAS, the City Council conducted interviews on June 20, 2024; and

WHEREAS, the City Council agreed by consensus to the following appointments:

Environmental	Nick Burgess	Partial term ending 03-31-2025
Policy Board	Paul Houts	Partial term ending 03-31-2028

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

Motion to adopt resolution #24-184 appointing the following members to the Environmental Policy Board:

1) Mr. Nick Burgess to a partial term ending March 31, 2025; and
2) Ms. Paula Houts to a partial term ending March 31, 2028.

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 July, 2024.

Mayor

ATTEST:

City Clerk

CC Regular Session **6. 1.**

Meeting Date: 07/09/2024

By: Todd Larson, Community Development

Information

Title:

Public Hearing: Adopt Resolution #24-167 Vacating a Drainage Easement at 15890 Xenon St. NW

Purpose/Background:

The plat of Nature View Addition was recorded in 1989. The plat included a large area designated as a drainage easement to protect the floodplain of Ditch 66 and the surrounding wetlands.

In 1996, a new house was constructed on one of the lots. It was also constructed mostly within the drainage easement, though on high ground. The property files do not indicate why the house was constructed in this area.

The current owners are in the process of selling the house and this encroachment is holding up the sale. The property owners have gone through the FEMA flood plan amendment process (LOMA-R) to determine that the area where the house was constructed is not in the floodplain. Therefore, the area is not needed for drainage purposes that the easement is providing. Once vacated, the owners are able to sell the house and the buyers are able to secure a mortgage on the property.

Private utility companies were notified. Of those companies that responded, they indicated that no utilities are present.

Notification:

Notification was posted in the June 7, 2024, Anoka Union Herald and emailed notices were sent to the private utility companies operating in Ramsey.

Recommendation:

Staff recommends vacating the easement.

Action:

Motion to adopt Resolution #24-167 vacating a drainage easement at 15890 Xenon Street NW.

Attachments

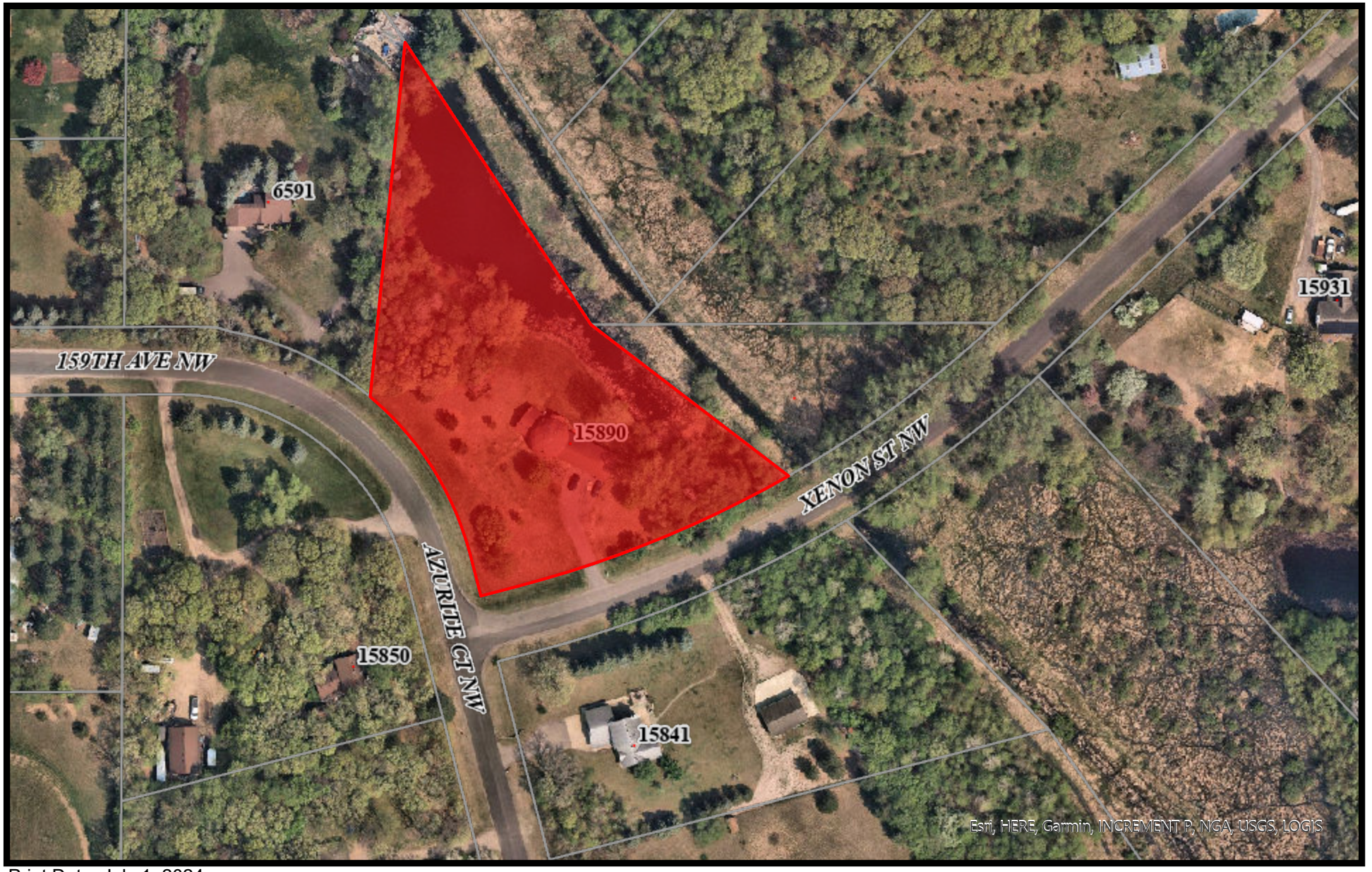
Location Map
Resolution #24-167
Easement Exhibit
Nature View Addition

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 11:55 AM
Form Started By: Todd Larson		Started On: 06/14/2024 09:40 AM
Final Approval Date: 07/03/2024		

15890 Xenon St. NW

Drainage Easement Vacation



Print Date: July 1, 2024

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

RESOLUTION #24-167

RESOLUTION APPROVING VACATING A DRAINAGE EASEMENT AT 15890 XENON STREET NORTHWEST

RECITALS

WHEREAS, David M. Barnish and Sandra K. Tiffany are requesting a vacation of a portion of a platted drainage easement on their property legally described as:

Parcel A (Abstract)

That part of Lot 3, Block 3, Nature View Addition, Anoka County, Minnesota. lying Easterly of the following described line: commencing at the Southwest corner of said Lot 3, thence South 89 degrees, 54 minutes, 20 seconds East along the southerly line of said Lot a distance of 50 feet to the point of beginning of said line to be described, thence North 6 degrees, 0 minutes, 0 seconds East to a point on the Northeast line of said Lot, and there terminating.

Together with:

Parcel B (Torrens Certificate No. 89714)

That part of Lot 3A, Block 3, NATURE VIEW ADDITION, lying Easterly of the following described line; Commencing at the Northwest corner of said Lot 3A; thence South 89 degrees 54 minutes 20 seconds East along the North line of said lot a distance of 50.00 feet to the point of beginning of the line to be described; thence South 6 degrees 00 minutes 00 seconds West to a point on the Southwest line of said lot, and there terminating.

Subject to the easements for drainage and utility purposes as shown on the plat, NATURE VIEW ADDITION, filed January 29, 1990 as Document Number 193314.

Subject to an easement for County Ditch No. 3 as shown by the map of County Ditch No. 3 on file in the Office of the Anoka County Surveyor.

WHEREAS, a public hearing pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter was held on July 9, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available;

WHEREAS, Lumen provided notice that there are no utilities in the easement;

WHEREAS, the property owners have worked with FEMA on a Letter of Map Amendment showing that the area is not needed for drainage or floodplain purposes.

FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accomplish the intended use of a residential home.

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 vacating the following portion of the platted drainage easement within the above-described parcel and as shown on Exhibit 1:

> *That part of Lot 3 and Lot 3A, both in Block 3, NATURE VIEW ADDITION, Anoka County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 3; thence South 89 degrees 54 minutes 20 seconds East, assumed bearing, along the south line of said Lot 3, a distance of 50.00 feet; thence North 06 degrees 00 minutes 00 seconds East, 113.00 feet; thence South 33 degrees 04 minutes 27 seconds East, 74.67 feet to the point of beginning; thence South 57 degrees 38 minutes 59 seconds East, 149.83 feet; thence South 46 degrees 25 minutes 12 seconds East, 129.15 feet; thence South 19 degrees 28 minutes 12 seconds East, 84.50 feet to the southeast line of said Lot 3A; thence southwesterly along said southeast line, 73.78 feet to the intersection with a line bearing South 33 degrees 04 minutes 27 seconds East from the point of beginning; thence North 33 degrees 04 minutes 27 seconds West, 329.15 feet to the point of beginning. Excepting therefrom the southeasterly 10.00 feet of said Lot 3A.*

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:

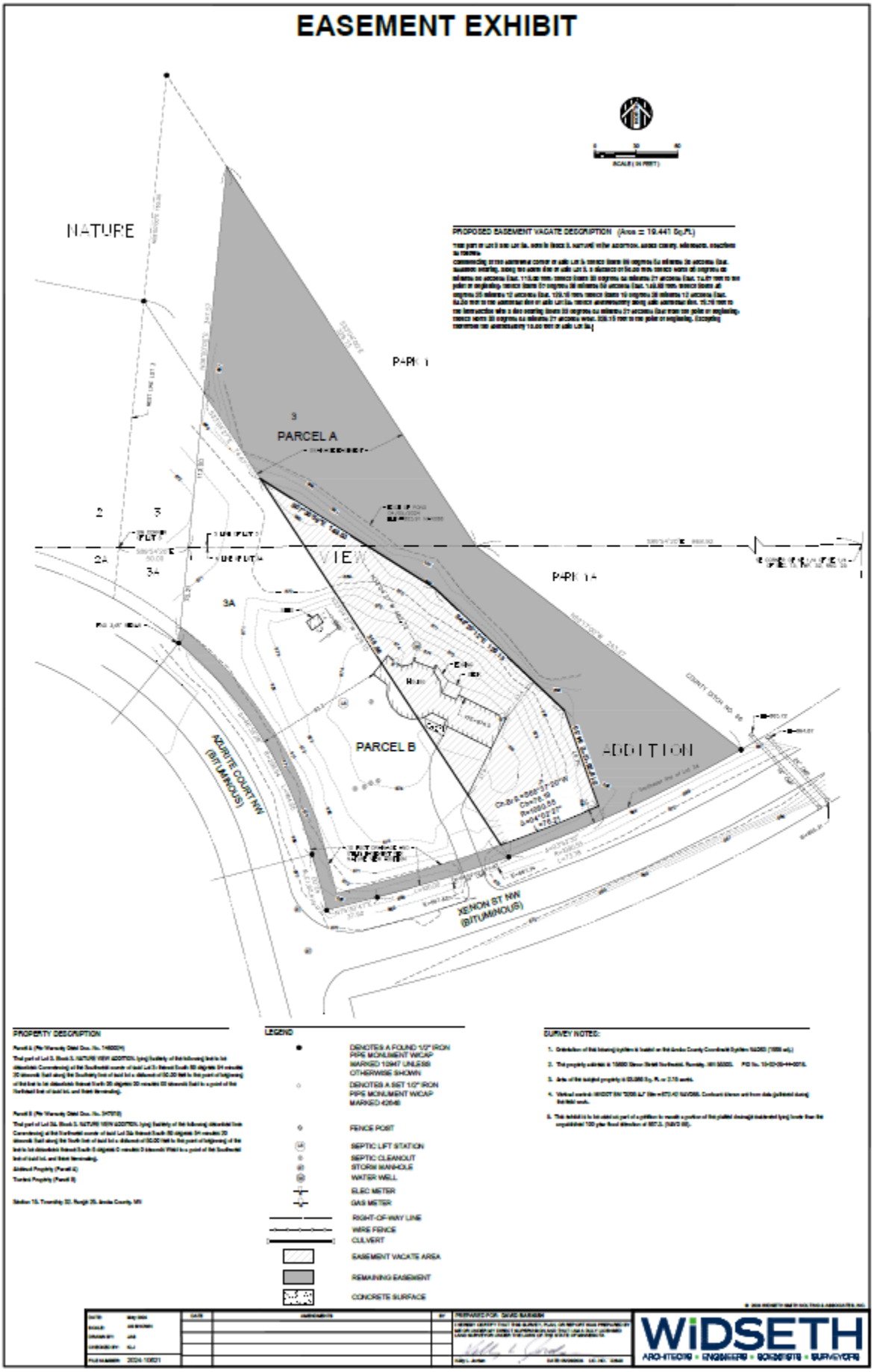
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of July, 2024.

_____
Mark E. Kuzma, Mayor

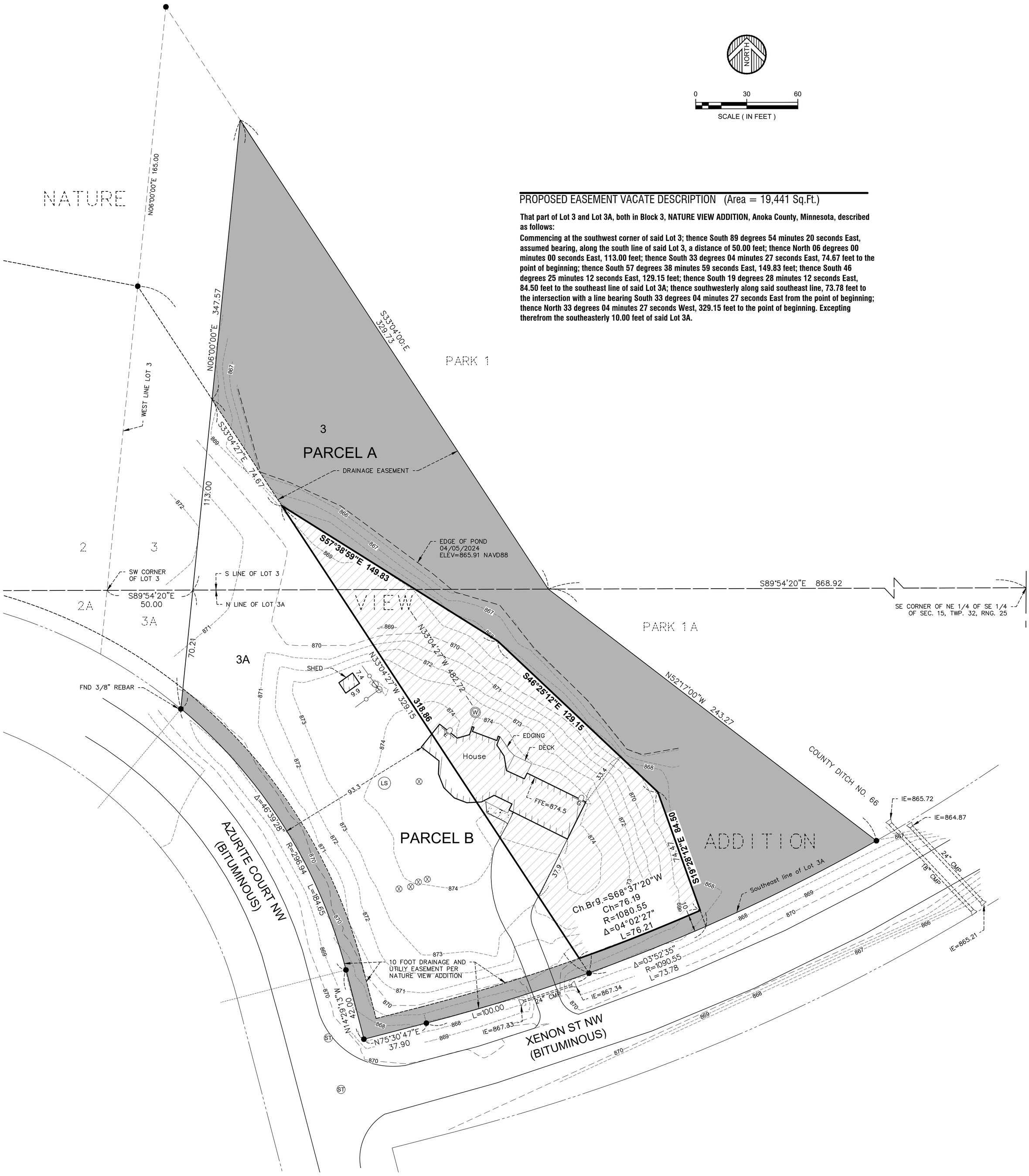
ATTEST:

_____
Katie Schmidt, City Clerk

Exhibit 1


EASEMENT EXHIBIT
NATURE
PARCEL A
PARCEL B
ADDITION
AZURITE COURT NW
(BITUMINOUS)
XENON ST NW
(BITUMINOUS)
PROPOSED EASEMENT VACATE DESCRIPTION (Area = 19,441 Sq.Ft.)
PROPERTY DESCRIPTION
LEGEND
DENOTES A FOUND 1/2" IRON PIPE MONUMENT W/CAP MARKED 12947 UNLESS OTHERWISE SHOWN
DENOTES A SET 1/2" IRON PIPE MONUMENT W/CAP MARKED 42648
FENCE POST
SEPTIC LIFT STATION
SEPTIC CLEANOUT
STORM MANHOLE
WATER WELL
ELEC. METER
GAS METER
RIGHT-OF-WAY LINE
WIRE FENCE
CULVERT
EASEMENT VACATE AREA
REMAINING EASEMENT
CONCRETE SURFACE
SURVEY NOTES:
PREPARED FOR: DAVID MARSH
WIDSETH
ARCHITECTS • ENGINEERS • CONSULTANTS • SURVEYORS

EASEMENT EXHIBIT



PROPOSED EASEMENT VACATE DESCRIPTION (Area = 19,441 Sq.Ft.)

That part of Lot 3 and Lot 3A, both in Block 3, NATURE VIEW ADDITION, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said Lot 3; thence South 89 degrees 54 minutes 20 seconds East, assumed bearing, along the south line of said Lot 3, a distance of 50.00 feet; thence North 06 degrees 00 minutes 00 seconds East, 113.00 feet; thence South 33 degrees 04 minutes 27 seconds East, 74.67 feet to the point of beginning; thence South 57 degrees 38 minutes 59 seconds East, 149.83 feet; thence South 46 degrees 25 minutes 12 seconds East, 129.15 feet; thence South 19 degrees 28 minutes 12 seconds East, 84.50 feet to the southeast line of said Lot 3A; thence southwesterly along said southeast line, 73.78 feet to the intersection with a line bearing South 33 degrees 04 minutes 27 seconds East from the point of beginning; thence North 33 degrees 04 minutes 27 seconds West, 329.15 feet to the point of beginning. Excepting therefrom the southeasterly 10.00 feet of said Lot 3A.

PROPERTY DESCRIPTION

Parcel A (Per Warranty Deed Doc. No. 1480024)

That part of Lot 3, Block 3, NATURE VIEW ADDITION, lying Easterly of the following line to be described: Commencing at the Southwest corner of said Lot 3; thence South 89 degrees 54 minutes 20 seconds East along the Southerly line of said lot a distance of 50.00 feet to the point of beginning of the line to be described; thence North 06 degrees 00 minutes 00 seconds East to a point of the Northeast line of said lot, and there terminating.

Parcel B (Per Warranty Deed Doc. No. 347919)

That part of Lot 3A, Block 3, NATURE VIEW ADDITION, lying Easterly of the following described line; Commencing at the Northwest corner of said Lot 3A; thence South 89 degrees 54 minutes 20 seconds East along the North line of said lot a distance of 50.00 feet to the point of beginning of the line to be described; thence South 6 degrees 0 minutes 0 seconds West to a point of the Southwest line of said lot, and there terminating.

Abstract Property (Parcel A)

Torrens Property (Parcel B)

Section 15, Township 32, Range 25, Anoka County, MN

LEGEND

- DENOTES A FOUND 1/2" IRON PIPE MONUMENT W/CAP MARKED 10947 UNLESS OTHERWISE SHOWN
- DENOTES A SET 1/2" IRON PIPE MONUMENT W/CAP MARKED 42648
- FENCE POST
- SEPTIC LIFT STATION
- SEPTIC CLEANOUT
- STORM MANHOLE
- WATER WELL
- ELEC METER
- GAS METER
- RIGHT-OF-WAY LINE
- WIRE FENCE
- CULVERT
- EASEMENT VACATE AREA
- REMAINING EASEMENT
- CONCRETE SURFACE

SURVEY NOTES:

1. Orientation of this bearing system is based on the Anoka County Coordinate System NAD83 (1996 adj.)
2. The property address is 15890 Xenon Street Northwest, Ramsey, MN 55303. PID No. 15-32-25-44-0018.
3. Area of the subject property is 93,986 Sq. Ft. or 2.16 acres.
4. Vertical control: MNDOT BM "0206 AJ" Elev=872.42 NAVD88. Contours shown are from data gathered during the field work.
5. This exhibit is to be used as part of a petition to vacate a portion of the platted drainage easement lying lower than the unpublished 100 year flood elevation of 867.3. (NAVD 88).

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DATE:	May 2024
SCALE:	AS SHOWN
DRAWN BY:	JAS
CHECKED BY:	KLJ
FILE NUMBER:	2024-10621

DATE	AMENDMENTS	BY

PREPARED FOR: **DAVID BARNISH**

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

Kelly L. Jordan DATE: 05/28/2024 LIC. NO. 42648

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

NATURE VIEW ADDITION

CITY OF RAMSEY
ANOKA COUNTY, MN.

KNOW ALL PERSONS BY THESE PRESENTS: That James F. Wharton and Beverly J. Wharton, husband and wife, owners and proprietors, of the following described property situated in the County of Anoka and State of Minnesota to wit: and that TCF Bank Savings fsb, a national banking association, mortgagee

That part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25, Anoka County, Minnesota lying Southwesterly of County Road No. 5 (also known as Nowthen Boulevard) except the three following tracts of land:

1. That part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25, lying Southwesterly of County Road No. 5 and lying Southeasterly of the following described line; beginning at a point on the South line of said Northeast Quarter of the Southeast Quarter distant 820.27 feet West of the Southeast corner thereof. Said South line is assumed to bear North 89 degrees 39 minutes 40 seconds East; thence on a bearing of North 42 degrees 50 minutes 34 seconds East 880.03 feet, more or less, to its intersection with the centerline of said County Road and there terminating.

2. That part of said Northeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25 described as follows: From the Northeast corner of said Northeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25; thence West on the North line thereof 995 feet to the centerline of County Road No. 5; thence South 48 degrees East on said centerline 349 feet to actual place of beginning; thence South 48 degrees East 359 feet; thence South 40 degrees 45 minutes West 537 feet; thence North 22 degrees West 410 feet; thence North 41 degrees East 352 feet to the place of beginning.

3. That part of said Northeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25 described as commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence West along the North line thereof 995 feet to the centerline of County Road No. 5; thence South 48 degrees East along said centerline 349.00 feet to the actual point of beginning; thence North 48 degrees West along said centerline 224.80 feet; thence South 27 degrees 20 minutes West 291.93 feet; thence South 22 degrees East a distance of 170.31 feet; thence Northeasterly 357.14 feet to the point of beginning.

and

That part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northeast corner of said Northeast quarter of the Southeast Quarter; thence West along the North line of said Northeast quarter of the Southeast Quarter 995 feet to the centerline of County State Aid Highway No. 5; thence South 48 degrees East along said centerline 708 feet to the actual point of beginning; thence North 48 degrees West along said centerline 116.03 feet; thence South 40 degrees 45 minutes West 479.79 feet; thence South 22 degrees East 130.48 feet to its intersection with a line bearing South 40 degrees 45 minutes West from the point of beginning; thence North 40 degrees 45 minutes East 537 feet to the point of beginning.

and

That Lorraine F. Stone, a single person, owner and proprietor, of the following described property situated in the County of Anoka, State of Minnesota, to wit: and that TCF Bank Savings fsb, a national banking association, mortgagee

That part of the Northwest Quarter of the Southwest Quarter, Section 14, Township 32, Range 25, Anoka County, Minnesota, lying Westerly of the centerline of County State Aid Highway No. 5, as it is now laid out and traveled.

and

That part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 32, Range 25, Anoka County, Minnesota, lying Westerly of the centerline of County State Aid Highway No. 5 as now traveled and Northerly of the following described line; Commencing at a point on the West line of said Southwest Quarter of the Southwest Quarter, which is 910 feet North of the Southwest corner thereof; thence North 89 degrees 42 minutes 50 seconds East for a distance of 889.68 feet to an intersection with the centerline of said County State Aid Highway No. 5. The West line of said Southwest Quarter of the Southwest Quarter has an assumed bearing of North 0 degrees 21 minutes East.

and

That Garth L. Hartwig and Helen L. Hartwig, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25, Anoka County, Minnesota described as commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence West along the North line of said Northeast Quarter of the Southeast Quarter 995 feet to the centerline of County Road No. 5; thence South 48 degrees East along said centerline 349 feet to the actual point of beginning; thence South 48 degrees East 359 feet; thence South 40 degrees 45 minutes West 537 feet; thence North 22 degrees West 410 feet; thence North 41 degrees East 352 feet to the point of beginning; except that part thereof described as commencing at the Northeast corner of said Northeast Quarter of the Southeast quarter; thence West along the North line thereof 995 feet to the centerline of County Road No. 5; thence South 48 degrees East along said centerline 708.00 feet to the actual point of beginning; thence North 48 degrees West along said centerline 116.03 feet; thence South 40 degrees 45 minutes West 479.79 feet; thence South 22 degrees East 130.48 feet to its intersection with a line bearing South 40 degrees 45 minutes West from the point of beginning; thence North 40 degrees 45 minutes East 537.00 feet to the point of beginning.

and

That part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25, Anoka County, Minnesota described as commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence West along the North line thereof 995 feet to the centerline of County Road No. 5; thence South 48 degrees East along said centerline 349 feet to the actual point of beginning; thence North 48 degrees West along said centerline 224.8 feet; thence South 27 degrees 20 minutes West 291.93 feet; thence South 22 degrees East 170.31 feet; thence Northeasterly 357.14 feet to the point of beginning.

and

That Dora Nallick, a single person, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The Southeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25,

and

That part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 25, lying Southeasterly of a line drawn from a point on the east line of said Northeast Quarter of the Southeast Quarter distant 439 feet North of the Southeast corner thereof to a point on the South line of said Northeast Quarter of the Southeast Quarter distant 472 feet West of the Southeast corner thereof.

880099

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record
on the JAN 29 A.D., 1990
3:20 o'clock PM., and was duly recorded
in book 410 Plats page 46
Ted A. Lindall
County Recorder
By Sheila Kaylor
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
January 24th 1990
Charles A. Waterbury
Auditor, Anoka County
BY Pamela Schultz
Deputy

Have caused the same to be surveyed and platted as NATURE VIEW ADDITION and do hereby donate and dedicate to the public for public use forever the street , court, parks, boulevard and easements for drainage and utility purposes as shown on the plat. In witness whereof said James F. Wharton and Beverly J. Wharton have set their hands this 6TH day of November , 1989. In witness whereof said Lorraine F. Stone has set her hand this 1ST day of November , 1989. In witness whereof said Garth L. Hartwig and Helen L. Hartwig have set their hands this 1ST day of November , 1989. In witness whereof Dora Nallick has set her hand this 24TH day of October , 1989. In witness whereof said TCF Bank Savings fsb, a national banking association, has caused these presents to be signed by its proper officer this 11th day of January , 1990.

SIGNED:

James F. Wharton

Beverly J. Wharton

TCF BANK SAVINGS fsb
By Barbara E. Shaw
Its Asst Vice President

Lorraine F. Stone

Garth L. Hartwig

Helen L. Hartwig

Dora Nallick

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 11th day of January , 1990, by Barbara E. Shaw its Asst. Vice President of TCF Bank Savings fsb, a national banking association, on behalf of said association.

Catherine R. Rassett
Notary Public Hennepin County, Minnesota
My Commission Expires: 6-1-94

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 6TH day of November , 1989, by James F. Wharton and Beverly J. Wharton, husband and wife.

Terrence E. Rothenbacher
NOTARY PUBLIC—MINNESOTA
ANOKA COUNTY
My commission expires 7-30-93

Terrence E. Rothenbacher
Notary Public Anoka County, Minnesota
My Commission Expires: 7-30-93

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 1ST day of November , 1989, by Lorraine F. Stone, a single person.

LAWRENCE J. OLSON
NOTARY PUBLIC MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 8, 1994

Lawrence J. Olson
Notary Public Hennepin County, Minnesota
My Commission Expires: 1-8-94

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 1ST day of November , 1989, by Garth L. Hartwig and Helen L. Hartwig, husband and wife.

Terrence E. Rothenbacher
NOTARY PUBLIC—MINNESOTA
ANOKA COUNTY
My commission expires 7-30-93

Terrence E. Rothenbacher
Notary Public Anoka County, Minnesota
My Commission Expires: 7-30-93

193314
REGISTRAR OF TITLES
Jan 29 '90 3:20 P
By Katherine Bein

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 24TH day of October , 1989, by Dora Nallick, a single person.

Terrence E. Rothenbacher
NOTARY PUBLIC—MINNESOTA
ANOKA COUNTY
My commission expires 7-30-93

Terrence E. Rothenbacher
Notary Public Anoka County, Minnesota
My Commission Expires: 7-30-93

I hereby certify that I have surveyed and platted the property described on this plat as NATURE VIEW ADDITION; that this plat is a true and correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no public highways to be designated on said plat.

Rodney H. Halvorson
Rodney H. Halvorson, Land Surveyor
Minnesota License No. 10947

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 19th day of October , 1989, by Rodney H. Halvorson, Land Surveyor.

DIANE C. HALVORSON
NOTARY PUBLIC—MINNESOTA
RAMSEY COUNTY
My commission expires 7-30-93

Diane C. Halvorson
Notary Public Ramsey County, Minnesota
My Commission Expires: 7-30-93

The foregoing plat of NATURE VIEW ADDITION was approved and accepted by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 26th day of September , 1989.

CITY COUNCIL OF RAMSEY, MINNESOTA

By Gary R. Reimann , Mayor

By Dale R. Reuth , Clerk

CITY OF RAMSEY MUNICIPAL CORP. ANOKA COUNTY, MINN.

HEREBY CERTIFY THAT TAXES PAYABLE 1990 AND PRIOR HAVE BEEN PAID FOR LANDS DESCRIBED WITHIN PLAT
Donald C. Bailey
Anoka County Treasurer
J Henry - Deputy

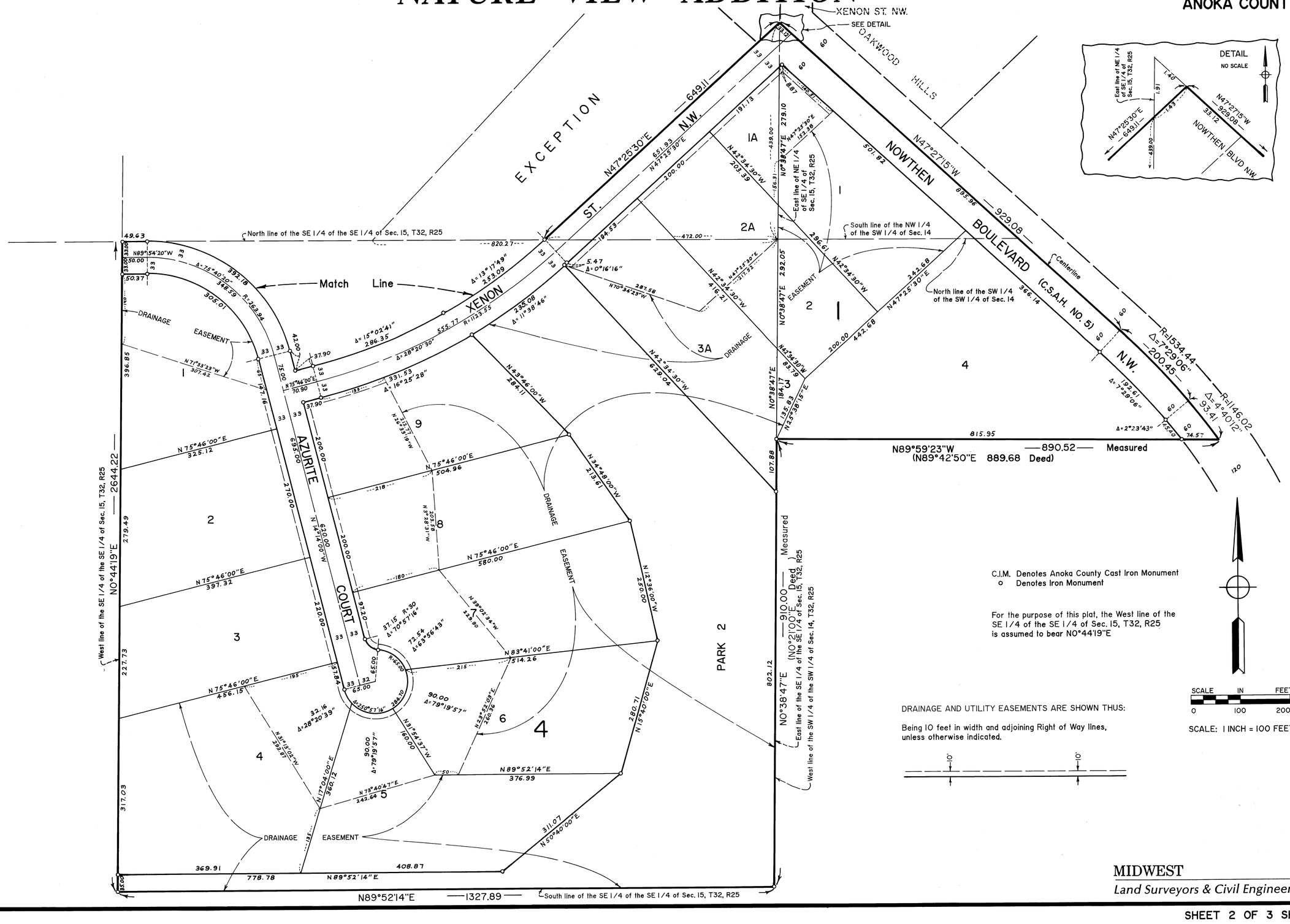
Checked and approved this 22nd day of Nov , 1990.

Anoka County Surveyor

001ACRA 1-29-90#160 $30.00 d 089ACRT 1-29-90#062 $40.00 d

NATURE VIEW ADDITION

CITY OF RAMSEY
ANOKA COUNTY, MN.



C.I.M. Denotes Anoka County Cast Iron Monument
o Denotes Iron Monument

For the purpose of this plat, the West line of the SE 1/4 of the SE 1/4 of Sec. 15, T32, R25 is assumed to bear N0°44'19"E

SCALE IN FEET
0 100 200

SCALE: 1 INCH = 100 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 10 feet in width and adjoining Right of Way lines, unless otherwise indicated.

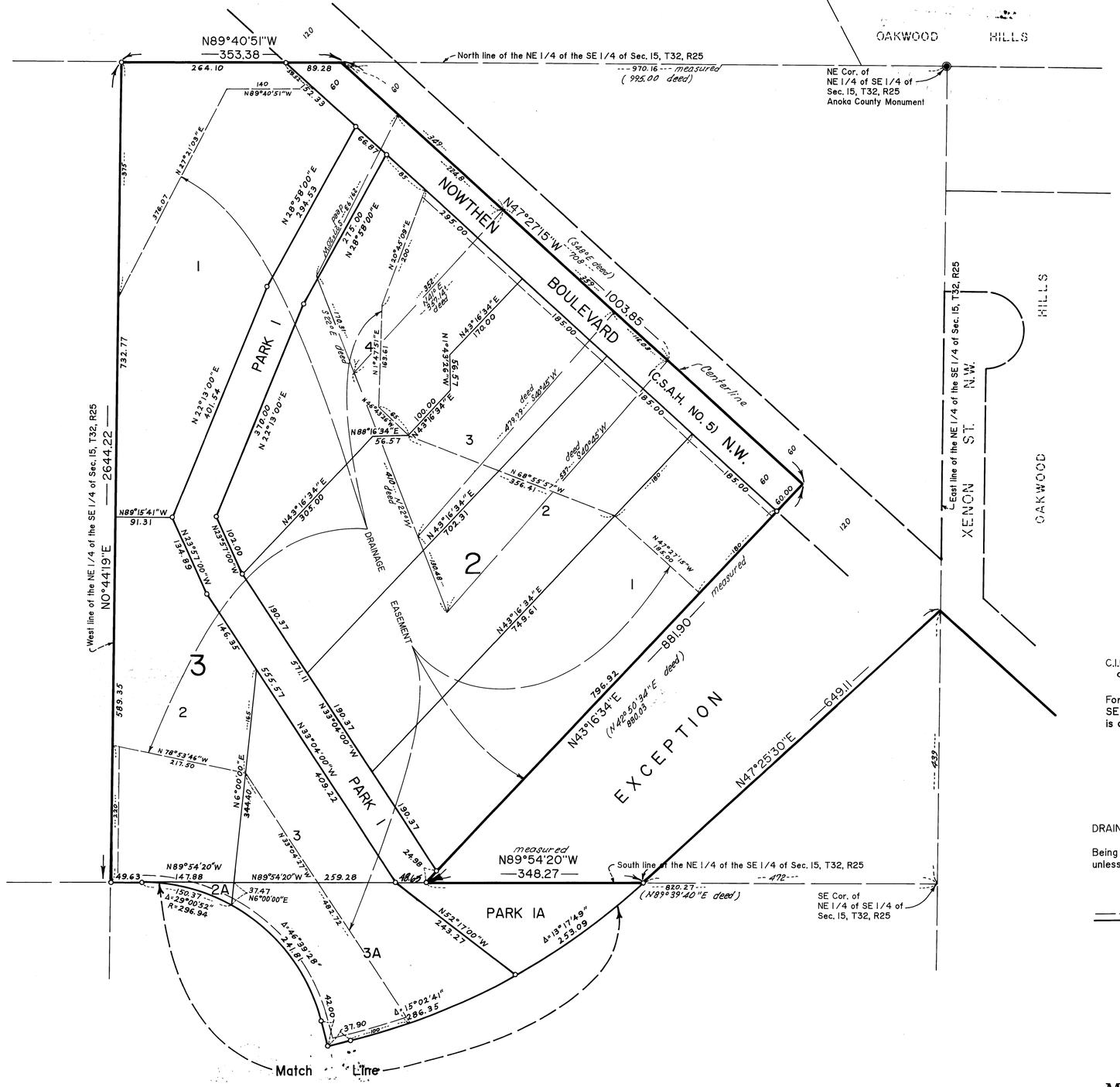
10' 10'

MIDWEST
Land Surveyors & Civil Engineers, Inc.

SHEET 2 OF 3 SHEETS

NATURE VIEW ADDITION

CITY OF RAMSEY
ANOKA COUNTY, MN.



SCALE IN FEET
0 100 200

SCALE: 1 INCH = 100 FEET

C.I.M. Denotes Anoka County Cast Iron Monument
o Denotes Iron Monument

For the purpose of this plat, the West line of the SE 1/4 of the SE 1/4 of Sec. 15, T32, R25 is assumed to bear N0°44'19"E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 10 feet in width and adjoining Right of Way lines, unless otherwise indicated.

10' 10'

MIDWEST
Land Surveyors & Civil Engineers, Inc.

SHEET 3 OF 3 SHEETS

CC Regular Session **6. 2.**

Meeting Date: 07/09/2024

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Adopt Resolution #24-176 and #24-177 Vacating Drainage and Utility Easements and Approving a Final Plat and Stormwater Maintenance Agreement for Diamond Graphics at 14350 Azurite St NW (Project No. 24-111); Case of Diamond Graphics

Purpose/Background:

The City has received a Land Use Application from Diamond Graphics (the "Applicant") for an Easement Vacation and approval of a Final Plat for Sunfish Lake Business Park Fifth Addition to accommodate a building addition and parking lot expansion at 14350 and 14280 Azurite Street (the "Subject Property").

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, as well as the small utility companies, of the request for the vacation of all existing drainage and utility easements on the Subject Property and the Public Hearing to be held by the Planning Commission. 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 Subject Property as well.

Observations/Alternatives:

Project Overview

The Applicant is proposing a 68,000 square foot building expansion, as well as an expansion of the parking and maneuvering areas on the Subject Property. The building expansion would have resulted in the building spanning a common lot line between 14350 and 14280 Azurite Street, both owned by the Applicant. Thus, the Applicant has submitted a Final Plat to combine the two parcels into a single, buildable lot. Vacating all existing drainage and utility easements on the Subject Property and re-dedicating them with the recording of the Final Plat is the cleanest and simplest process. Since the Subject Property is not adjacent to any residential uses, the building expansion and associated improvements qualify for administrative review. Therefore, the Site Plan will be reviewed as part of the Building Permit Application submittal.

Easement Vacation

Staff notified all small utilities regarding the requested easement vacation. Responses have been received from Centerpoint Energy, Comcast, and Zayo, stating that they have no objection to the requested easement vacation (they do not have any facilities within the easements currently). Additionally, new drainage and utility easements will be dedicated where needed with the recording of the Final Plat of Sunfish Lake Business Park Fifth Addition (the "Plat"). Approval of the Easement Vacation would be contingent upon recording of the Plat.

Final Plat

The Plat combines the two parcels owned by the Applicant into a single, buildable lot. The Plat eliminates the common lot line between the two parcels, which is necessary for the planned building expansion. Staff is working with the Applicant to revise the Plat to eliminate the proposed drainage and utility easement over the new stormwater basin in the southeast corner of the Subject Property. The stormwater basin will not receive stormwater from other properties or from public roads, meaning it serves as a private stormwater basin. There is no need to encumber it with drainage and utility easement, which would make it the City's responsibility for long-term maintenance. Instead, the City has drafted a Stormwater Maintenance Agreement, which, if approved, would be recorded along with the Plat. The Stormwater Maintenance Agreement outlines the responsibilities of the Applicant to maintain the stormwater basin and associated infrastructure.

Funding Source:

All costs associated with this request are the responsiblity of the Applicant.

Recommendation:

Staff recommends approving the Easement Vacation, Final Plat, and Stormwater Maintenance Agreement associated with this project.

Action:

Motion to adopt Resolution #24-176 vacating all existing drainage and utility easements on the Subject Property.

-and-

Motion to adopt Resolutin #24-177 approving the Final Plat and Stormwater Maintenance Agreement for Sunfish Lake Business Park Fifth Addition.

Attachments

Site Location Map

Final Plat

Easement Vacation Exhibit and Description

Stormwater Maintenance Agreement

Resolution #24-176: Easement Vacation

Resolution #24-177: Final Plat and Stormwater Maintenance Agreement

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Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 11:56 AM
Form Started By: Chris Anderson		Started On: 06/24/2024 09:54 AM
Final Approval Date: 07/03/2024		

Site Location Map: Diamond Graphics Building Expansion (14350 & 14280 Azurite St)



Print Date: May 15, 2024

0 0.02 0.04 0.07 0.11 0.14 mi

SUNFISH LAKE BUSINESS PARK FIFTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 27, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That DG Properties LLC, a Delaware limited liability company, owner of the following described property:

Lot 1 and Lot 2, Block 1, SUNFISH LAKE BUSINESS PARK FOURTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as SUNFISH LAKE BUSINESS PARK FIFTH 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 DG Properties LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

SIGNED: DG Properties LLC

By _____ , Chief Financial Officer
Andrea R. Nelson

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Andrea R. Nelson, Chief Financial Officer of DG Properties LLC, a Delaware limited liability company.

_____ _____
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 SUNFISH LAKE BUSINESS PARK FIFTH 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 SUNFISH LAKE BUSINESS PARK FIFTH 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

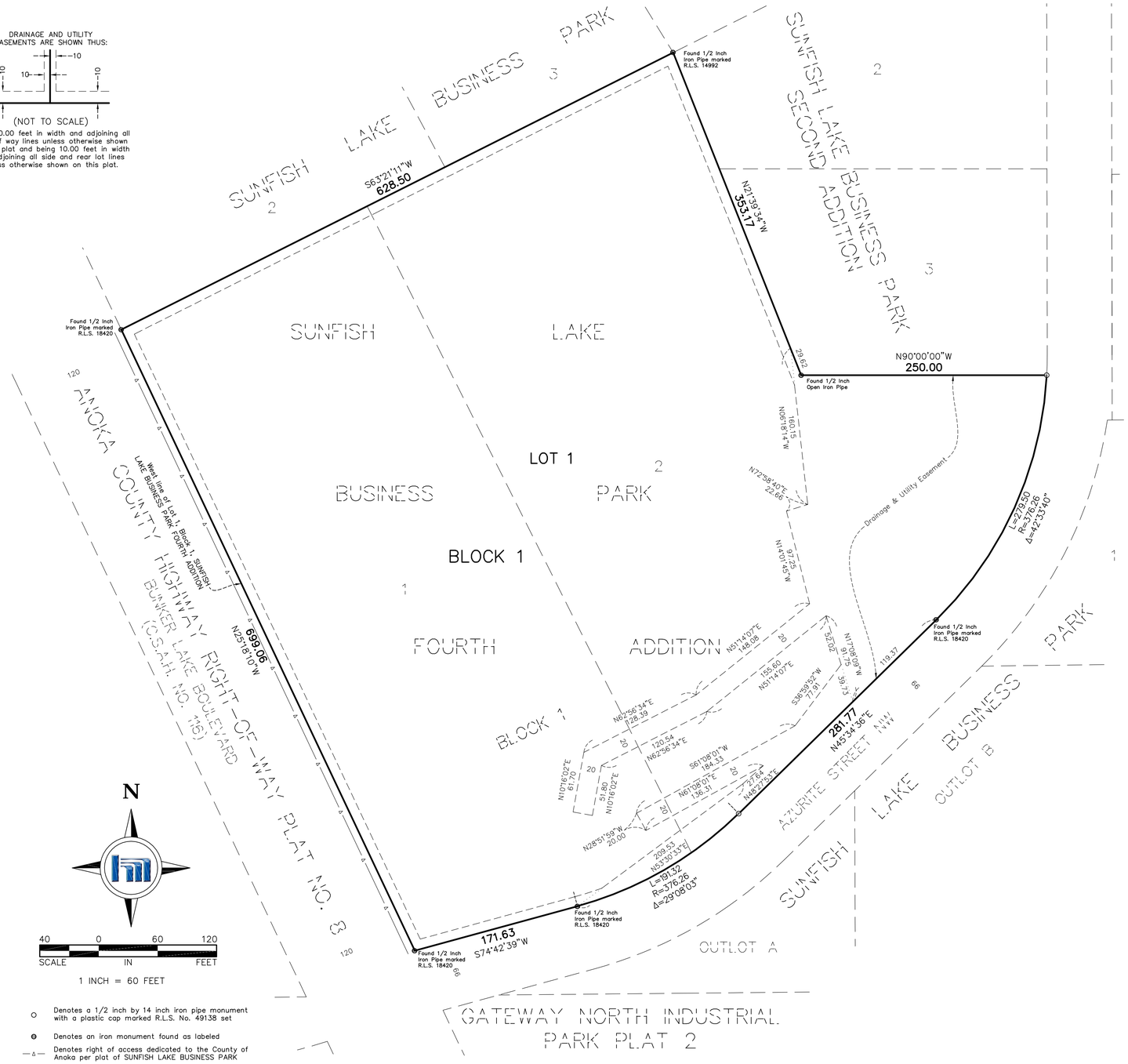
By _____ , Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

10 10 10

(NOT TO SCALE)

Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 10.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.



1 INCH = 60 FEET

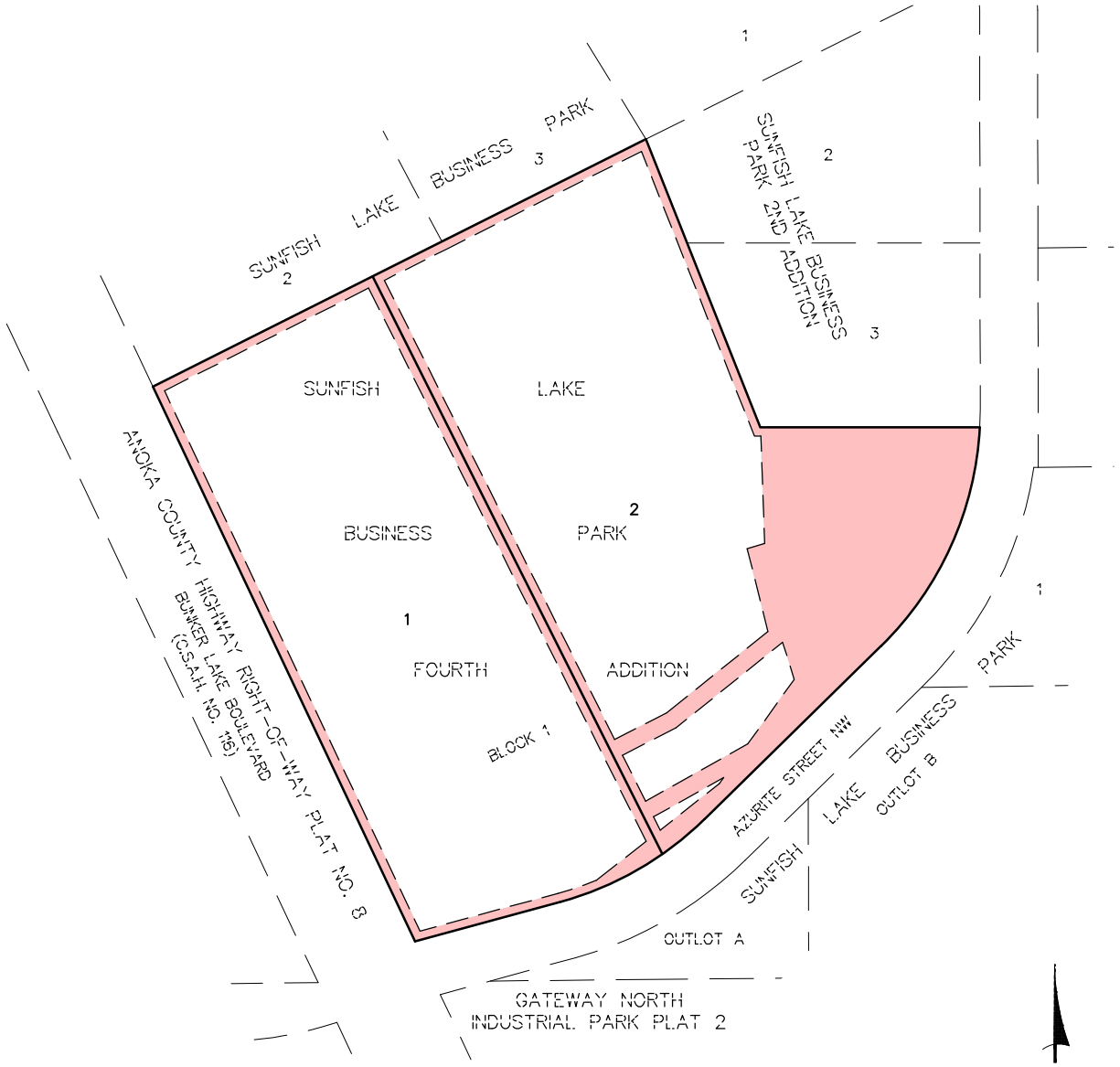
○ Denotes a 1/2 inch by 14 inch iron pipe monument with a plastic cap marked R.L.S. No. 49138 set

● Denotes an iron monument found as labeled

—△— Denotes right of access dedicated to the County of Anoka per plat of SUNFISH LAKE BUSINESS PARK

For the purposes of this plat the west line of Lot 1, Block 1, SUNFISH LAKE BUSINESS PARK FOURTH ADDITION is assumed to bear N25°18'10"W.

Hakanson Anderson



1 INCH = 200 FEET

DESCRIPTION OF PROPOSED EASEMENT VACATION:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK FOURTH ADDITION, Anoka County, Minnesota.

Together with:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK 2ND ADDITION, said Anoka County, over under and across Lot 4, Block 1, said SUNFISH LAKE BUSINESS PARK 2ND ADDITION.

DENOTES PROPOSED PERMANENT EASEMENT

Area of Easement Vacation is 104,120 Sq.Ft. = 2.39 Acres

DATE	REVISION

DESIGNED BY: BP
DRAWN BY: MSS
CHECKED BY: BP

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

Easement Vacation Exhibit
for
DIAMOND GRAPHICS

DATE 05/24/2024 | FILE NO. 3516.05

SHEET 1 OF 1 SHEETS

May 24, 2024 - 10:33am
K:\cad_surv\Land Desktop 2008\3516.05 Diamond Graphics\dwg\3516.05 Easement Vacation Exhibit.dwg

DESCRIPTION OF PROPOSED EASEMENT VACATION:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK FOURTH ADDITION, Anoka County, Minnesota.

Together with:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK 2ND ADDITION, said Anoka County, over under and across Lot 4, Block 1, said SUNFISH LAKE BUSINESS PARK 2ND ADDITION.

(Reserved for Recording Data)

STORMWATER TREATMENT AND PONDING MAINTENANCE AGREEMENT

THIS STORMWATER TREATMENT AND PONDING MAINTENANCE AGREEMENT (this "**Agreement**") is made this __ day of _____, 2024, by and between the **CITY OF RAMSEY,** a Minnesota municipal corporation (hereinafter referred to as the "**City**") and **DG Properties LLC**, a Limited Liability Company under the laws of Delaware (hereinafter referred to as the "**Developer**").

WHEREAS, the **Developer** is the fee owner of certain real property situated in the City of Ramsey, County of Anoka, State of Minnesota, legally described as Lot 1, Block 1 Sunfish Lake Business Park Fifth Addition according to the recorded plat thereof (the "**Property**"); and

WHEREAS, a building addition and parking lot expansion is proposed to be constructed in on the **Property** and the City has required that the **Developer** make provisions for the construction, maintenance and repair of a storm water management system that utilizes (among other things) infiltration areas, sump manholes, storm sewer pipes, and ponding facilities ("**Storm Water Management Practices**") located within the **Property**, as shown on **Exhibit "A"** attached hereto and as the same are described and depicted in those certain construction plans drawn by Hakanson Anderson, dated June 3, 2024 and revised Click or tap here to enter text. (the "**Plans**"); and

WHEREAS, the **Storm Water Management Practices** are sufficient to serve the **Property**; and

WHEREAS, the **City** approved the **Plans** conditioned on the requirement that the **Developer** enter into an agreement for the maintenance of the **Storm Water Management Practices** within the **Property**; and

WHEREAS, the **City** and **Developer** desire to set forth their understanding with respect to the construction, repair and maintenance of the **Storm Water Management Practices** and the responsibility relating to the costs of the repair and maintenance of the **Storm Water Management Practices**.

NOW THEREFORE, in consideration of the foregoing facts and circumstances, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Construction of the Storm Water Management Practices. The **Developer** shall

construct the **Storm Water Management Practices** according to the **Plans**.

2. Maintenance of the Storm Water Management Practices. The **Developer** shall repair and maintain the **Storm Water Management Practices** at no expense to the **City**. The **Developer** shall be solely responsible for such repair and maintenance and the costs thereof. Maintenance of the **Storm Water Management Practices** shall include, but not be limited to:

a. Semi-annual inspections of all sump manholes and pond outfalls (flared end sections), with one in each spring (to remove debris, winter salt and sand deposits, etc.), and autumn (to. remove vegetation, sediment, debris, leaves, etc.). If necessary, corrective actions, including removal of all litter and debris, and replacement of mulch, vegetation, and eroded areas to ensure establishment of healthy functioning plant-life therein, shall be executed. Such inspections and corrective actions shall be documented in a maintenance log retained by the **Developer** and submitted to the **City** upon request; and

b. Bi-annual inspections and certifications by a professional engineer (provided by the **Developer**) that the **Storm Water Management Practices** are functioning in accordance with the **Plans**, and the ponding facilities have maintained the proper operation of storm water treatment in accordance with **City** and Lower Rum River Watershed Management Organization standards. Copies of the bi-annual inspection reports shall be provided to the **City** within 30 days of their preparation.

If, as a result of any inspection by the **Developer** or **City** staff, it is determined that the **Storm Water Management Practices** (i) have not been maintained, or (ii) are not functioning as originally designed and intended, or (iii) are in need of repair, the **Developer** shall restore the **Storm Water Management Practices** so that they function as they were originally designed and intended pursuant to the **Plans**.

The **Developer** agrees to be solely responsible for the repair and maintenance of the **Storm Water Management Practices** and the **Developer** shall bear all costs of such maintenance. If the **Developer** does not undertake the necessary maintenance within thirty (30) days of notification by the **City**, the **City** may contract such maintenance, and the costs reasonably incurred by the **City** for contracting such maintenance shall be reimbursed to the **City** by the **Developer**.

3. Assessment. The **Developer** hereby waives any statutory right to contest any assessment by the **City** for its costs of maintenance/repair as permitted herein, on the basis of the benefit to the **Property**.

4. Future City Policy. Notwithstanding anything contained in this **Agreement** to the contrary, in the event the **City** shall in the future establish a policy for repair and maintenance by the **City** of storm water management practices owned by private parties located elsewhere in the **City** under which policy the costs of such repair and maintenance are to be paid either out of general **City** revenues or by collection of utility or service fees or charges, the **Developer** shall be entitled to petition the **City** for the inclusion of the **Storm Water Management Practices** under such repair and maintenance program. The recording of a certified copy of the resolution of the City Council of the **City** which sets forth the consent and authorization described in the foregoing sentence shall serve to terminate this **Agreement**, without further action on the part of any party hereto.

5. Terms and Conditions. The terms and conditions of this **Agreement** shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns. This **Agreement** shall be recorded in the Anoka County, Minnesota Recorder's office at **Developer's**

expense.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this **Agreement** to be executed as of the day and year first above written.

CITY OF RAMSEY:

By:_____
Mark E. Kuzma
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this Click or tap here to enter text. of Click or tap here to enter text., 2024, by Mark E. Kuzma and by Brian Hagen, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

.

DEVELOPER

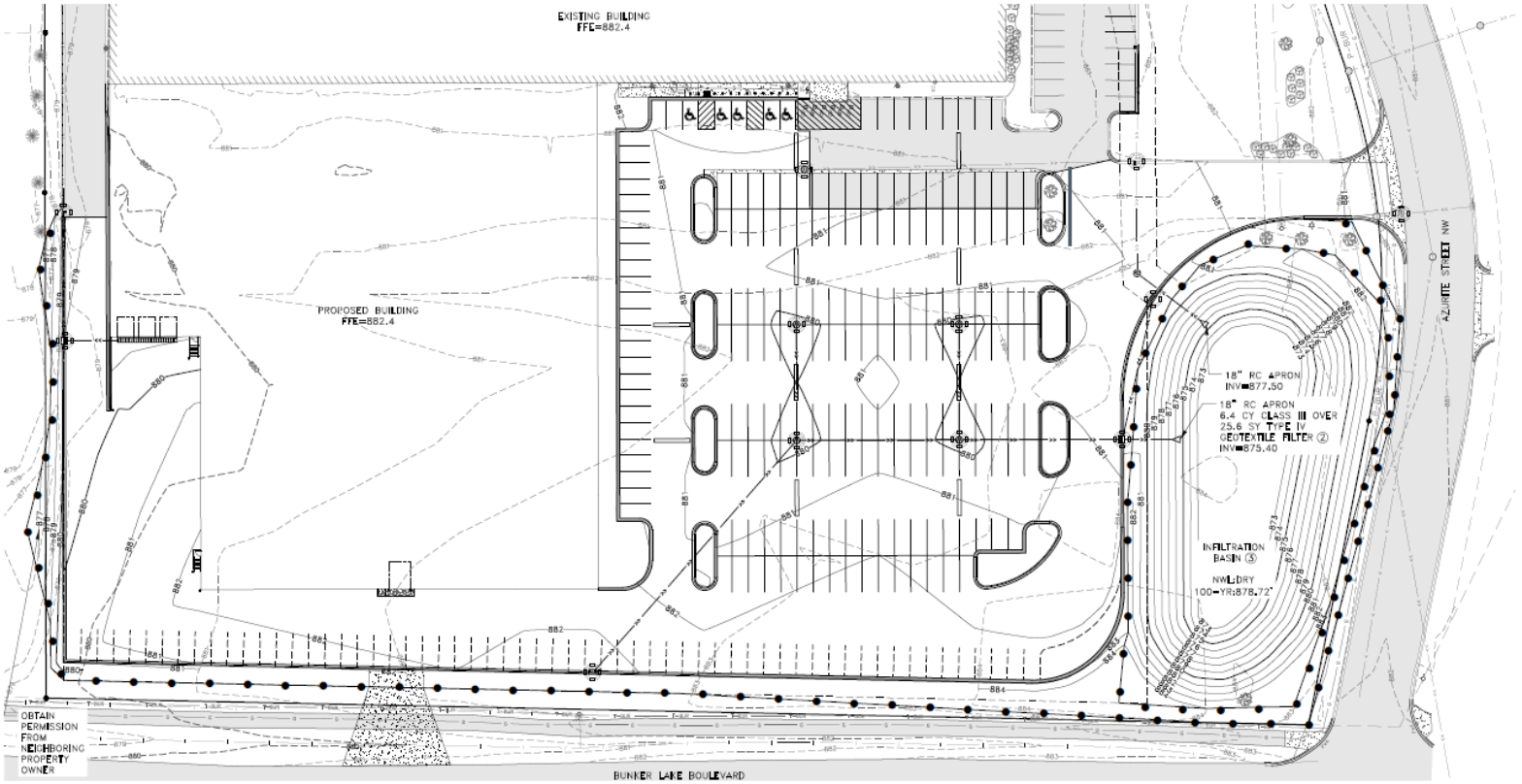
By:_____
Jeff Banks, its Chief Operating Officer

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this ____ day of _____, 2024, by Jeff Banks, the Chief Operating Officer of DG Properties LLC, a Delaware Limited Liability Company, on behalf of the company.

_____
Notary Public

EXHIBIT "A"



REFERENCE NOTES:

① PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

② PLACE RIPRAP PER CITY PLATE NO. ERO-3.

③ CONSTRUCT INFILTRATION BASIN PER (9/2). 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. AFTER CONSTRUCTION, PREPARE THE SOIL BED, FERTILIZE WITH TYPE 3 FERTILIZER, SEED WITH MIXTURE 33-262, AND STABILIZE WITH EROSION CONTROL BLANKET CATEGORY 2D.

④ CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.

⑤ CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.

⑥ TIE ALL PIPE JOINTS.

⑦ CONSTRUCT OUTLET CONTROL STRUCTURE PER (1/4).

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXX EXISTING CONTOUR
- BURIED GAS MAIN
- BURIED TELEPHONE LINE
- OVERHEAD UTILITY LINE
- BURIED ELECTRIC LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN/WATER SERVICE
- EXISTING STORM SEWER
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- EXISTING STORM MANHOLE
- EXISTING HYDRANT
- EXISTING WATERMAIN VALVE
- EXISTING UTILITY POLE
- EXISTING BUILDING LIGHT
- SIGN
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE

- DETAIL NUMBER / SHEET NUMBER
- CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- XXX PROPOSED CONTOUR
- PROPOSED B612 CURB AND GUTTER
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED APRON
- STORM DRAIN INLET PROTECTION DEVICE PER (6/2), (7/2) AND (1/3)
- TIPOUT CURB PER (4/2)
- SILT FENCE PER CITY PLATE NO. ERO-1

30 0 30 60
SCALE IN FEET

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

RESOLUTION #24-176

RESOLUTION APPROVING VACATION OF ALL DRAINAGE AND UTILITY EASEMENTS ON 14280 AND 14350 AZURITE STREET NORTHWEST

RECITALS

WHEREAS, Diamond Graphics (the "Applicant"), is requesting the vacation of all drainage and utility easements, as described in Exhibit 1, on the properties generally known as 14350 and 14280 Azurite Street NW, and legally described as:

> Lots 1 & 2, Block 1, Sunfish Lake Business Park Fourth Addition, subject to easements of record, Anoka County, Minnesota
>
> (the "Subject Properties")

WHEREAS, the Applicant has applied for approval of a Final Plat to combined the Subject Properties into a single, buildable lot to accommodate a proposed 68,000 square foot building addition; and

WHEREAS, a public hearing pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter was held on July 9, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available; and

WHEREAS, Centerpoint Energy, Comcast, and Zayo have all provided notice that they have no facilities within the easements being vacated.

FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accomplish the intended use of a 68,000 square foot building addition.

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 approves vacating all existing drainage and utility easements on the Subject Properties, as shown on Exhibit 2, contingent upon recording of the final plat known as Bunker Lake Business Park Fifth Addition, which combines the Subject Properties into a single, buildable lot and re-dedicates drainage and utility easements where needed.

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 July, 2024.

Mark E. Kuzma, Mayor

ATTEST:

Katie Schmidt, City Clerk

Exhibit 1

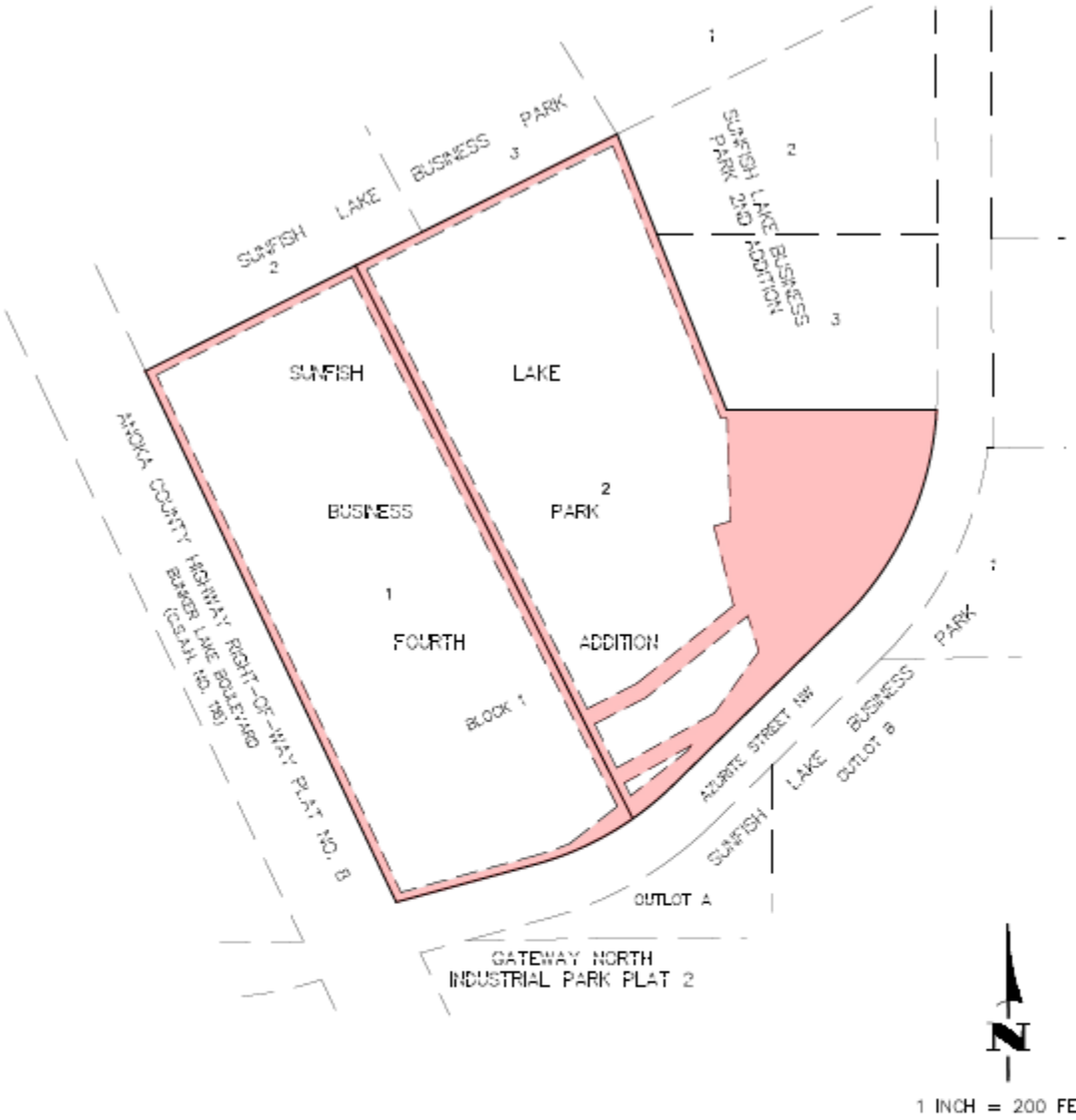
DESCRIPTION OF PROPOSED EASEMENT VACATION:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK FOURTH ADDITION, Anoka County, Minnesota.

Together with:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK 2ND ADDITION, said Anoka County, over under and across Lot 4, Block 1, said SUNFISH LAKE BUSINESS PARK 2ND ADDITION.

Exhibit 2



DESCRIPTION OF PROPOSED EASEMENT VACATION:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK FOURTH ADDITION, Anoka County, Minnesota.

Together with:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK 2ND ADDITION, said Anoka County, over under and across Lot 4, Block 1, said SUNFISH LAKE BUSINESS PARK 2ND ADDITION.

DENOTES PROPOSED PERMANENT EASEMENT

Area of Easement Vacation is 104,120 Sq.Ft. = 2.39 Acres

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

RESOLUTION #24-177

RESOLUTION APPROVING THE FINAL PLAT AND STORMWATER MAINTENANCE AGREEMENT FOR SUNFISH LAKE BUSINESS PARK FIFTH ADDITION

RECITALS

WHEREAS, Diamond Graphics (the "Applicant"), has applied for Final Plat review of Sunfish Lake Business Park Fifth Addition (the "Plat") to combine the properties generally known as 14350 and 14280 Azurite Street NW, and legally described as:

Lots 1 & 2, Block 1, Sunfish Lake Business Park Fourth Addition, subject to easements of record, Anoka County, Minnesota

-or upon recording of the Plat-

Lot 1, Block 1, Sunfish Lake Business Park Fifth Addition

(the "Subject Property")

WHEREAS, the Applicant is proposing a building addition and expansion of the parking and maneuvering areas, which will be reviewed administratively with the submittal of a Building Permit Application; and

WHEREAS, the proposed improvements include a new, private stormwater basin in the southeast corner of the newly created lot, which requires execution and recording of a Stormwater Maintenance Agreement; and

WHEREAS, the Applicant has also applied for the vacation of all existing drainage and utility easements on the Subject Properties, which would be re-dedicated where needed with the recording of the Final Plat; and

WHEREAS, a public hearing pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter was held on July 9, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available; and

WHEREAS, Centerpoint Energy, Comcast, and Zayo have all provided notice that they have no facilities within the easements being vacated.

FINDINGS OF FACT

1. That the Final Plat is consistent with the standards of City Code and the Comprehensive Plan.

2. That the Final Plat will re-dedicate necessary drainage and utility easements on the Subject Property.

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 approves the Final Plat and Stormwater Maintenance Agreement for Sunfish Lake Business Park Fifth Addition, contingent upon compliance with the Staff review comments.

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 July, 2024.

Mark E. Kuzma, Mayor

ATTEST:

Katie Schmidt, City Clerk

CC Regular Session **6. 3.**

Meeting Date: 07/09/2024

Submitted For: Adam Martin, Community Development

By: Adam Martin, Community Development

Information

Title:

PUBLIC HEARING: Adopt Resolution #24-182 Vacating Part of a Drainage and Utility Easement at 7990 Sunwood Dr. NW; Case of Take 5 Oil Change

Purpose/Background:

The City has received a Land Use Application from DSGW Architects (the "Applicant") on behalf of Garage RE LLC, doing business as Take 5 Oil Change (the "Permittee") for an Easement Vacation to accommodate an 1,860 square foot commercial building at 7990 Sunwood Drive NW (the "Subject Property").

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, as well as the small utility companies, of the request for the vacation of part of an existing drainage and utility easement on the Subject Property and the Public Hearing to be held by the City Council. 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 Subject Property.

Observations/Alternatives:

Project Overview

The Applicant is proposing to construct an 1,860 square foot commercial building on the Subject Property to accommodate Take 5 Oil Change, a quick-service oil change business. A portion of the proposed building encroaches into a platted drainage and utility easement that is currently not needed. Thus, the Applicant has submitted a Land Use Application to vacate this portion of the drainage and utility easement. Staff notified all small utility companies regarding the requested Easement Vacation. To date, no responses have been received from any of these companies to state their approval or objection to the request.

Additional Information

The site plan was reviewed by Staff and Planning Commission alongside the Applicant's request for a Conditional Use Permit. All other site conditions and improvements were found to be in compliance with applicable City Code requirements. The Conditional Use Permit will be brought to City Council for review and approval on Tuesday, July 9th.

Funding Source:

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

Recommendation:

Staff recommends approving the Easement Vacation.

Action:

Motion to adopt Resolution #24-182 Vacating Part of a Drainage and Utility Easement at 7990 Sunwood Dr. NW.

Attachments

Resolution #24-182 Easement Vacation
Easement Vacation Exhibit

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:10 PM
Form Started By: Adam Martin		Started On: 07/01/2024 11:17 AM
Final Approval Date: 07/03/2024		

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

RESOLUTION #24-182

RESOLUTION APPROVING VACATION OF PART OF A DRAINAGE AND UTILITY EASEMENT ON 7990 SUNWOOD DRIVE NORTHWEST

RECITALS

WHEREAS, DSGW Architects (the "Applicant"), is requesting the vacation of a portion of a drainage and utility easement, as described in Exhibit 1, on the property generally known as 7990 Sunwood Drive NW, and legally described as:

Lot 2, Block 1, COR Four, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, the Applicant has applied for approval of a Conditional Use Permit to allow for Motor Fuel Sales, specifically for oil change operation, on the Subject Property within a proposed 1,860 square foot building proposed to be constructed partially in a platted drainage and utility easement; and

WHEREAS, a public hearing pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter was held on July 9, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available; and

WHEREAS, no utility company has provided notice that they have facilities within the easements being vacated.

FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accomplish the intended use of an 1,860 square foot building.

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 approves vacating part of a drainage and utility easement on the Subject Properties, as shown on Exhibit 2.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of July, 2024.

Mark E. Kuzma, Mayor

ATTEST:

Katie Schmidt, City Clerk

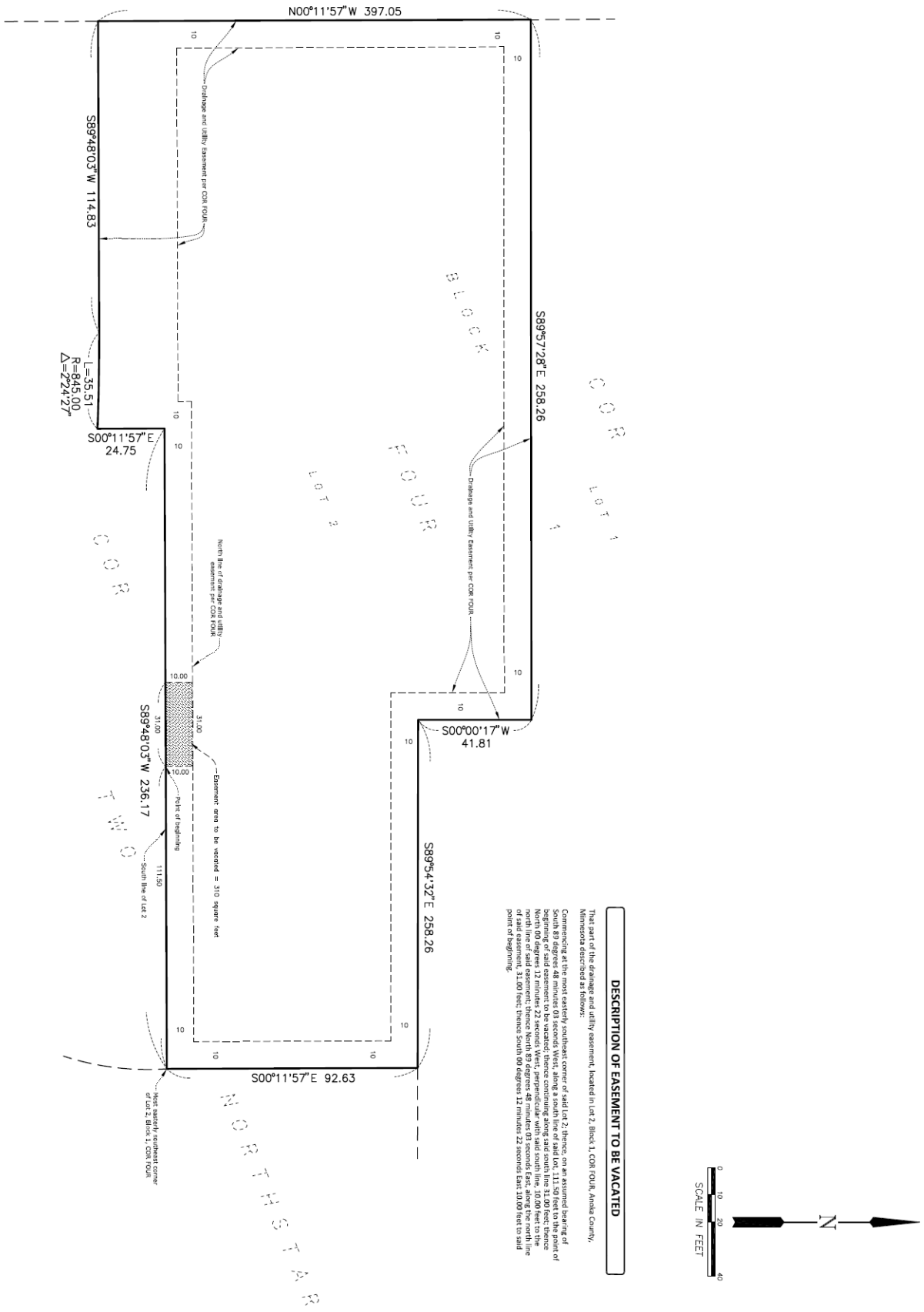
Exhibit 1

DESCRIPTION OF PROPOSED EASEMENT VACATION:

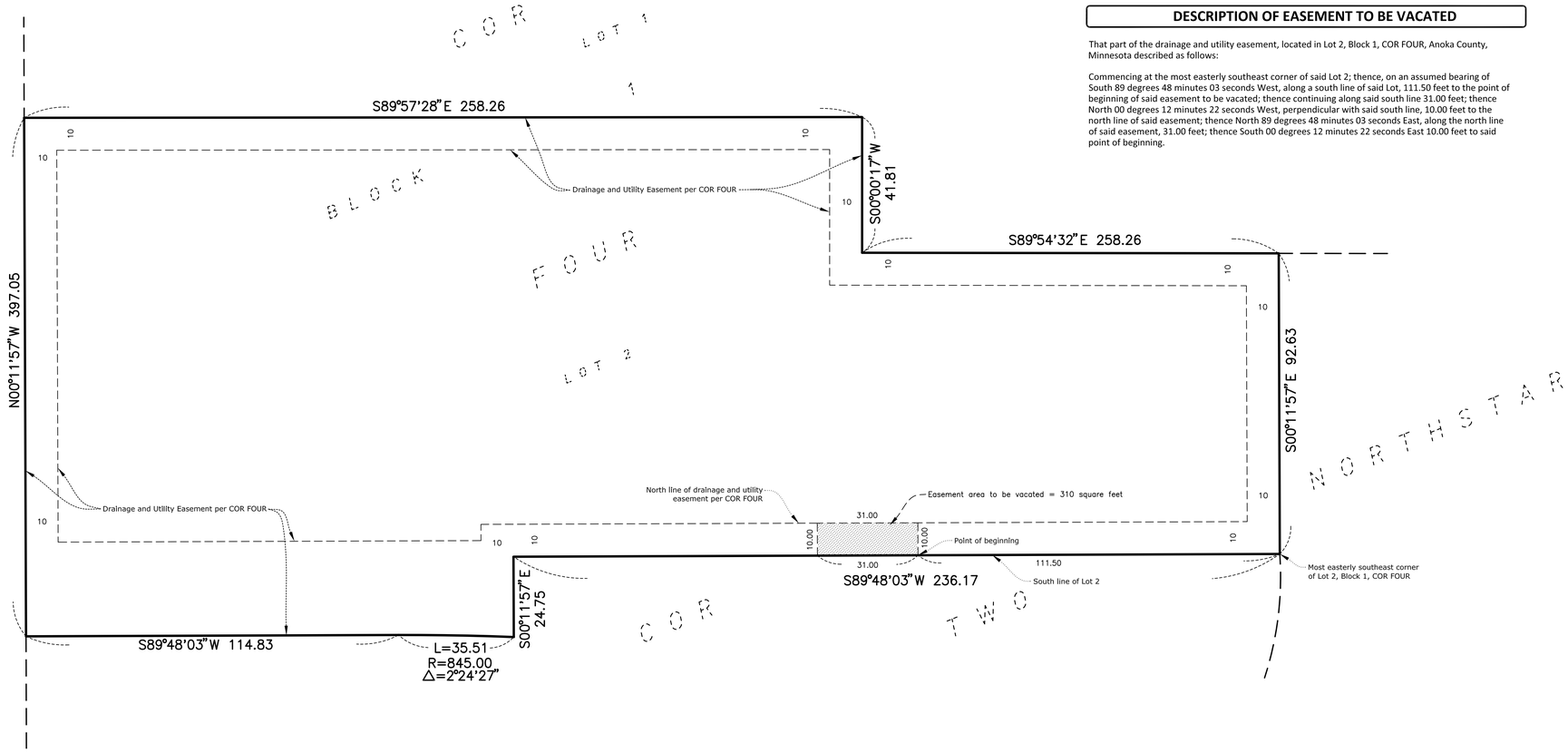
That part of the drainage and utility easement, located in Lot 2, Block 1, COR FOUR, Anoka County, Minnesota described as follows:

Commencing at the most easterly southeast corner of said Lot 2; thence, on an assumed bearing of South 89 degrees 48 minutes 03 seconds West, along a south line of said Lot, 111.50 feet to the point of beginning of said easement to be vacated; thence continuing along said south line 31.00 feet; thence North 00 degrees 12 minutes 22 seconds West, perpendicular with said south line, 10.00 feet to the north line of said easement; thence North 89 degrees 48 minutes 03 seconds East, along the north line of said easement, 31.00 feet; thence South 00 degrees 12 minutes 22 seconds East 10.00 feet to said point of beginning.

Exhibit 2


N00°11'57"W 397.05
S89°48'03"W 114.83
L=35.51
R=845.00
Δ=2°24'27"
S00°11'57"E 24.75
S89°57'28"E 258.26
S00°00'17"W 41.81
S89°54'32"E 258.26
S00°11'57"E 92.63
S89°48'03"W 236.17
Drainage and utility easement per COR FOUR
North line of drainage and utility easement per COR FOUR
Easement area to be vacated = 310 square feet
Point of beginning
South line of Lot 2
Most easterly southeast corner of Lot 2, Block 1, COR FOUR
BLOCK 1
LOT 1
LOT 2
COR FOUR
DESCRIPTION OF EASEMENT TO BE VACATED
That part of the drainage and utility easement, located in Lot 2, Block 1, COR FOUR, Anoka County, Minnesota described as follows:
Commencing at the most easterly southeast corner of said Lot 2; thence, on an assumed bearing of South 89 degrees 48 minutes 03 seconds West, along a south line of said Lot, 111.50 feet to the point of beginning of said easement to be vacated; thence continuing along said south line 31.00 feet; thence North 00 degrees 11 minutes 57 seconds West, parallel with the east line of said Lot, 10.00 feet; thence north 89 degrees 48 minutes 03 seconds East, along the north line of said easement, 31.00 feet; thence South 00 degrees 12 minutes 22 seconds East 10.00 feet to said point of beginning.
SCALE IN FEET
0
10
20
40
N

Easement Vacation Sketch for:
DSGW ARCHITECTS



DESCRIPTION OF EASEMENT TO BE VACATED

That part of the drainage and utility easement, located in Lot 2, Block 1, COR FOUR, Anoka County, Minnesota described as follows:

Commencing at the most easterly southeast corner of said Lot 2; thence, on an assumed bearing of South 89 degrees 48 minutes 03 seconds West, along a south line of said Lot, 111.50 feet to the point of beginning of said easement to be vacated; thence continuing along said south line 31.00 feet; thence North 00 degrees 12 minutes 22 seconds West, perpendicular with said south line, 10.00 feet to the north line of said easement; thence North 89 degrees 48 minutes 03 seconds East, along the north line of said easement, 31.00 feet; thence South 00 degrees 12 minutes 22 seconds East 10.00 feet to said point of beginning.

N

0 10 20 40

SCALE IN FEET

CERTIFICATION

I hereby certify that this sketch was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 31st day of May, 2024
REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

JOB: 244-1989.045

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Adopt Resolution #24-180 Accepting Bids and Awarding Contract for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:

Purpose:

To adopt Resolution #24-180 accepting bids and awarding a construction contract for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Background:

This project was reviewed by the Public Works Committee during the following regularly scheduled Committee meetings;

- October 19, 2021
- January 18, 2022
- February 15, 2022
- May 17, 2022
- November 15, 2022
- April 16, 2024

AgendaQuick cases and meeting minutes from each of the PWC meetings are attached. The cases and minutes contain all pertinent background information.

Also attached are the final construction plans prepared by City staff, which have been reviewed and approved by the Minnesota Department of Transportation (MnDOT), as well as a copy of executed Cooperative Construction Agreement #1056358, which allows the City to construct the sound wall within MnDOT right-of-way based on certain conditions.

Pursuant to Ramsey City Council Resolution #24-150, adopted May 28, 2024, the City Council approved final plans and specifications and authorized advertisements for bids, which were advertised in the Anoka County Union Herald on Friday, May 31, and Friday, June 7, 2024.

On July 1, 2024, three (3) bids were received, opened and tabulated, and the following bids were found to comply with the approved plans and specifications and advertisement for bids.

Contractor	**Total Bid**
Reshetar Systems, Inc.	$58,001.28
Parkstone Contracting, LLC	$92,702.00
Urban Companies, LLC	$166,350.00
Engineer's Estimate	*$76.800.00*

Reshetar Systems, Inc. submitted the low bid in the amount of $58,001.28 for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids.

Notification:
Bids were advertised in the Anoka County Union Herald on Friday, May 31, and Friday, June 7, 2024.

Time Frame/Observations/Alternatives:
Observations:
Construction is anticipated to take up to 3 weeks to complete once work commences. The Contract Documents specify a final completion date of August 31, 2024.

During construction, the Contractor shall provide the necessary traffic control signing to close the pedestrian trail East of Saint Francis Boulevard/Highway 47 between Xkimo Street and Sunwood Drive, and to designate a Temporary Pedestrian Access Route (TPAR) using the pedestrian trail East of CSAH 5/Nowthen Boulevard and the sidewalk South of Sunwood Drive. The Contractor shall also be responsible for providing traffic control for temporary shoulder or driving lane closures on Saint Francis Boulevard/Highway 47.

Numerous property owners from Xkimo Court attended the Public Works Committee meetings and have been informed that this case will be presented to Council on the regular agenda. One or more of these property owners will likely attend the meeting in person or remotely.

Alternatives:
Alternative #1 - Motion to adopt Resolution #24-180 accepting bids and awarding a construction contract to Reshetar Systems, Inc. in the amount of $58,001.28 for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Alternative #2 - Motion to deny adoption of Resolution #24-180 at this time.

Funding Source:
Reshetar Systems, Inc. submitted the low bid in the amount of $58,001.28.

As always, total project costs will include applicable indirect costs for administration, engineering, finance, and legal fees.

Engineering staff prepared plans and specifications, worked with Minnesota Department of Transportation (MnDOT) staff to develop Cooperative Construction Agreement #1056358, administered the bid process, and will perform inspections and assist the contractor with construction staking, as needed.

All project costs will be paid from the PIR Fund.

Recommendation:
Staff recommends adopting Resolution #24-180 if the City Council supports construction of a sound wall along the west edge of the Ramsey Villas North residential development.

Though staff was unable to present the low bid to the Public Works Committee prior to requesting Council approval of the low bid, it should be noted that the Public Works Committee unanimously recommended City Council approval of plans and Cooperative Construction Agreement No. 1056358, as well as authorization to advertise bids, and that the Public Works Committee directed staff to specify a final completion date of August 31, 2024.

Outcome/Action:
Motion to adopt Resolution #24-180 accepting bids and awarding a construction contract to Reshetar Systems, Inc. in the amount of $58,001.28 for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Attachments

Resolution 24-180
PWC case 01_18_22
PWC minutes 01_18_22
PWC case 02_15_22
PWC minutes 02_15_22
PWC case 05_17_22
PWC minutes 05_17_22
PWC case 10_19_21
PWC minutes 10_19_21
PWC case 11_15_22
PWC minutes 11_15_22
PWC case 04_16_24
PWC minutes 04_16_24
IP 22-17 Plans

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:21 PM
Form Started By: Bruce Westby		Started On: 06/27/2024 04:22 PM
Final Approval Date: 07/03/2024		

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

RESOLUTION #24-180

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #22-17, RAMSEY VILLAS NORTH SOUND WALL IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to construct sound wall improvements along the west boundary of the Ramsey Villas North plat to address concerns raised by local property owners due to excessive noise generated by vehicle traffic on Highway 47; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-150, adopted May 28, 2024, the Mayor and City Administrator were authorized and directed to execute Minnesota Department of Transportation (MnDOT) Cooperative Construction Agreement No. 1056358 for and on behalf of the City of Ramsey, to permit the City to construct and maintain City Improvement Project #22-17 on MnDOT right-of-way in accordance with the terms of the agreement; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-150, adopted May 28, 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, bids were advertised in the Anoka Union Herald on May 31 and June 7, 2024; and

WHEREAS, three (3) bids were received, opened and tabulated on July 1, 2024, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
Reshetar Systems, Inc.	$58,001.28
Parkstone Contracting, LLC	$92,702.00
Urban Companies, LLC	$166,350.00
Engineer's Estimate	*$76.800.00*

WHEREAS, the bid of Reshetar Systems, Inc. in the amount of $58,001.28 for the total bid and construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

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 July, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Public Works Committee **5. 2.**

Meeting Date: 01/18/2022

By: Bruce Westby, Engineering/Public Works

Title:

Consider Sound Wall Improvements East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the noise wall constructed as part of the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, several residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. The residents were informed that the developer would construct a noise wall similar to the existing wall east of Highway 47 roughly 600 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat.

Attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed

Staff to contact the developer and their engineer to determine if either or both are willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

The City Engineer contacted the developer and received the attached letter in response. Based on this letter Staff does not anticipate that the developer will be willing to partner with the City to resolve the resident's concerns either by assisting with potential design modifications and/or by contributing to costs.

The City Engineer also contacted the project engineer with Bogart-Pederson to discuss this issue. The project engineer stated he would be discuss this issue in more detail after the Public Works Committee discussed this issue again this evening.

Construction of a sound wall could not begin until the ground thaws in the spring of 2022, at the earliest. This would require the collection of topo survey to determine where a sound wall could effectively be constructed along this corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north. Staff estimates construction costs for a similar noise wall would be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the section of wall that extends below the grade of Highway 47 and to then extend the wall to the north end of the Ramsey Villas North plat, and a minimum construction cost of $125,000 to extend a similar wall along the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limiter Use Permit with MnDOT if the wall needs to be constructed within their right-of-way.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff contacted MnDOT and was informed that their preference would be for the wall to be on the private property. However, MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, but that they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

Staff informed the Xkimo Court residents that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance, either in person or remotely.

Alternatives:

Alternative #1 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat.

Alternative #2 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat, and to further explore noise wall improvements along the undeveloped parcel to the north.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

MnDOT does not have funds to share in any of these costs, and Staff is continuing to explore external funding sources for such sound wall improvements.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

To be determined following discussions.

Attachments

Noise Wall Gap Figure

Xkimo Court residents email

Ltr re Riverside Development Company Ramsey

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Kathy Schmitz	01/13/2022 04:07 PM
Kurt Ulrich	Kathy Schmitz	01/13/2022 04:07 PM
Form Started By: Bruce Westby		Started On: 01/11/2022 10:40 AM
Final Approval Date: 01/13/2022		

TH 47 Sound Wall Gap



7/12/2021, 3:59:38 PM

0 0.0175 0.035 0.07 0.105 0.14 mi

From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

  · If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

  · If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

  · Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

    · Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior

    · Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

  · Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.

QUINLIVAN & HUGHES, P.A.
ATTORNEYS AT LAW

Writer's Email: rbrandenburg@quinlivan.com
Writer's Direct Dial: (320) 258-7841

VIA EMAIL ONLY

January 7, 2022

Kurt Ulrich kulrich@cityoframsey.com
Ramsey, Minnesota City Administrator

Chloe McGuire Brigl CMcGuire@ci.ramsey.mn.us
Ramsey, Minnesota Senior City Planner

Bruce Westby bwestby@ci.ramsey.mn.us
Ramsey, Minnesota City Engineer

RE: Riverside Development Company – Ramsey
Villas North Noise Barrier Wall Completion

Dear Mr. Ulrich, Ms. McGuire Brigl, and Mr. Westby:

This letter is in follow up to my letter to you of November 8, 2021. I understand the City is seeking to convene a meeting of the Public Works Committee to discuss options for addressing issues raised by residents of the Ramsey involving the effectiveness of the noise barrier wall along Xkimo Court. Riverside Development Company, as the original developer of Ramsey Villas North, is willing to participate in these discussions, but only for the purpose of providing a history of what occurred in the past and to help, if asked, to determine what might be done as a part of a new City project to enhance the noise dampening effectiveness of the wall. The record is quite clear that the wall was designed and constructed in full compliance with the requirements imposed by the City in the Development Agreement dated May 3, 2021 and as directed by the City. As such, my client does not have and by agreeing to participate will not agree to assume any financial liability associated with the making of any subsequent changes to the wall. It is willing to offer its opinion on the potential making of such changes, if doing so is deemed to be helpful.

If you believe having a representative of the developer at the meeting would be beneficial, my client is willing to do so as long as it is agreed that its participation in the meeting is solely for the purpose of providing background information and, if asked, to offer suggestions for potential future changes by the City. Please let me know if you would like Riverside Development Company to attend the meeting under the conditions outlined above.

Sincerely,

Ronald W. Brandenburg
RWB/

C: Mari Freiberg
Riverside Development Company

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, January 18, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Economic Development Manager Sean Sullivan
Parks and Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Musgrove asked to change the order of the cases to consider Case 5.06 before Case 5.05.

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

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

4. APPROVE MINUTES

4.01: Approve November 16, 2021, Meeting Minutes

None.

5. COMMITTEE BUSINESS

5.01: Cost of Gravel Road Maintenance/Cost of Paving Remaining Gravel Roads

Public Works Superintendent Riemer reviewed the case and stated that based on the fact that there is no dedicated funding source for this project at this time, staff recommends continuing with the current maintenance practice, until such time a funding source can be developed to pave the remaining gravel roads.

Chairperson Riley asked if the total of gravel roads includes 173rd which will be paved as a part of the Makowsky development.

Public Works Superintendent Riemer confirmed that to be true.

Chairperson Riley asked about the lifespan of the current grader.

Public Works Superintendent Riemer replied that $4,000 was recently spent on repairs and estimated a lifespan of two to three years or more depending on the ongoing maintenance needs. He estimated a replacement cost of $350,000 to $400,000.

Councilmember Musgrove asked why FEMA 2019 numbers were used.

Public Works Superintendent Riemer replied that FEMA updates those numbers every two years. He stated that the 2021 numbers were just released but the case was drafted in November.

Councilmember Musgrove asked if including this on the CIP would be a good idea so that it can continue to be considered. She asked if any of these street segments would be eligible for TIF.

Public Works Superintendent Riemer replied that TIF is not available this far north and the project has not been included in the CIP.

Chairperson Riley stated that the idea of replacing gravel roads has been a continued discussion. He stated that perhaps this paving could occur prior to the time the grader would need to be replaced.

Councilmember Woestehoff asked if federal grant funding has been pursued for this purpose.

Public Works Superintendent Riemer replied that he has not explored that option and was unsure if that would be a funding source for this type of project. He noted that paving some of the gravel roads would be easier than others as some go through wetlands or adjacent to the river which would have additional costs for wetland impacts and drainage requirements.

Councilmember Musgrove asked if any of those roads with wetland impacts would qualify for distribution of wetland funding.

City Engineer Westby replied that he did not believe they would be eligible projects as they are not included in the Capital Improvement Program (CIP).

Councilmember Musgrove asked if the projects were placed in the CIP would they then be an eligible project.

City Engineer Westby replied that could be an option if the right funding source presented itself.

Chairperson Riley asked if this type of project would fall under the assessment policy.

City Engineer Westby confirmed that to be true and confirmed that the cost would be 100 percent assessed against property owners that petitioned for the project. He stated that if the project were led by the City, the cost would be split 50/50 between the City and assessments to property owners.

Chairperson Riley commented that there seems to be agreement that the roads should be paved but noted that perhaps this becomes a new case where they could discuss phasing and funding.

Councilmember Musgrove suggested that the roads also be split into categories to identify those that may have wetland impacts.

Chairperson Riley asked if staff could identify the roads that would be easier to pave versus those that would be more difficult.

City Engineer Westby confirmed that staff could do that.

Chairperson Riley commented that the next step would then be to determine how those roads could be paved in a reasonable time period.

Councilmember Musgrove noted that 173rd Avenue could be removed from the list as that would be completed with a development project.

Jeff Sailor, 7650 178th Lane NW, noted that ten years ago staff spoke with the residents, and they were not interested in having their gravel roads paved. He provided additional details on the maintenance that is completed on the gravel roads during a year. He was surprised at the increase in cost to pave the roads as compared to the estimate ten years ago. He commented that all summer when you drive a vehicle it creates a lot of dust.

Bridget Sailor, 7650 178th Lane NW, stated that she is more concerned with safety, commenting on the current conditions of the gravel road.

Jeff Sailor stated that the buses also cause a lot of stress on the gravel road.

Chairperson Riley commented that the City has a goal to pave the roads, but the question remains with funding. He noted that currently there would be an assessment of 50 percent which would not seem reasonable. He noted that it seems there is consensus to develop a plan, but the roads would not be paved in the foreseeable future.

Councilmember Musgrove commented that it is her understanding that some of the roads that would be paved would continue to have a ditch drainage system and that would make a difference in the project cost.

Chairperson Riley asked what a reasonable time period would be for staff to bring this back for further discussion.

City Engineer Westby commented that he would request at least three months as there are a lot of factors to consider, along with other factors such as staffing.

Councilmember Musgrove commented that seems ambitious with the activity for the first quarter. She stated that perhaps six to nine months would be a better timeline.

It was the consensus that this item would return to the Committee within six months.

5.02: Consider Sound Wall Improvements East of Highway 47, North of Xkimo Street

City Engineer Westby reviewed the case and provided options the group could consider.

Chairperson Riley invited the resident present to address the Committee.

Mr. Blakely commented that there were emails between himself and City Engineer Westby after the previous meeting when this was discussed. He stated that they noticed more noise after the construction of Stoney River. He suggested that a hybrid option be considered that would block the noise bouncing off the Stoney River building.

City Engineer Westby asked for clarification on his request.

Mr. Blakely identified the end of the existing wall. He stated that one of the proposals seemed to end the noise wall at the arrow identified on the map, while the other would connect to the existing wall on the other side. He suggested a length in between those two in order to buffer the noise that bounces off Stoney River.

Councilmember Woestehoff asked if an opinion has been received from the City Attorney.

City Engineer Westby stated that he did explain the issue to the previous City Attorney, and it was his opinion that the City would not be able to go back to the developer because the City reviewed and approved the plans and that is what was constructed. He noted that the development agreement did not include any other specifications on the noise wall.

Councilmember Woestehoff asked if the plans identified a six-foot wall or just identified a noise barrier.

City Engineer Westby provided additional details on the plans that were drafted that matched the design of the existing wall, including the height. He noted that there were no details in the plan related to the height compared to the grade of the ground.

Councilmember Woestehoff suggested that the new City Attorney provide input as well. He stated that if everyone's expectation was a noise wall, that is not what was provided. He stated that he

does like the suggestion of the resident but would also be interested in the cost difference to go to the other sound wall.

Chairperson Riley agreed to obtain input from the new City Attorney. He noted that it appears the City did not get what it wanted, but it did get what was on the paper. He hoped that the engineer would donate their time to redo the work. He stated that at minimum, moving the fence to where it should have been should be done at a cost of $50,000. He agreed that the $50,000 should be the City responsibility and the fence should be reclaimed and reused.

Councilmember Musgrove asked if the developer is going to let the City use the fence to move to the other location.

City Engineer Westby stated that from the feedback provided in the letter, it sounded like the developer was opposed to spending additional money, but he was unsure they would be opposed to the City relocating the fence.

Councilmember Musgrove commented that it would look silly to have two fences. She stated that MnDOT has a program for noise walls, noting that projects are currently listed through 2026. She asked if there is potential for the City to construct the noise wall and recoup costs later.

City Engineer Westby replied that is the program he discussed earlier which is meant for older developments and noted that this would not be eligible.

Councilmember Woestehoff asked if the fence would be owned by a Home Owner's Association or individual property owners.

City Engineer Westby replied that the property the fence lies on would fall to individual property owners. He stated that he can check with the developer to see where the properties lie within the development and homeownership process.

Councilmember Woestehoff commented that his concern is that if this does not move forward quickly, additional hurdles can be added by working with three property owners.

Chairperson Riley asked for clarification on where the end of the wall was marked, and which properties would be covered.

City Engineer Westby commented that the development agreement is silent on this topic. He noted that the plans showed the wall ending at that point.

Chairperson Riley commented that it would seem to make sense that the wall would cover the third property.

City Engineer Westby commented that would seem to make sense, but he could not find any documentation supporting that.

Councilmember Musgrove commented that she believes there was a line identified in the materials provided in the cases for the development.

Chairperson Riley asked who owns the outlot and whether a fence could be put along that property.

City Engineer Westby stated that he is unsure who owns that property. He stated that the City could ask the question as to whether a fence would be allowed or could work with MnDOT to place it in the right-of-way.

Chairperson Riley stated that he would support the option to extend the fence to the third property at a cost of $50,000 as he believes that would be the original intention. He commented that he did not believe the City would have asked the developer to place a fence/barrier on someone else's property. He asked the funding source that would be proposed.

City Engineer Westby commented that he would want to discuss that with the Finance Director and bring additional information back. He noted that typically the PIR Fund would be used but that balance is dipping low.

Chairperson Riley commented that to finish the gap was an estimate of $125,000, noting that the resident has requested a hybrid, ending in between the two options.

Councilmember Musgrove asked that staff gather input on the funds that would be available for the $50,000 and then provide information on the funding that might be available to extend the fence further.

Councilmember Woestehoff commented that he would support doing at minimum what was expected of the developer. He noted that while he would be interested in the additional cost to extend the fence further, he would be hesitant without knowing where the funding would come from for that.

Chairperson Riley commented that it would seem extending the fence to the resident requested mark would have an additional cost of $62,000 beyond the $50,000.

City Engineer Westby stated that staff will obtain the opinion of the City Attorney, speak with the engineer to determine if they would provide assistance with design services, speak with MnDOT, and bring back additional information on the funding sources. He stated that staff would also review the site conditions and property owners. He stated that staff can bring this information back to the February meeting.

Chairperson Riley commented that perhaps an additional wall segment could be added to the 47 corridor discussion and kept separate from this item.

5.03: Review of Pavement Conditions on Bowers Drive

Public Works Superintendent Riemer reviewed the case and noted that staff recommends to make necessary repairs to the pavement on Bowers Drive during the summer of 2022 using in house staff and equipment.

Chairperson Riley asked and received confirmation that staff would handle this work in the normal course of business.

Public Works Superintendent Riemer confirmed that staff would address the larger issues first, noting that this work would not be a priority and would be treated as fill in work when time is available.

Chairperson Riley commented that this road is ranked at a six and therefore is not included in the work list at this time. He asked if the rating would deteriorate in the next set of years to where a mill and overlay could not be completed and a reconstruction would be needed.

Public Works Superintendent Riemer commented that he would not anticipate that the road would deteriorate in that manner. He stated that roads are rated each year and if the condition fell in that manner, it would be moved up.

Chairperson Riley commented that perhaps a presentation could be provided to the full Council explaining the road condition rating and how that is done and the repairs that are needed at different points. He noted that there has been a lot of discussion related to funding, but it may help to have more explanation on the process behind the rating process as well.

City Engineer Westby provided additional explanation on pavement conditions and how they can be rated.

It was the consensus to place an item on a future Council worksession to provide additional details on pavement rating and to direct staff to complete necessary temporary asphalt repairs to Bowers Drive during the summer of 2022.

5.04: Consider Site Improvements to Parcel 46 and The Waterfront in The COR

Economic Development Manager Sullivan presented the case and stated that staff recommends gathering additional information on the cost of each facet of the project internally and report back to the Committee for further discussion.

City Engineer Westby provided additional details on the wetland impacts and the options for wetland replacement or the purchase of wetland credits which would have an additional cost. He also provided details on the ten-year recapture zone within the waterfront area.

Chairperson Riley asked if this half of The COR drains to the infiltration basin.

City Engineer Westby commented that the infiltration basin was designed to treat the entire area of The COR.

Councilmember Musgrove stated that it is her understanding that the infiltration basin would provide the ability to cover any building or development within The COR area. She asked if that only applies to the infiltration area of The COR or the entire area. She asked if the stormwater basin on parcel 46 could be filled in if the infiltration basin was designed for the entire area of The COR or whether there would be benefit to leaving that stormwater basin to be used for future development on that parcel.

City Engineer Westby replied that the infiltration basin covers the entire area of The COR, whether it is in the ten-year delineation zone or not. He stated that there is no infiltration occurring on parcel 46. He stated that there is a stormwater pond that was constructed as part of a different project when Armstrong Boulevard improvements were completed. He stated that the plan would be to relocate the wetland features in order to have the full site developable.

Chairperson Riley asked if there is a reason for where the wetlands were created.

Parks and Assistant Public Works Superintendent Riverblood commented that a wetland needed to be relocated and this was the place chosen at that time.

Councilmember Musgrove asked if the stormwater pond could remain on parcel 46 if all the lowland/wetland were filled.

City Engineer Westby commented that it would depend upon the development proposal.

Councilmember Woestehoff asked if the stormwater pond would continue to be required by the County for stormwater treatment.

City Engineer Westby confirmed that treatment would continue to be required.

Councilmember Musgrove asked if a wetland could be relocated beyond The COR area and suggested the old public works area.

City Engineer Westby replied that the wetland could be relocated outside of The COR. He was unsure of the hydrology of the old public works site. He noted that a consultant would look at City owned properties to determine a good site for relocation.

Councilmember Musgrove commented that it would seem the decision would be based on which option is more costly, relocation of the wetland or the purchase of wetland credits. She asked staff for input on what currently occurs when the City receives development interest in the parcel but then determines it is too costly because of the work that is needed, specifically whether they look at another parcel in Ramsey or move to another community. She stated that if developers were interest in other parcels, she would question how much the City should invest in the property at this time versus waiting until additional fill can be brought to the site through the development of other parcels.

Economic Development Manager Sullivan replied that the development interest in the site has been in the upper two thirds of the site to develop townhomes similar to other areas of The COR.

He stated that the idea is that this is a large tract of land and there is economy of scale for a developer to construct a number of homes on the parcel, therefore there are not many similar parcels in Ramsey. He stated that the other issue is related to timing and because the wetlands issues and timing is unknown, the developers have walked away. He stated that his suggestion was that there would be a way to make the needs of the waterfront site and this parcel work together. He stated that the upgrade of Zeolite Street would also be needed as part of the development of parcel 46. He provided additional details on the future land use and development potential of this area of The COR.

Councilmember Musgrove asked if the wetland would need to be filled for the residential development.

Councilmember Woestehoff confirmed that the site would need to be raised about three feet.

Parks and Assistant Public Works Superintendent Riverblood provided background details on the planning work that has been completed for the park and waterfront area. He commented that there would be value in grading, establishing turf, and planting trees for that site. He believed that this would make sense from a timing perspective but noted that this would be an issue of balancing costs. He asked if the Committee would like to go into the level of detail to obtain more cost information and details.

Chairperson Riley asked if there is a ballpark estimate.

Economic Development Manager Sullivan commented that there is not yet an estimate. He stated that more of the cost will be recouped through the sale of the retail development areas rather than the residential component.

Chairperson Riley commented that the City would be doing this work to get townhomes, as that is the interest in the parcel. He noted that does not seem to be a huge priority of the residents at this time.

Councilmember Musgrove stated that she prefers townhomes and like the product being constructed at the corner of Ramsey Boulevard and Bunker Lake Boulevard. She stated that she likes the idea of having business along Sunwood Drive. She asked if the expectation would be that the City could use the fill from the waterfront area for this purpose and whether that would be enough.

Economic Development Manager Sullivan commented that there is some dirt from that site but not nearly enough.

Chairperson Riley commented that the study would provide additional details on what would actually be needed.

Councilmember Woestehoff stated that he would be supportive of the additional study and agreed that making the site closer to shovel ready would provide benefit. He stated that there would be benefit, the question would be related to the cost and available funding.

Economic Development Manager Sullivan provided details on TIF and how that can be used. He stated that parts of this could be TIF eligible. He noted that if the costs are incurred in the next two years, they would be eligible expenses but reminded the group that the funds would also need to be generated through development.

Parks and Assistant Public Works Superintendent Riverblood commented that the costs are really unknown at this time because of the different factors involved. He believed that having the knowledge of the cost estimated would be very useful, even if the City chooses not to move forward on the project as that information could be shared with developers that come forward with interest.

Chairperson Riley confirmed that it appears everyone supports gaining more information.

Economic Development Manager Sullivan commented that Centra Homes is very interested in the residential portion of the property. He stated that it would be cheaper for the City to do the wetland work than it would be for the developer. He stated that there would need to be a decision on whether there is interest in completing that work.

Councilmember Musgrove commented that it would be nice to know where that process is and how it would impact the cost. She stated that she would like to see the stormwater pond stay along Armstrong and be lengthened.

Economic Development Manager Sullivan commented that the stormwater pond is the least important to move as that could be something developers design around or modify. He stated that the focus would be the wetland and removing it from the site.

Chairperson Riley confirmed that the group would like more information on the costs of moving the wetland and adding fill to the site.

Councilmember Musgrove believed that the Council should also have a discussion related to the guiding of the property.

Chairperson Riley commented that the Council has had that discussion several times before. He noted that he would support the fact-finding mission at this time.

Economic Development Manager Sullivan confirmed that staff would gather more information and report back to the Committee.

5.05: Consider Recommendation for City Council to Reject Bids for Water Treatment Plant Trunk Watermain Improvements, Improvement Project #21-08 (Previously Case 5.06)

City Engineer Westby reviewed the case and recommendation of staff and SEF to recommend that the City Council reject the bids for the Water Treatment Plant Trunk Watermain Improvements,

Improvement Project #21-08. It was noted that staff will present a case to the Council to reject the bids on January 25, 2022.

Councilmember Musgrove asked if the motion should include the intent to rebid in the fall.

City Engineer Westby stated that he would prefer to monitoring pricing and then bring something back for rebidding at that time.

Chairperson Riley confirmed that he would like to provide the flexibility to staff.

Councilmember Musgrove agreed that she would like to wait on this project until the time project materials possibly decrease in cost.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend that the City Council reject bids for the Water Treatment Plant Trunk Watermain Improvements, Improvement Project #21-08.

Further discussion: Councilmember Woestehoff commented that his biggest fear is that material costs are not going to decrease. He stated that water treatment plants were an allowed expense under the ARP and therefore the City is not the only one that will be completing this work. City Engineer Westby commented that while he agrees, the City already has its plans ready. He noted that staff will look into alternative materials as well that could perhaps decrease project costs.

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

5.06: Consider Boulevard Trees for the Barren Side of Sunwood Drive in The COR (Previously Case 5.05)

Parks and Assistant Public Works Superintendent Riverblood reviewed the case and stated that staff recommends issuing an RFP for this project, before spring/summer 2022, with a wide window for contractor completion of the work to obtain the best pricing, possibly with an alternative quotation option of a spring 2023 completion. City Council can assess the value and consider authorizing the addition of boulevard trees to Sunwood Drive once quotes are received.

Chairperson Riley asked if there is concern with losing the trees when sidewalks are installed.

Parks and Assistant Public Works Superintendent Riverblood replied that he believes that it could be feasible to add the sidewalk and not impact trees but agreed that it could be easier to complete a sidewalk without trees. He believed there is merit in obtaining quotes. He stated that they may find a nursery that wants to sell trees that are getting too large.

Chairperson Riley asked if the current trees have an irrigation system and whether that is necessary.

Parks and Assistant Public Works Superintendent Riverblood confirmed that irrigation would be necessary. He commented that it would add value to the trees and turf.

Councilmember Woestehoff commented that it would make sense to plant trees on the other side to make it appear more equal. He commented that the existing boulevard has power poles and asked if that would be included as well

Parks and Assistant Public Works Superintendent Riverblood commented that would be included but in a future phase.

Councilmember Musgrove stated that she could see a reason to continue to plant trees on the side they already exist to extend to the cul-de-sac. She asked the reason to install trees on the other side where there are already businesses that do not have trees.

Parks and Assistant Public Works Superintendent Riverblood identified the areas where both sides of the road have trees and the areas where only one side has trees.

Councilmember Musgrove commented that she is not in favor of this but agreed it could be a good idea to complete the RFP. She stated that she could support adding trees were there is potential development, but the other two areas should wait for development and that should be a portion of the developer's cost. She was unsure why the City would not leave that to the developers that will eventually come forward especially when there can be potential damage to trees during construction.

Parks and Assistant Public Works Superintendent Riverblood stated that he believes trees can be protected during construction. He stated that it is unknown when developers will come, noting that it has been almost 20 years since development in The COR began. He stated that when the City completes infrastructure improvements, development is attracted to that.

Councilmember Woestehoff commented that he does see that point. He asked if the City received credit back for landscaping completed when a development agreement is drafted. He stated that one other reason to complete this action now would be that wetland will be filled through the previous case action, and this would add additional greenery.

Economic Development Manager Sullivan commented that while it is always possible to roll that into the cost for land, developers will come back with all the fees and development costs they will be paying. He stated that he would hate to add another fee for that reason. He believed that the trees along the boulevard help marketability of the land, noting that larger trees add more value. He agreed that having a head start on the ability of the trees to grow helps to provide visibility to business when it does come in. He stated that there is development occurring within The COR.

Parks and Assistant Public Works Superintendent Riverblood commented that the trees will appreciate in value and the trees and irrigation line will add value to the land.

Councilmember Woestehoff commented that he would be in favor of seeing an alternate where this is only done on City property, with the option for private developers to participate at their own cost.

Councilmember Musgrove commented that she could see that this would be something considered for City owned land. She asked the source of funding, whether TIF or EDA funds could be used.

Economic Development Manager Sullivan commented that trees would not be eligible for TIF.

Parks and Assistant Public Works Superintendent Riverblood commented that the Finance Director may support this as an element of streetscape.

Economic Development Manager Sullivan commented that he would be very reluctant to use that type of funding.

Councilmember Musgrove commented that she would support using EDA dollars as the intention would be to make the area more marketable for development.

Chairperson Riley commented that they could leave the funding source open with the intention to review the use of TIF or EDA funds.

Economic Development Manager Sullivan commented that staff should then present this to the EDA to obtain its funding.

Councilmember Musgrove commented that if the trees can be protected from future development, she would have less concern. She asked the benefit or lack of benefit to add in the cost for the sidewalk and electricity, if TIF funds could be used. She commented that it would seem to make sense to go into that area one time to complete those improvements.

Councilmember Woestehoff commented that the difference would be the substantial cost difference. He stated that while it is a good idea in terms of efficiency, the trees are a good long-term investment that could be done now while the sidewalk could sit dormant for ten years.

Chairperson Riley agreed that while he likes the idea, trees would gain value, but the sidewalk would lose value.

Parks and Assistant Public Works Superintendent Riverblood commented that a sidewalk would have a design cost of about $20,000 and then a full bidding process would need to be followed. He agreed that a sidewalk would have a cost in excess of about $500,000 to $700,000.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to authorize an RFP for the installation of boulevard trees and irrigation on City owned properties in The COR, consistent with the proposed Capital Improvement Project.

Further discussion: Councilmember Musgrove asked that discussion occur with the other property owners to determine if they would like to participate as well. Chairperson Riley agreed that he would love to see other property owners participate but would not want the City to be paying for improvements on private property.

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

6. COMMITTEE / STAFF INPUT

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

City Engineer 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.

Chairperson Riley asked for an update on how the new Public Works Facility is functioning.

Public Works Superintendent Riemer commented that the facility has been working great, providing details on efficiency that has been added by the new layout and features within the building/site.

6.02: Review Future Topics Calendar

City Engineer Westby reviewed the future topics calendar.

Chairperson Riley noted that there has been a lot of discussion related to parks, specifically improving existing parks equipment versus adding new parks. He asked if this is something that should come to the Public Works Committee.

Parks and Assistant Public Works Superintendent Riverblood provided examples of items within the parks that have come to the Committee and would continue to do so, such as capital improvements, providing the examples of shelter roof replacement and boardwalk improvements. He noted that the Park Commission is implementing the new Playground Replacement Policy, which was previously approved by the City Council. He noted that notifications will be mailed to the neighborhood surrounding Rabbit Park. He noted that those responses will be reviewed by the Park Commission at its March meeting. He stated that two parks that have playground equipment that is not used will come before the Council to be declared as surplus and those items would then be removed. He recognized the turnover in the parks/public works departments that have caused delays.

Chairperson Riley commented that he would prefer to have less stuff in better condition than more stuff in bad condition.

Councilmember Musgrove asked if there have been any comments about the Bear Park lights.

Parks and Assistant Public Works Superintendent Riverblood commented that the parts have been ordered and will be installed in the spring.

Councilmember Musgrove asked if the water conservation incentives were part of the watershed-based funding.

City Engineer Westby replied that was part of the water efficiency grant the City received. He confirmed that there are still available funds, and the City will be requesting that the Council allow water efficient washing machines to be added to the list of eligible items.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 8:18 p.m.

Respectfully submitted,



_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **6. 1.**

Meeting Date: 02/15/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

The purpose of this case is to provide available updates. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

Staff contacted the developer, Riverside Development Company, and has since received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot continue to retain any of their clients financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff is therefore preparing to return all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson they informed City Staff that any wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but Staff instructed them to construct the wall per the plans. However, Bogart-Pederson is willing to share their topographic survey with the City so we can look at the potential for relocating the wall within the Highway 47 right-of-way.

Any efforts to relocate or extend the existing sound wall could not begin until the ground thaws in the spring of 2022. This would include collection of additional topographic survey to determine where a sound wall could effectively be constructed along the corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement on Highway 47.

Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Staff estimates construction costs for a similar noise wall would be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the existing wall within the Highway 47 right-of-way and to extend the wall to the north end of the Ramsey Villas North plat, if possible, and a minimum construction cost of $125,000 to extend the wall through the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Timeframe:

Staff estimates 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance.

Funding Source:

Funding amounts and sources will be discussed in detail on March 15th.

Recommendation:

Staff does not have a recommendation at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

Attachments

Xkimo Ct residents requests

Xkimo Ct resident email

Sound wall gap figure

Sound Wall Pictures

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	02/10/2022 03:55 PM
Kurt Ulrich	Kurt Ulrich	02/10/2022 03:59 PM
Form Started By: Bruce Westby		Started On: 02/10/2022 10:49 AM
Final Approval Date: 02/10/2022		

From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

  · If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

  · If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

  · Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

    · Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior

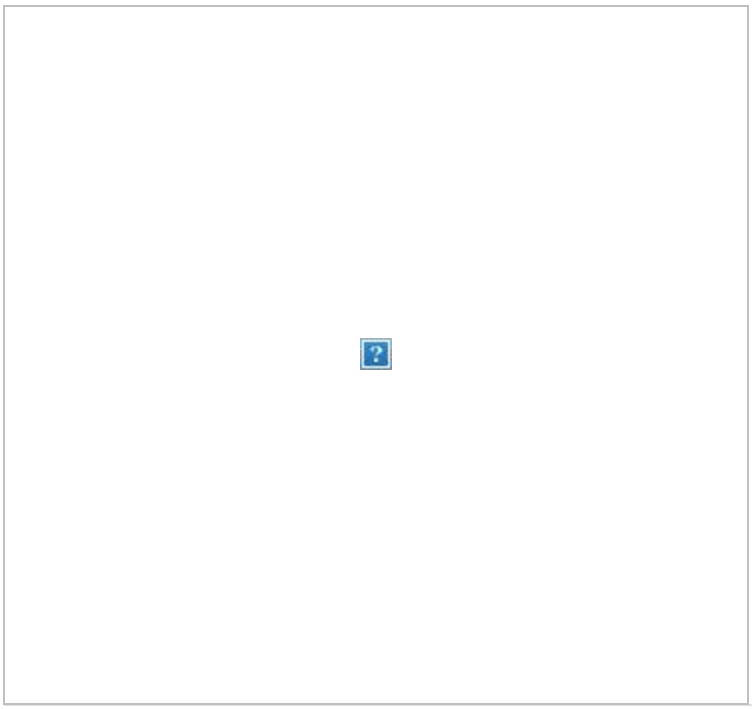
    · Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

  · Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.

From:	Chloe McGuire Brigl
To:	Richardx.Bailey
Cc:	"rjeo13@gmail.com"; Ted Blakley; Tim Gladhill
Subject:	RE: [EXTERNAL] RE: Project 20-117
Date:	Monday, March 22, 2021 1:24:26 PM
Attachments:	image004.png image001.jpg image003.png

I've cc'd Tim Gladhill, Deputy City Administrator, to see what that process would be to request it from the City Council or see if it's in any of our current plans!
The good news is that the noise wall should cover your homes, it will extend along the blue property line on the west along 47, which extends a bit north of your homes. However, I do understanding having it the full length of 47 would help as well.



From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 1:13 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117
Thanks Chloe,
What would be the process to request the city continue the noise barrier from the edge of the property line to where the existing noise barrier is [I believe it's about a block further up 47]? The reason I ask is we've continued to experience a significant amount of road noise since the Stoney River facility was built up across 47 [assuming due to reverberation], so would like to request the city take the opportunity to improve this too.
Thank you~

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Monday, March 22, 2021 10:46 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Great question –
We will require it be the same treatment, height, and size as the adjacent noise wall to the north so it will look consistent to the adjacent properties. The noise wall adjacent to this project measures at: approximately 69" tall posts, with 6 foot long seconds of 3 inch deep panels. It will extend to the edge of the property line for this project (we can't require that they build outside the property lines).
Best,
Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 10:40 AM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Thanks Chloe! One added question regarding the noise barrier- has the height/length/type been shared yet? I'm assuming it will extend further north along 47 beyond just where the new homes will be built, but wanted to confirm too. [I'm cc'ing my neighbor Ted whose property is directly next to the new builds as well].
Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Sent: Monday, March 22, 2021 10:36 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>
Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Rick –
Thanks for reaching out, and good timing. Tomorrow night, the development agreement for this project is slated to be approved by the City Council. This agreement gives the City an assurance that the project will be completed to City standards, and we hold a financial security to ensure that. After that is approved, our Engineering Team holds an internal pre-construction meeting to talk through some of the items you've noted below.
I've cc'd our City Engineer, Bruce Westby, on this email, who hosts those meetings for the City.
I will work to get some preliminary answers to your questions, and then after our pre-construction meeting, we will have more firm answers for you.
Thanks,
Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 10:02 AM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Chloe,

I hope you're doing well! I was wondering if you could provide an overall update regarding the below project. I also am wondering specifically regarding:

- Expected start date/duration
- Anticipated hours/days of work— I wanted to make sure with the nice weather there is some balance so we're not hearing construction early in the morning until late at night.
- Sequence of activity if able [one house @ a time, or all three @ once, when is the Noise Barrier going in etc]
- How traffic/congestion within the cul de sac will be handled during construction, or will construction vehicles be able to park on the CTY 47 side vs. within the cul de sac?

Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Sent: Wednesday, July 8, 2020 8:21 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>
Subject: [EXTERNAL] RE: Project 20-117

This Rick –

Thanks for your email. There is an agenda item for this project here, which you may find helpful. It answers a lot of your questions. But I'll also answer them specifically below.

- **Noise:** Staff has recommended a noise barrier along 47 included in the next step.
- **Traffic:** I will request that something is considered to this end with the preliminary plat submittal. Likely this number of homes is not enough to trigger a traffic study, but we could request a stacking diagram to ensure that the cul-de-sac functions properly. Staff has recommended a reduction in the number of homes from 4 to 3, which may help alleviate some of your concerns in terms of morning traffic.
- **Home Type:** Proposed at this time are 4 detached villa (single family) patio homes. The grading plan isn't completed yet, but the engineer for the project indicated that it is likely one or two of the homes will have basements to help accommodate the sloping onsite. The homes will be held to the same standards as a home like yours in terms of height, building materials, etc. These are not multi-unit properties – but instead single family homes on slightly smaller lots.
- **Is the final review/approval something that citizens have a vote regarding:** Short answer is no. Development projects like this are reviewed by Staff, then they are reviewed by the Planning Commission (Thursday's meeting) who makes a recommendation to the City Council. The City Council makes the final decision. For a project like this where the zoning isn't changing, if the project meets all of our standards, we approve it. This site is zoned for R-2 residential and guided for Medium Density Residential (4-7 units per acre) which is typically attached townhomes or detached villas.
- **Is this city owned property or privately held:** Privately held.
- **What is the timing of the development:** We are in the first stage of the project, and the project has no approvals yet. Land is subdivided through a three step process:
    1. Sketch Plan (this step) – high level drawing so the City can identify red flags, and

note items that should be included in the full plan set submitted in the next step. So far, the items Staff has identified are noise, as you noted, as well as a recommendation to reduce the number of lots onsite from 4 to 3 to better match the neighborhood.

2. Preliminary Plat – engineering plans
3. Final Plat – construction documents and legal agreements

Best,
Chloe

Chloe McGuire Brigl, AICP | cmcguire@cityoframsey.com
Senior Planner
City of Ramsey | Community Development
P: 763-433-9821 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, July 6, 2020 4:26 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>
Subject: Project 20-117

Hi Chloe,

My name is Rick Bailey, and I live @ 5021 Xkimo Ct. Nw. We received the notice of the sketch plan application for Project #20-117 in our cul-de-sac, and had a few questions/concerns I'm hoping you can assist with.

The biggest question/concern around the project for us is a potential increase to an already problematic noise level. Since the building of Stoney River across County 47 (which seems to deflect traffic noise in our direction), coupled with a noticeable increase in traffic in general, noise volumes are already undesirably high. The only noise buffer we have between us and 47 are the woods on the property being discussed for development. Regarding this, could there be included a requirement of any developer to preserve some of the woods as well as have them be responsible for building a high quality noise barrier, similar to what exists farther up 47 towards Alpine? I'm hoping something of this nature would both help control the noise issue as well as preserving a balance of urban and rural/nature that Ramsey values.

A second question/concern, would be around the increase in traffic. Xkimo St., which we intersect with, has a particularly high level of traffic given the presence of Holiday, and as it's used as a thoroughfare for other neighborhoods, causing a bottleneck near the traffic lights. What this means for us, is that it can be a challenge to get out of the cul-de-sac because traffic actually blocks our street depending on the time of day. Adding 4 more households seems like it would exacerbate the issue, not to mention the morning traffic may cause the driveways of the new homes to be blocked while others in the cul-de-sac wait to enter traffic onto Xkimo St.

I also wanted to find out more on the type of homes that are being considered. Is there a photo/ nearby development that could be a reference for what these would look like? Can you confirm if these will be single family owned homes vs. multi-unit or rented properties?

Other questions would be:

Is the final review/approval something that citizens have a vote regarding?

Is this city owned property or privately held?

What is the timing of the development?

Thanks in advance!

Rick

Rick Bailey | ⊙Target | Sr. Manager | Planning, Alignment, & Program Management |FRS Operations and Product Team

Office 612.696.0878 | **Email RichardX.Bailey@Target.com**



TH 47 Sound Wall Gap



7/12/2021, 3:59:38 PM

0 0.0175 0.035 0.07 0.105 0.14
mi









PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, February 15, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Parks and Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes

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

- Regular Meeting Minutes dated November 16, 2021
- Regular Meeting Minutes dated January 18, 2022

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

5. COMMITTEE BUSINESS

5.01: Appoint Chair and Vice-Chair of the Public Works Committee

Public Works Superintendent Riemer noted that this is an annual action of the Committee and opened the floor for nominations.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to appoint Chris Riley as Chairperson and Debra Musgrove as Vice-Chair of the Public Works Committee.

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

5.02: Consider Replacement Options for the Rivers' Bend Park Monument

Parks and Assistant Public Works Superintendent Riverblood reviewed the case and recommendation of staff for the Committee to provide input and then solicit additional quotes to be forwarded to the City Council for the replacement of the Rivers' Bend monument.

Chairperson Riley commented that the entrance sign to the park is important as the parks have to be labeled and easy to find. He stated that they have discussed a coordinated effort to ensure the design could be used in other parks as well.

Councilmember Musgrove asked if input is desired on the location of the wording.

Parks and Assistant Public Works Superintendent Riverblood stated that he did not request that as part of the case but agreed that would need to be decided at a later time and would welcome input on that as well.

Chairperson Riley asked if staff has a preference on the aluminum versus concrete.

Parks and Assistant Public Works Superintendent Riverblood replied that his only concern with aluminum would be that it could be dented but noted that has not occurred on a similar sign at The Draw. He noted that the vendor commented that they have also not seen the material dented on a sign. He stated that there could be some decay on the cedar posts near the soil line over time. He commented that concrete is durable but some of the cost is the logistics of getting that material to the site and the appropriate footings.

Councilmember Musgrove commented that she believes the word placement is a consideration as it would have a factor on the size of the sign. She stated that she favors the aluminum sign with the wood as that would fit better into the neighborhood feeling. She stated that she would favor stacking of the words and logo in order to keep the sign size small.

Parks and Assistant Public Works Superintendent Riverblood commented that he agrees with the stacked style.

Chairperson Riley agreed that would be an appropriate size and material for the sign as it is a neighborhood sign and does not need to be large in order to catch someone's eye.

Councilmember Woestehoff agreed with the aluminum and wood sign.

Parks and Assistant Public Works Superintendent Riverblood asked if this item should go forward as a Consent Agenda item for the Council or whether it should be a regular agenda item. He provided a summary of the previous discussion from the Parks and Recreation Commission related to park signage.

Chairperson Riley asked if there was a decision on the monument sign for Bunker Lake Boulevard and 47 sign and whether that is moving forward with the park sign or as a separate project.

Parks and Assistant Public Works Superintendent Riverblood noted that would be a separate project because of the easement and power that would be needed for the Bunker and 47 monument in order to allow the park sign to move forward on its own.

COMMITTEE / STAFF INPUT

6.01: Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

City Engineer Westby provided updates on the sound wall since the last discussion including responses received from Riverside Development Company and its legal representation as well as the design engineer, Bogart-Pederson. He also provided cost estimates for the different options.

Councilmember Musgrove appreciated the update. She asked if there has been any discussion on potential funding sources.

City Engineer Westby stated that staff is still gathering data on the options and then developing the associated costs with those options. He did not believe there is any potential funding from MnDOT for the project and commented that the City would have to use internal funds.

Councilmember Musgrove asked if this would be eligible for the County HRA funds.

City Engineer Westby replied that he was unsure but could check on that.

Councilmember Woestehoff asked if there would be any possibility to construct another section of wall upon the existing wall.

City Engineer Westby replied that the wall would not be able to support that additional weight.

Chairperson Riley asked if the City has instituted any new policies or procedures to avoid repeating this mistake in the future.

City Engineer Westby replied that staff always tries to learn from these things and will continue discussions on how this could be avoided in the future. He commented that this was a development that went through quickly when staff was extremely busy.

Councilmember Woestehoff acknowledged that a sound wall does not come up that often. He noted that an issue identified on the preliminary plat is that it was identified as a six-foot fence rather than a sound wall. He noted that if it would have been identified as a sound wall, perhaps engineering would have picked up on the mistake.

Councilmember Musgrove thanked staff for continuing to work on this and improve the process. She asked if part of that area could be filled, then constructed a wall on the fill.

City Engineer Westby replied that they could look at the grades but noted that fill is also expensive. He stated that if there is an opportunity to cost-effectively add fill outside of the MnDOT right-of-way and avoiding utilities, that option could be reviewed.

6.02: Staff Updates on Improvement Projects and Items of Interest

City Engineer 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 Musgrove thanked staff for the great work. She commented that the flashing lights at Sunwood and Bunker are working great.

6.03: Review Future Topics Calendar

Councilmember Musgrove suggested adding an item related to checks and balances, using the sound wall as an example.

Councilmember Woestehoff stated that perhaps a discussion could be added related to the rating of City streets.

City Engineer Westby commented that staff intended to bring that item to a Council work session.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:05 p.m.

Respectfully submitted,



_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 2.**

Meeting Date: 05/17/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff then contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. Bogart-Pederson said they informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but that Staff instructed them to construct the wall per the plans, which was done. Bogart-Pederson said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way.

Staff also contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property but MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine who the property owners are.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Since February, Staff has confirmed that the developer's engineer will provide their topographic survey data and utility as-built data to allow City Staff to further explore options for relocating, constructing, or extending sound walls within MnDOT's Highway 47 right-of-way. Staff anticipates receiving this data very soon. However, additional topo survey will be needed to determine where a sound wall could effectively be constructed along the Highway 47 corridor, especially if the wall is to connected to the existing 6-foot tall sound wall approximately 900-feet to the north. Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall.

As previously discussed, Staff estimates construction costs for a similar sound wall to be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the existing wall within the Highway 47 right-of-way. To extend the wall past the north end of the

Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall would require a minimum construction cost of $125,000. These are construction cost estimates only and do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Four pictures of the existing sound wall are attached to this case. Staff anticipates bringing more detailed information to the Committee for discussion on June 21st.

Timeframe:

Staff estimates up to 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

The purpose of this case is to provide new updates, with the intent of providing a more significant update on June 21st and to seek further direction from the Committee as to next steps at that time.

Funding Source:

Funding amounts and sources will be discussed in more detail on June 21st.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on June 21st.

Attachments

Sound Wall Gap Diagram
Xkimo Ct resident email
Picture 1
Picture 2
Picture 3
Picture 4

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/12/2022 01:48 PM
Brian Hagen	Brian Hagen	05/12/2022 03:25 PM
Form Started By: Bruce Westby		Started On: 05/11/2022 10:50 AM
Final Approval Date: 05/12/2022		

TH 47 Sound Wall Gap



7/12/2021, 3:59:38 PM

0 0.0175 0.035 0.07 0.105 0.14
mi

From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
    - If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
        - Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
        - Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey
    - Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.







PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, May 17, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Parks and Assistant Public Works Superintendent Mark Riverblood
Utilities Supervisor John Nelson
Community Development Dir./Deputy City Administrator Brian Hagen

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

It was suggested to change the order of items 5.1 and 5.2 as well as cases 5.4 and 5.5.

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

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

4. APPROVE MINUTES

4.01: Approve April 19, 2022 Meeting Minutes

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

Regular Meeting Minutes dated April 19, 2022

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

5. COMMITTEE BUSINESS

5.02: Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

City Engineer Westby reviewed the staff report and provided an update on the progress of the sound wall east of State Highway 47, north of Xkimo Street.

Councilmember Woestehoff asked what should be expected at the next meeting, specifically whether there would be a truer design and cost estimate.

City Engineer Westby confirmed that the plan would be to have options for where the wall could be run. He also hoped to have construction cost estimates.

Councilmember Musgrove stated that if the wall could be put on private property to avoid relocation of utilities, that would be better. She stated that she would like to see the costs for both options. She asked and received confirmation that the cost estimate for the option on private property would include fill if it was needed.

Chairperson Riley invited residents to provide input.

Rick Bailey, 5021 Xkimo Court, expressed his thanks for the City continuing to move this forward. He commented that the noise levels continue to rise with the warmer weather and appreciated the effort.

Chairperson Riley commented that they are doing their best to deal with a bad situation.

Ted Blakely, 5041 Xkimo Court, stated that he was hoping there would be more progress by this time of year. He asked if there is an expectation that there would be a wall constructed this year or whether this will continue to drag on.

City Engineer Westby replied that he would be very surprised if construction could occur this year. He stated that it will take time to develop a design on paper that could be submitted to contractors for bids, He commented on the length of time necessary to bid and award a project along with ordering of materials. He believed this would more than likely be a 2023 project if it were to move forward.

Chairperson Riley commented that all of the administrative work would be completed this year, but the construction would not occur until 2023.

Mr. Blakely recognized that the intent is to present options at the June meeting and asked for information on how the decision-making process would occur.

Chairperson Riley commented that the committee would make a recommendation at the June meeting and that would be forwarded to the City Council for review two weeks after that meeting.

Ms. Blakely asked if there is a cost variance built into the bidding process. She used the example of locking in a bid but then the cost of lumber changes.

City Engineer Westby replied that when the City bids projects, the lowest responsible bidder is awarded the contract and at that time the price is locked in.

Councilmember Musgrove asked for staff feedback on potential signage and/or enforcement in order to provide relief of the noise from the street.

City Engineer Westby replied that staff could bring that information back but noted that it would be a jurisdictional issue because 47 is a State Highway.

Mr. Blakely commented that the developers have built two of the three proposed houses. He asked if the third house has been approved for construction. He stated that if that home has not yet been approved for construction, perhaps the wall could be incorporated into that build.

City Engineer Westby replied that he does not have knowledge of that and would need to verify with the Building Official.

Chairperson Riley commented that this is just a bad situation as the development, including the wall, was approved and additional conditions could not be added.

Councilmember Woestehoff stated that he would be interested in the cost for what should have been done, rather than extending it further beyond that point. He commented that if the item is not fully ready at the June meeting, he would prefer to save the presentation for the next month with a complete presentation rather than continue to have residents attend for half updates.

Councilmember Musgrove commented that she would be interested in seeing the item in June if there is feedback desired by staff, even if the item is not fully ready.

City Engineer Westby commented that it appears there is consensus for staff to wait to bring this item back until the item is fully prepared, which may delay the item until July.

Chairperson Riley agreed that the estimate should be to extend the wall to the end of the plat and not pursue an extension.

Councilmember Musgrove commented that she believed that the previous discussion involved extending the wall to the edge of the wetland, which is further than the plat.

Councilmember Woestehoff stated that if he recalls, the wall was originally planned to run through part of the third lot.

Chairperson Riley commented that he feels strongly that the City should do what was originally approved on the development plan for the wall. He did not believe they should extend past that point.

5.01: Review Nonconforming Traffic Sign Policy

Public Works Superintendent Riemer reviewed the staff report and recommendation to continue the practice of following the MUTCD and not install what are considered nonconforming traffic signs.

Councilmember Musgrove appreciated the work that staff has put into this research. She stated that she does not support changing the policy to install additional signs based on the information in the case.

Chairperson Riley asked if the requesting resident has been provided with this information as well.

Public Works Superintendent Riemer confirmed that the resident was sent this information as well. He stated that if this door were opened, this type of signage could be requested for every block in the city.

Councilmember Musgrove commented that in 2010 the signs were $200 and asked the cost today.

Public Works Superintendent Riemer estimated about $250 per sign.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to continue the practice of following the MUTCD and not install what are considered nonconforming traffic signs.

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

5.03: Tennis Court Maintenance; River's Bend, Fox, and Central Parks

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to proceed with the reconditioning of the courts at River's Bend and Fox Park as soon as practicable and also proceed with paint-caulking approximately 950 feet of cracks (three colors) at Central Park this spring as well.

Chairperson Riley recognized that River's Bend and Central Park get a lot of use. He asked for details on the usage of Fox Park and whether that should be considered for removal.

Parks and Assistant Public Works Superintendent Riverblood replied that part of the approved strategic plan included developing a plan to address the infrastructure. He noted that all courts would be evaluated for use in 2031. He noted that the court is used semi-regularly and there is a basketball hoop as well. He stated that staff believes that this investment is warranted and that it could be evaluated in the future for use.

Chairperson Riley asked if there would be more care taken of the court.

Parks and Assistant Public Works Superintendent Riverblood confirmed that they would work on ongoing maintenance.

Councilmember Woestehoff referenced River's Bend, which has four courts, and asked if this would be an opportunity to split the court with two tennis courts and two pickleball courts.

Parks and Assistant Public Works Superintendent Riverblood confirmed that was his thought as well, but he has received resident feedback requesting all the tennis courts to remain. He stated that Riverdale Park would be a good opportunity to look at that conversion.

Councilmember Musgrove referenced the bids within the case and asked if the base is included on both alternates one and two.

Parks and Assistant Public Works Superintendent Riverblood replied that the contractor's recommendation was to remove all the posts, but staff believes that only two need removal. He explained the elements that would be included in the not to exceed cost.

Councilmember Musgrove noted the one-year warranty for the work with the exception of cracks. She asked if the same warranty would be included for all projects and asked if the fill would need to be done every year.

Parks and Assistant Public Works Superintendent Riverblood replied that the pickleball players are very particular and the cracks really bother them. He confirmed that cracks will continue to occur on all the courts each year, but it is basically an aesthetic concern.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend to City Council, the reconditioning of the courts at River's Bend, Fox Park, and crack filling Central Park in the amount of $38,400 to be funded by the Capital Maintenance Fund.

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

Chairperson Riley suggested again amending the agenda to consider Item 5.04 next.

5.04: Progress Update on Water Treatment Plant

Steve Nelson, AE2S, reviewed the project schedule and noted that the bidding documents have been updated with the most recent bidding market information. He noted an adjustment to the construction schedule as well due to the market and difficulty in obtaining certain materials. He stated that the material costs have also been adjusted to match the known market costs. He reviewed alternate renderings based on the input received from the Planning Commission but noted the additional cost those elements would add. He reviewed additional design details for the interior of the space.

Chairperson Riley asked if these are based on real and current values.

Mr. Nelson confirmed that they are using data from recent real-world bids on similar projects. He noted that they are still including a 15 percent contingency as well, which is a bit high at this stage to allow for a conservative estimate.

Councilmember Musgrove stated that she does not support the addition of the bump outs. She noted that during the tour of the Andover facility, it was noticed that they were missing a way to get into a certain space and asked if that has been incorporated into this design.

Mr. Nelson provided additional details on that access point within the plans.

Councilmember Musgrove referenced the monitors and asked the cost to have two sets versus one set as well as the frequency of use that would be estimated. She did not believe that people tour water plants very often and therefore perhaps one monitor would be enough.

Mr. Nelson agreed that seems like a bit of overkill. He stated that having two monitors would be good but perhaps they both be placed on the left side. He stated that the monitors would be recommended over art that becomes outdated.

Councilmember Woestehoff asked if the wall it would be mounted to would be concrete or paneled. He suggested that the cable be run during construction as that would provide a cost savings compared to adding those later. He asked if there are zero offices in the building.

Mr. Nelson confirmed that there are no offices as there would not be a person in the building at all times.

Councilmember Woestehoff stated that the monitors are great as they provide a method of gaining information quickly and could also be used for tours. He referenced areas mentioned for storage and asked if that is for water storage.

Mr. Nelson confirmed that is for backwash water storage. He commented on the progressive things they have done with design to reduce costs and improve efficiency.

Chairperson Riley commented that he does like breaking up the large wall and suggested that the funds be found to do that.

Councilmember Woestehoff asked if the lights in the building would be motion based, as the building would not be occupied at all times in order to save energy costs. He asked if the internet services and such would be connected to the public works facility for efficiency.

Councilmember Musgrove asked if the bump outs would be on all four sides, or just one side.

Mr. Nelson replied that the bump outs would be on just one side to break up the façade.

Councilmember Musgrove commented that without lights you could not really see the bumps outs. She noted that this is a functional building, and she would prefer to spend that money inside rather than on the outside.

Councilmember Woestehoff commented that he agrees that something should be added to break it up because of the height of the facility.

Chairperson Riley noted that this is not something that needs to be discussed in depth at this time and the cost is marginal compared to the entire project cost. He stated that he does not believe the lighting will be necessary, just the bump outs. He appreciated that this is still moving forward, and progress is being made. He noted that the increased cost would be funded through bonding. He asked when the piping project would be next discussed.

City Engineer Westby commented that will come back in the next few months.

5.05: Selection of a Backup Power Supply for Water Treatment Plant

Utilities Supervisor Nelson reviewed the staff report and recommendation to select Option 1 to purchase the tier #2 generator for emergency use only and not participate in the Peak Shaving Program offered by Connexus Energy.

Councilmember Musgrove asked if there would be potential that the generator could also backup the public works building.

Utilities Supervisor Nelson commented that it would cost more to run the wire to public works than it would to get a small generator for the public works building, as that building would require a much smaller generator.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend to City Council to selection Option 1 to purchase the tier #2 generator for emergency use only and not participate in the Peak Shaving Program offered by Connexus Energy.

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

5.06: Discuss Short Term Need to Increase Funding of Pavement Management Program

City Engineer Westby reviewed the staff report and recommendation to increase the number of streets reconstructed each year to address the upcoming bubble of streets reaching the end of their useful lives, which were constructed between 1975 and 1985.

Public Works Superintendent Riemer provided photos of a project staff recently completed that used 30 tons of asphalt in three days. He stated that there were 97 work orders to begin the season with and 47 of those are similar patching jobs. He stated that these are the same staff members that need to handle other public works duties and the asphalt work is overwhelming. He noted that those patching improvements also only provide temporary improvement. He stated that the budget

for asphalt is $24,000 and noted that the material alone for the one job was $2,000. He stated that there are many areas in the city in similar condition that cannot be fixed by shoveling material out of a truck.

Chairperson Riley commented that this does seem very inefficient and asked what else could have been done.

Public Works Superintendent Riemer replied that this work should have been done 20 years ago. He stated that those roads are all due for reconstruction. He commented that the workload and number of continued calls from residents is overwhelming.

Chairperson Riley commented that more recently they have switched to reconstruction of roads in poor condition rather than overlay. He asked staff to provide more information on mill and overlay.

City Engineer Westby reviewed the general costs for mill and overlay projects versus reconstructions. He reviewed the criteria used to determine when an overlay would work or whether reconstruction is needed. He stated that if you mill and overlay a road in too poor of a condition, the cracks would just come back through and the life of that improvement would not be realized. He stated that he would never recommend a mill and overlay for streets needing reconstruction. He noted that they are attempting to do more mill and overlay projects on the roads that would benefit in order to fulfill the full life of those roads, and the roads needing reconstruction are simply waiting for their time. He noted another option may be to add a light reconstruction option to reduce project costs while achieving a twenty to forty-year design life, allowing more streets to be reconstructed each year to reduce annual maintenance needs.

Councilmember Woestehoff recognized that about $20,000,000 is needed in the next five to ten years to fund these needed reconstruction improvements. He stated that he would prefer to stick with the reconstruct and overlay options and not gamble on the light reconstruction option.

Chairperson Riley asked what has changed from six years ago when the original estimate and plan was developed.

Councilmember Musgrove asked for, and obtained, clarification on roads included on the list that she believed did not need reconstruction. Staff confirmed that all those roads are accurate.

Chairperson Riley commented on the potential to borrow against MSA funds but recognized that would impact the availability of funds in the future as well.

Councilmember Woestehoff asked that a map be provided showing both the reconstructs and overlays.

Chairperson Riley noted that it was mentioned that some of the further out roads on the plan could be overlayed earlier to extend the lifespan and asked if that would help.

City Engineer Westby replied that staff could look at that to see if that could help in the area of funding but did not believe much hope should be placed in that option.

Chairperson Riley recognized that these are problems and asked if there are possible answers as well.

City Engineer Westby replied that the intent was to bring this forward for discussion. He stated that the $3,000,000 available in ARPA funds would help to address a portion of this, and staff can review the CIP to determine if any adjustments could be made based on today's discussions. He stated that bonding is an option. He reviewed the available options to fund road improvements noting that if they are going to stay with the levy option for financing, they could look at advancing MSA funds with additional bonding.

Chairperson Riley asked if they could bond without assessing.

Community Development Director/Deputy City Administrator Hagen stated that the biggest thing that sticks out to him is that 40 percent of the roads were constructed during a 10-year time period. He asked if there would be an opportunity to push a few roads out ten years. He stated that perhaps that would be a scenario where the light reconstruct would work as well. He noted that it would be helpful to prevent this same scenario from happening again in 30 to 40 years.

Councilmember Woestehoff agreed that perhaps doing overlays on the better-quality roads in the list would help to push those lifespans and stagger future improvements. He stated that he has always believed that ARPA funds would be better used by the water treatment facility but noted that he would rather bond more for the water treatment facility than to bond for both types of improvements.

Councilmember Musgrove asked if the roads marked in black and grey on the map could be further broken down by priority and whether they could receive an overlay to reflect a better cost projection. She commented that roads and clean water are a priority, and we need to figure out a way to make it work.

City Engineer Westby replied that the roads marked in black and grey would not be recommended for overlay. He agreed that the intention would not be to setup another bubble for future maintenance needs. He noted that staff can complete field reviews and the complaints that have been received.

Councilmember Woestehoff stated that he would love to see a "if money were no object" plan. He stated that he would also like to see a map showing the number of complaints received.

Councilmember Musgrove asked for an update on the change in rating system that had been mentioned in the past.

City Engineer Westby replied that staff plans to bring that case forward to a Council worksession in June for further discussion.

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects and Items of Interest

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

6.02: Review Future Topics Calendar

City Engineer Westby reviewed the future topics calendar. He commented that City staff have been incredibly busy this year with all the projects going on and complaints being received. He noted that staff is attempting to address some of the additional items on the list but recognized that they may be delayed.

Councilmember Woestehoff referenced the signs that say City of Ramsey with the population and asked when those would be updated with the new census numbers.

Public Works Superintendent Riemer replied that MnDOT updates the signs on their roadways. He commented on the difficulty in accessing some of the sign locations.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 7:56 p.m.

Respectfully submitted,



_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 3.**

Meeting Date: 10/19/2021

By: Bruce Westby, Engineering/Public Works

Title:

Receive Sound Wall Request Letter from Residents East of State Highway 47, North of Xkimo Street

Purpose/Background:

Attached is a copy of an email recently received by the City Engineer/Interim Community Development Director from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, after meeting with the residents on site. The email respectfully requests the following items be pursued by the City of Ramsey:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Staff has not yet begun to work on a response letter, and is awaiting Committee direction.

If the Committee would like an estimate of the costs to construct sound walls as requested, Staff can prepare an estimate and present it at the next regular Public Works Committee meeting.

Attached is an email from MnDOT with responses to Staff's questins regarding external funding sources. At this time it does not apprea that external funds are available to extend the sound wall. However, Staff will continue to explore external funding sources for such sound wall improvements.

It is too late in the year to begin construction of a sound wall in 2021, so at best this work could be completed in 2022. This would require the collection of topo survey this fall or next spring to determine where a sound wall could effectively be constructed along this corridor. In order for a sound wall to be affective it should be constructed at a height extending at least 6-feet above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Timeframe:

Staff estimates 25 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the residents that submitted the email that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance.

Alternatives:

Alternative #1 – Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Attachments

Xkimo Court Residents email

MnDOT Sound Wall email

Staff email to Xkimo Court residents

Sound Wall Gap Figure

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	10/14/2021 04:08 PM
Kurt Ulrich	Kurt Ulrich	10/14/2021 04:13 PM
Form Started By: Bruce Westby		Started On: 10/14/2021 02:51 PM
Final Approval Date: 10/14/2021		

From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
    - If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
        - Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
        - Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey
    - Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.

From: Ries, Natalie (DOT)
To: Bruce Westby
Cc: Barnes, Melissa (DOT); Wiltgen, Jennifer (DOT)
Subject: RE: TH 47 noisewall extension north of Xkimo Street in Ramsey
Date: Tuesday, July 13, 2021 4:56:21 PM
Attachments: image002.png
image003.png

Hi Bruce,

There could be an option to build the wall within MnDOT's ROW. But I think the preference would be for the wall to be on the private property, especially if there is still an opportunity for the developer to build the wall as part of a new development. Here's the official language:
If a municipality wishes to construct a barrier on MnDOT's right of way, they must submit plans certified by a registered engineer or landscape architect to be reviewed by MnDOT before constructing. Per State Statute 429.021 subdivision 1, the municipalities are given the power to make these improvements.

I'm not aware of any funding availability for this type of work. Residential developments must be built prior to 1997 in order to be eligible for the Metro Standalone Noise Wall Program (aka retrofit program/ranking list), so a new development wouldn't be eligible for program funding. The only other time MnDOT would analyze noise abatement for this area is if we had a Type 1 federally-funded project on TH 47 that expanded capacity or significantly shifted the roadway.

Just to clarify – I don't think that either of the walls you mentioned are MnDOT noise walls, correct? I'm not seeing any MnDOT-owned assets along this stretch of TH 47 in or asset database. The older wall looks like it could be on MnDOT property but it doesn't look like our typical noise wall design: https://www.google.com/maps/@45.234705,-93.3998485,3a,75y,125.04h,75.4t/data=!3m6!1e1!3m4!1sAlTVzXq8Gsdfdz4QllpBRQ!2e0!7i13312!8i6656

Thanks!

Natalie Ries
Noise/Air Quality Program Supervisor
MnDOT Metro District
Address: 1500 West County Road B2 • Roseville, MN 55113
Email: Natalie.Ries@state.mn.us
Phone: (651) 234-7681

DEPARTMENT OF TRANSPORTATION

From: Bruce Westby <bwestby@ci.ramsey.mn.us>
Sent: Monday, July 12, 2021 4:09 PM
To: Ries, Natalie (DOT) <natalie.ries@state.mn.us>
Subject: TH 47 noisewall extension north of Xkimo Street in Ramsey

This message may be from an external email source.
Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Natalie:

Some residents are asking for the noisewall that was constructed along Highway 47 north of Xkimo Street as part of the Ramsey Villas North development this spring/summer to connect to the existing wall located over 900-feet north of Xkimo Street. I am wondering if MnDOT would allow the wall to be constructed within their right-of-way, or whether the wall would need to be constructed on private property. Also, are you aware of any funding that might exist for such work?

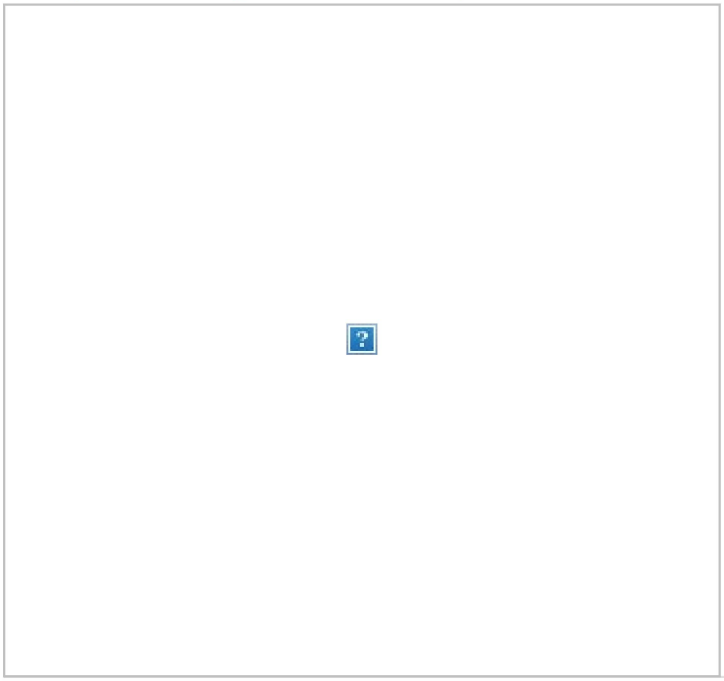
Thanks, Bruce

Bruce Westby, P.E., City Engineer
7550 Sunwood Drive NW | Ramsey, MN 55303
763-433-9825 (Direct) | 763-647-4485 (Cell)
bwestby@cityoframsey.com
www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

From:	Chloe McGuire Brigl
To:	Richardx.Bailey
Cc:	"rjeo13@gmail.com"; Ted Blakley; Tim Gladhill
Subject:	RE: [EXTERNAL] RE: Project 20-117
Date:	Monday, March 22, 2021 1:24:26 PM
Attachments:	image004.png image001.jpg image003.png

I've cc'd Tim Gladhill, Deputy City Administrator, to see what that process would be to request it from the City Council or see if it's in any of our current plans!
The good news is that the noise wall should cover your homes, it will extend along the blue property line on the west along 47, which extends a bit north of your homes. However, I do understanding having it the full length of 47 would help as well.



From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 1:13 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117
Thanks Chloe,
What would be the process to request the city continue the noise barrier from the edge of the property line to where the existing noise barrier is [I believe it's about a block further up 47]? The reason I ask is we've continued to experience a significant amount of road noise since the Stoney River facility was built up across 47 [assuming due to reverberation], so would like to request the city take the opportunity to improve this too.
Thank you~

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Monday, March 22, 2021 10:46 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Great question –
We will require it be the same treatment, height, and size as the adjacent noise wall to the north so it will look consistent to the adjacent properties. The noise wall adjacent to this project measures at: approximately 69" tall posts, with 6 foot long seconds of 3 inch deep panels. It will extend to the edge of the property line for this project (we can't require that they build outside the property lines).
Best,
Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 10:40 AM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Thanks Chloe! One added question regarding the noise barrier- has the height/length/type been shared yet? I'm assuming it will extend further north along 47 beyond just where the new homes will be built, but wanted to confirm too. [I'm cc'ing my neighbor Ted whose property is directly next to the new builds as well].
Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Sent: Monday, March 22, 2021 10:36 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>
Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Rick –
Thanks for reaching out, and good timing. Tomorrow night, the development agreement for this project is slated to be approved by the City Council. This agreement gives the City an assurance that the project will be completed to City standards, and we hold a financial security to ensure that. After that is approved, our Engineering Team holds an internal pre-construction meeting to talk through some of the items you've noted below.
I've cc'd our City Engineer, Bruce Westby, on this email, who hosts those meetings for the City.
I will work to get some preliminary answers to your questions, and then after our pre-construction meeting, we will have more firm answers for you.
Thanks,
Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 10:02 AM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Chloe,

I hope you're doing well! I was wondering if you could provide an overall update regarding the below project. I also am wondering specifically regarding:

- Expected start date/duration
- Anticipated hours/days of work— I wanted to make sure with the nice weather there is some balance so we're not hearing construction early in the morning until late at night.
- Sequence of activity if able [one house @ a time, or all three @ once, when is the Noise Barrier going in etc]
- How traffic/congestion within the cul de sac will be handled during construction, or will construction vehicles be able to park on the CTY 47 side vs. within the cul de sac?

Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Sent: Wednesday, July 8, 2020 8:21 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>
Subject: [EXTERNAL] RE: Project 20-117

This Rick –

Thanks for your email. There is an agenda item for this project here, which you may find helpful. It answers a lot of your questions. But I'll also answer them specifically below.

- **Noise:** Staff has recommended a noise barrier along 47 included in the next step.
- **Traffic:** I will request that something is considered to this end with the preliminary plat submittal. Likely this number of homes is not enough to trigger a traffic study, but we could request a stacking diagram to ensure that the cul-de-sac functions properly. Staff has recommended a reduction in the number of homes from 4 to 3, which may help alleviate some of your concerns in terms of morning traffic.
- **Home Type:** Proposed at this time are 4 detached villa (single family) patio homes. The grading plan isn't completed yet, but the engineer for the project indicated that it is likely one or two of the homes will have basements to help accommodate the sloping onsite. The homes will be held to the same standards as a home like yours in terms of height, building materials, etc. These are not multi-unit properties – but instead single family homes on slightly smaller lots.
- **Is the final review/approval something that citizens have a vote regarding:** Short answer is no. Development projects like this are reviewed by Staff, then they are reviewed by the Planning Commission (Thursday's meeting) who makes a recommendation to the City Council. The City Council makes the final decision. For a project like this where the zoning isn't changing, if the project meets all of our standards, we approve it. This site is zoned for R-2 residential and guided for Medium Density Residential (4-7 units per acre) which is typically attached townhomes or detached villas.
- **Is this city owned property or privately held:** Privately held.
- **What is the timing of the development:** We are in the first stage of the project, and the project has no approvals yet. Land is subdivided through a three step process:
    1. Sketch Plan (this step) – high level drawing so the City can identify red flags, and

note items that should be included in the full plan set submitted in the next step. So far, the items Staff has identified are noise, as you noted, as well as a recommendation to reduce the number of lots onsite from 4 to 3 to better match the neighborhood.

2. Preliminary Plat – engineering plans
3. Final Plat – construction documents and legal agreements

Best,
Chloe

Chloe McGuire Brigl, AICP | cmcguire@cityoframsey.com
Senior Planner
City of Ramsey | Community Development
P: 763-433-9821 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, July 6, 2020 4:26 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>
Subject: Project 20-117

Hi Chloe,

My name is Rick Bailey, and I live @ 5021 Xkimo Ct. Nw. We received the notice of the sketch plan application for Project #20-117 in our cul-de-sac, and had a few questions/concerns I'm hoping you can assist with.

The biggest question/concern around the project for us is a potential increase to an already problematic noise level. Since the building of Stoney River across County 47 (which seems to deflect traffic noise in our direction), coupled with a noticeable increase in traffic in general, noise volumes are already undesirably high. The only noise buffer we have between us and 47 are the woods on the property being discussed for development. Regarding this, could there be included a requirement of any developer to preserve some of the woods as well as have them be responsible for building a high quality noise barrier, similar to what exists farther up 47 towards Alpine? I'm hoping something of this nature would both help control the noise issue as well as preserving a balance of urban and rural/nature that Ramsey values.

A second question/concern, would be around the increase in traffic. Xkimo St., which we intersect with, has a particularly high level of traffic given the presence of Holiday, and as it's used as a thoroughfare for other neighborhoods, causing a bottleneck near the traffic lights. What this means for us, is that it can be a challenge to get out of the cul-de-sac because traffic actually blocks our street depending on the time of day. Adding 4 more households seems like it would exacerbate the issue, not to mention the morning traffic may cause the driveways of the new homes to be blocked while others in the cul-de-sac wait to enter traffic onto Xkimo St.

I also wanted to find out more on the type of homes that are being considered. Is there a photo/ nearby development that could be a reference for what these would look like? Can you confirm if these will be single family owned homes vs. multi-unit or rented properties?

Other questions would be:

Is the final review/approval something that citizens have a vote regarding?

Is this city owned property or privately held?

What is the timing of the development?

Thanks in advance!

Rick

Rick Bailey | ⊙Target | Sr. Manager | Planning, Alignment, & Program Management |FRS Operations and Product Team

Office 612.696.0878 | Email RichardX.Bailey@Target.com



TH 47 Sound Wall Gap



7/12/2021, 3:59:38 PM

0 0.0175 0.035 0.07 0.105 0.14 mi

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, October 19, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: City Engineer Bruce Westby
Economic Development Manager Sean Sullivan
Civil Engineer II Joe Feriancek
Tom Bakritges, Capstone Homes
John Dobbs, Re/Max Results

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve September 21, 2021, Meeting Minutes

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

Regular Meeting Minutes dated September 21, 2021

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

5. COMMITTEE BUSINESS

5.01: Discuss Potential Pedestrian Crossing at Hwy 47/142nd Avenue

City Engineer Westby reviewed the case and the staff recommendation to work with MnDOT in 2027 to explore safe alternatives for a pedestrian crossing in the area.

Councilmember Musgrove asked if there are trails planned through the parks department for that area on that side of the street.

City Engineer Westby replied that there are no plans at this time.

Councilmember Woestehoff commented that it appears there is a section of sidewalk along 47 on the west side but a segment appears to be missing that would provide connection to a controlled intersection.

City Engineer Westby confirmed there is a segment missing and there are currently no plans to make such connections.

Councilmember Musgrove referenced the undeveloped parcels and asked if there has been discussion to improve the area where pedestrians have created a trail. She asked if there are plans to improve that trail area.

City Engineer Westby replied that he is unsure and noted that they are attempting to wait for development to bring that connection.

Economic Development Manager Sullivan commented that the undeveloped parcel is City owned and there had been discussion of the City putting in that trail segment, but it would be difficult to predict what development would bring and what the trail segment would need to look like.

Chairperson Riley stated that this segment has been identified on the trail gap list for many years. He stated that perhaps that segment should be pushed more.

Councilmember Musgrove stated that it would make sense to look into that option in working with MnDOT, as students use that segment to get to the high school. She agreed that it would be worth looking into because it has been discussed for a long time.

Councilmember Woestehoff stated that he would support the recommended motion to work with MnDOT in 2027 but would also support that segment being working into the parks system discussion for trail gaps. He did not however believe that striping and a flashing signal would create a safe pedestrian crossing in that location.

City Engineer Westby confirmed that there is no immediate plan to push the improvement before 2027, but to think about that area as opportunities arise to fill the trail gaps.

Councilmember Woestehoff stated that he would be interested in creating a trail improvement and if the eventual developer does not like that trail, they can change it. He clarified that the trail segment he is mentioning would go south, west of Hwy 47 to Bunker Lake Boulevard.

City Engineer Westby stated that staff can discuss that option and bring it back to the Committee.

Chairperson Riley stated that he was thinking about the east side of the road from 142nd towards Xkimo going north.

Councilmember Musgrove commented that both sides would be worth looking into.

Chairperson Riley agreed that it would not make sense to create a pedestrian crossing at 142nd.

City Engineer Westby commented that this would be added to the future topics list to bring back in the spring.

5.02: Consider Revised Cost Share Framework for Riverdale Drive Extension Improvement Project Related to Riverstone South; Case of Capstone Homes and Pearson Properties of Ramsey

Economic Development Manager Sullivan reviewed the staff report and noted that staff has worked hard to bring forward a creative solution to fund the Riverdale Drive Extension and tree preservation credit that utilizes MnDOT grants, Ramsey HRA funds and PIR funds. This project will open up more land for residential and commercial/industrial development and increase safety for existing and future Ramsey residents and businesses. Staff recommends that the City Council approve the revised Cost Share Framework including Tree Preservation, including the City contribution to the County property, updating planned grant fund revenue and ROW acquisition cost.

Chairperson Riley commented that there are a lot of numbers and there has been a lot of previous discussion on this topic. He asked if the developer is comfortable with the proposed plan.

Tom Bakritges, Capstone, confirmed that staff did an excellent job in its presentation, and this is several years in the making, through collaboration and they agree with what is presented. He stated that weather permitting, this plan would allow them to begin construction in February or March of 2022. He stated that they have been meeting weekly with staff and everyone agrees this would be the best path forward.

John Dobbs, representing the Pearsons, agreed with the comments of Tom Bakritges. He commented that Economic Development Manager Sullivan has stepped into this and done well in the past few months. He stated that the Pearsons support this proposal.

Councilmember Woestehoff stated that if the developer wants to build in early 2022, he would be curious as to when the road would be constructed.

City Engineer Westby replied that staff has been working through that in the past few weeks after receiving grant funds. He explained the review process that is necessary from MnDOT in order to use those funds. He stated that if the Committee accepts the framework, staff would bring this forward to the Council on October 26th and request development of plans for the road and utilities. He stated that they would propose to work on those two elements separately in order to complete the utilities while awaiting MnDOT approval for the road plans. He estimated that the road project could be bid in July with contract award and the work to be completed by September 2022.

Councilmember Woestehoff asked if that timeline would align with the schedule of the developer.

Mr. Bakritges replied that they will be constructing homes. He noted that there is an existing farm road that runs through the County property and can be utilized for construction. He stated that schedule should align with them.

Chairperson Riley asked for clarification on the numbers proposed with the cost share and the agreement for cost share between the Pearsons and Capstone.

Economic Development Manager Sullivan stated that the Pearsons and Capstone already have an agreement on how they will share the cost, based on the linear footage. He stated that Capstone does not want to contribute more than their linear footage and they are not willing to change their agreement.

Chairperson Riley understood there is a separate agreement between Capstone and the Pearsons but noted another option which would avoid using the PIR fund.

Economic Development Manager Sullivan stated that this scenario utilizes voluntary assessments. He stated that under the scenario that Chairperson Riley presented, Capstone would pay a larger assessment, which they have stated they are not willing to do. He stated that the scenario mentioned by Chairperson Riley would in essence reopen negotiations.

Mr. Dobbs stated that the Pearson agreement is in writing with Capstone and goes back to before a time when a proposal was presented to the City. He stated that it is not something that would easily be renegotiated as it goes back to the time the purchase of the property was first discussed.

Mr. Bakritges stated that the cost share that was previously agreed upon is still maintained through this revised agreement, although he understood that the funds the City will be using for its portion are now different. He stated that the City was unable to receive grant funds for the tree purchase and this would still allow for the project and road construction to move forward.

Economic Development Manager Sullivan commented that the point of Chairperson Riley is valid in that if everyone could agree, they could use HRA funds and not use the PIR fund but from a negotiation standpoint they could not reach that point.

Councilmember Musgrove commented that she is glad to see the County property price reduced. She stated that the City has asked for the tree area to be preserved and because staff has looked for other options, that did not work out, she would be comfortable moving forward in the method

proposed. She stated that there are a lot of benefits to having the Bowers Drive access changed onto Highway 10, which helps existing residents.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend that the City Council approve the revised Cost Share Framework including Tree Preservation, including the City contribution to the County Property, updating planned grant fund revenue and ROW acquisition costs, and the Public Works Committee feels that a contribution to a collector road has a broader public benefit and that the revised cost share framework is close to the original framework originally approved (non-binding) by the City Council.

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

5.03: Receive Sound Wall Request Letter from Residents East of State Highway 47, North of Xkimo Street

City Engineer Westby reviewed the staff report and asked for input from the Committee.

Chairperson Riley invited the residents to provide input.

Ted Blakely, 5041 Xkimo Court, commented that staff did a great job providing background and describing what they are looking for. He stated that he and his wife have lived in their home for about 20 years and when they first moved in there was less traffic on Highway 47. He stated that since that time there has been an increase in traffic and the noise levels increased after the senior living home was constructed west of Highway 47. He believed that perhaps the noise is bouncing off that building towards the other residential properties. He stated that when they sit on their deck, they often have to pause conversation until loud vehicles pass by. He stated that he can also hear traffic inside his home because of the noise level. He stated that there is a walking path along 47 and the sound wall further up the road provides a huge difference in mitigating the noise from traffic. He stated that many of the residents that live on the cul-de-sac now work from home and therefore have no escape from the traffic noise, therefore the issue can become a bigger problem.

Rick Bailey, 5021Xkimo Court, commented that he is hugely dissatisfied with the experience they are having because of the impact of loud traffic noise. He agreed that he and his wife have to stop conversations when sitting outside because of loud traffic. He commented that he has lived in his home for 13 years and the problem has exponentially increased during that time. He commented on the impact the noise has perpetually and it impacts their quality of life.

Mr. Blakely agreed that the problem wears on them daily and decreases their level of satisfaction in living in that area.

Mr. Bailey commented that the speed increases at the stoplight and therefore traffic accelerates at that point.

Megan Blakely, 5041 Xkimo Court, commented that they are the closest house to the road. She stated that at some point they lost leverage with the builder and asked if there were a part of the

City process that would include visual inspection of the land. She asked whose responsibility it would be to ensure the intent of the sound wall is provided. She stated that she is concerned that this will result in a way that makes them want to move from the cul-de-sac.

Mr. Bailey stated that his email included a drawing showing the noise wall extension going further than it does extend.

Chairperson Riley asked if the error was on the City or developer. He asked if the recourse against the developer has been lost.

City Engineer Westby commented that he can see what was communicated with the residents and agreed that does not align with the plan. He stated that what was built did align with the approved plan. He stated that the last 18 months have been a difficult situation to operate in with numerous people working remotely, acknowledging that communication has lacked and there has been change in staff members that perhaps broke down the process. He stated that moving forward, staff needs to be clear with the residents and developers as to what a wall of this manner would be. He stated that it was never stated in resolution or agreement that the wall would be from the southwest corner of the plat to the northwest corner, that the wall would be six feet in height from the existing pavement, etc. He stated that in future cases, staff will ensure that language is clear, and those specifications are made. He did not think it was the fault of any one person or thing. He stated that the proposed grading was not on the noise wall plan, which only showed existing grading. He acknowledged that the existing and proposed grading are different.

Councilmember Woestehoff asked if the noise wall to the north is in the Highway right-of-way.

City Engineer Westby commented that he believes that is on private property.

Councilmember Woestehoff commented that he feels the pain of the residents as he lives off Variolite where traffic moves at high speeds. He stated that he would not support the sign about the noise law as he feels that will entice people to move at higher speeds. He stated that in terms of leverage with the developer, there were notes from the Planning Commission review which states that the wall would be consistent with the existing noise wall. He noted that the EPB also suggested a noise study.

City Engineer Westby replied that he is unsure if the study was completed.

Councilmember Woestehoff stated that he believes this should be continued to be worked on as it is a problem worth solving and the developer should be involved.

City Engineer Westby stated that he has not reached out to the former Community Development Director to see if he has input that could provide assistance. He commented that could be useful moving forward. He noted that he would also follow up on the study and review various past sets of minutes. He stated that the noise wall to the north appears to be within the easement, just outside of the MnDOT right-of-way.

Councilmember Woestehoff asked if the same conditions exist in the area being discussed.

City Engineer Westby replied that the easement ends where the noise wall ends. He stated that this is an undeveloped corridor moving south and there are some trees that provide a buffer as well.

Councilmember Musgrove stated that if a sound wall were built on the other side of the trail, they would not be in the right-of-way.

City Engineer Westby replied that when you reach the west plat line, MnDOT right-of-way comes into play which is why the wall was constructed in the area it exists.

Mr. Bailey stated that when standing on the trail, you can look down on the wall.

Chairperson Riley commented that it is a six-foot-tall wall, it is just in a hole.

City Engineer Westby commented that the developer believes that the wall covered the homes they constructed, whereas the expectation of the existing residents was that the wall would extend further. He confirmed that the plans were approved by the City in the manner constructed.

Councilmember Musgrove thanked the residents for providing input and continuing to express their opinions. She stated that from the beginning the concern of the residents and Planning Commission was that there would need to be a sound wall there. She stated that she agrees that there needs to be a change to how the description is recorded. She noted that the intent was to have a wall similar to the other walls along 47, which are up high and provide a barrier. She stated that she does not feel that it would be worth addressing it more with MnDOT. She stated that there are not funds available. She asked if MnDOT has any future project plans in that corridor that could impact that wall.

City Engineer Westby stated that MnDOT only has plans to complete an overlay of the corridor in 2027. He stated that when they complete that overlay, they will review whether widening or pedestrian improvements are needed but they do not plan for expansion. He stated that he is not aware of any such improvements, noting that pedestrian improvements were already made at this intersection and Alpine Drive.

Councilmember Musgrove commented that posting signs and increasing enforcement would not provide the desired outcome. She asked staff to focus on potential funding and cost estimates to have a sound wall installed that met in the intent of the Planning Commission and City Council. She was unsure how it would look to have two sound walls and was unsure if the developer would be in agreement with the City moving the wall of the developer to the desired location. She asked the typical timing for sound wall installation.

City Engineer Westby stated that in terms of timing for a noise wall, it would depend on the circumstances. He noted that generally grading would begin and the noise wall would be installed during that time when utility work is completed. He stated that if the noise study was not completed, the City could go back to the developer and that could provide leverage.

Councilmember Woestehoff commented that he believes that they should talk to MnDOT because of the right-of-way that would be needed to complete the sound wall for those additional properties. He commented that would make it a continuous wall with the property to the north, which is more visually pleasing and would provide sound mitigation. He stated that if a new wall were constructed on the other side of the trail, he would simply remove the existing wall.

Councilmember Musgrove commented that if a sound wall is placed on the street side of the sidewalk there would be less visual impact for drivers. She commented that if the sound wall is placed on the other side of the sidewalk, it would be less likely to have impacts on future road projects.

Councilmember Woestehoff agreed that as they move towards the intersection, he would want to ensure there is sufficient visibility for drivers.

Chairperson Riley asked if the direction is for staff to pursue what would be necessary to construct the wall. He also asked for input from staff on the different elements that have been discussed. He stated that he would prefer the wall extend to the end of the plat where it was intended. He stated that he would also want to engage the developer as it sounds like there is blame to be shared, therefore he would support a cost share.

Councilmember Musgrove asked if the additional could be priced out as it appears to be a small portion.

Chairperson Riley commented that he does not believe that section is small but noted that staff could provide a general cost estimate as an alternative.

Mr. Blakely asked if there could be a compromise to extend the wall further, although recognized it may not be able to extend all the way to the other sound wall.

City Engineer Westby confirmed that he has sufficient direction.

Mr. Blakely asked for input on the timeline for that process.

City Engineer Westby replied that the Committee will meet again in November but does not meet in December. He commented that staff has a lot of work to complete in order to provide meaningful answers and responses to address this issue. He noted that perhaps staff could bring this back in January or February.

5.04: Consider Recommending City Council Authorization to Prepare Plans and Specifications for 2022 Pavement Management Program Projects

City Engineer Westby reviewed the staff report and recommended that the Committee recommend that the City Council authorize preparation of plans and specifications for 2022 Pavement Management Program projects.

Councilmember Musgrove asked if there was a 79 percent increase in the cost.

City Engineer Westby replied that the cost should not have been that much different.

Councilmember Musgrove referenced Autumn Heights, which is projected similar to expected. She asked what staff used as an estimated cost increase.

Civil Engineer II Feriancek stated that he went back and reanalyzed using the cost per mile formula. He stated that they budgeted a one percent increase for the next five years in order to build in inflation. He stated that there may need to be some soil corrections in Autumn Heights, which may be reflected in the increase.

Councilmember Musgrove commented that she believed Autumn Heights to be a reasonable increase compared to the other projects.

Mr. Feriancek stated that those projects are looked at differently because of the improvements needed.

Councilmember Musgrove referenced Waco Street and asked if it would be cheaper to reconstruct and leave the curb where it is if the residents like that.

Mr. Feriancek replied that he believes the condition of the curb and gutter is good and there would be spot replacements. He stated that they have not looked at the alternative of leaving that in place. He noted that while the upfront costs may be higher, they would be doing multiple overlays in the future and there would be additional plowing time as well.

City Engineer Westby agreed that the upfront costs would be higher but there would be operational and maintenance savings in the future. He stated that staff could attempt to review the options on cost.

Councilmember Musgrove stated that she believes it would be worth getting the input from the residents on that road.

Chairperson Riley asked if that could be included as an alternative. He stated that he would be interested in the cost difference before they go out to bid.

City Engineer Westby stated that the item could be pushed to the next Committee meeting in order to provide that additional information.

Chairperson Riley stated that he is only interested in the cost estimates for the options and would not direct staff to solicit input from the neighborhood.

Councilmember Woestehoff stated that he likes the narrowing as it would save staff time and provide consistency. He recognized that there would be a higher cost now, but there would be savings in the future.

City Engineer Westby provided clarification on the width of the road and right-of-way. He noted that segment is extremely wide and is the only street of that width in the area.

Councilmember Woestehoff asked if the additional information could be a part of the recommendation to the Council, rather than bringing this back to the Committee and causing a delay. He stated that he is personally comfortable with the project as outlined but if there is a desire to see the other option, that should be presented at the Council to continue the timeline.

Councilmember Musgrove confirmed that she would be comfortable with the additional information being provided to the Council.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council authorization to prepare plans and specifications for 2022 Pavement Management Program projects, along with alternative options for Waco Street.

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

6. COMMITTEE / STAFF INPUT

6.01: Receive Staff Updates on 148th Lane NW Cul-de-Sac and Easement Vacations

City Engineer Westby provided an update on the 148th Lane NW cul-de-sac and easement vacations.

Mr. St. Claire stated that their home was built before the easement was placed on the property and before the other neighbor constructed a home and moved into the property. He stated that when they had to obtain the variance there were some misleading things. He commented that they had to sign something, which they should not have had to. He explained that the current detached garage is 11 feet from the easement. He stated that when they wanted to construct the pole building, the opinion of City staff changed on where the front yard was for their property. He stated that the variance was based off the interpretation that the front yard was now their side yard. He stated that when they were going through the variance process, City staff encouraged them to pursue vacation of the easement as that would negate the need for a variance. He stated that when they spoke with the neighbor, they stated that they were not planning to develop but wanted the option to sell for development in the future, which is why they moved forward with the variance. He stated that they continued to do what staff said was necessary in order to move forward. He stated that if the City wants to make a turnaround, they do not have a problem with that, but if they plan to extend further, he would have an issue. He stated that the interpretation of City staff on where his side yard and front yard are located have complicated things. He identified where his garage and pole building are located. He commented that they are okay with whatever has to be done, they just want to be able to pave their driveway at some time and plan for what will be done in the future.

Councilmember Musgrove stated that the case mentions that public works would like a cul-de-sac or turnaround before winter. She stated that the St. Claires have been working on their variance

and issue for over 18 months. She asked what would be stopping the City from vacating the St. Claires' portion of the easement and allowing any future needs to be accommodated by the other property if that property wants to develop. She commented that the St. Claires have done a lot in trying to make things work and follow the path they are directed upon.

Chairperson Riley commented that the variance has been issued and clarified that the issue remaining is related to the vacation of the easement.

City Engineer Westby identified the right-of-way that would be necessary for a full cul-de-sac, which would go way into the driveway and therefore would not be an option. He stated that staff has discussed this and decided to take that off the menu because it would not work. He stated that in order to allow the other property to develop, perhaps four or five lots could be created on that other property. He stated that if that property owner wanted to retain the existing home, they would need to ensure the setbacks work. He stated that they are attempting to avoid issues in the future without knowing what would happen in the future. He stated that they want to ensure that whatever is done, the property could be served by the roadway. He stated that staff could work with the St. Claires to develop the solution.

Mr. St. Claire confirmed that they are willing to work with staff.

Chairperson Riley asked the benefit that this would provide to the City.

City Engineer Westby replied that he does not have an answer for that.

Chairperson Riley asked if it would be a mistake to let the easement go and then need it back in the future.

City Engineer Westby confirmed that would complicate future development if that were to occur.

Mr. St. Claire commented that Ramsey Elementary has a wetland preservation teaching path and walkway through the back of the school and the area behind his home. He stated that they have zero artificial light in the back of the property, which is home to several different types of wildlife. He stated that homes do not have to be built everywhere. He stated that the neighborhood is all old houses, and it would not make sense to develop new homes on the same road. He noted that if the other property is developed, it could be served by a private road.

Mrs. St. Claire commented that if there were a road put in, it would change the character and use of their property.

Mr. St. Claire commented that whatever the City wants to do, it would need to take over a section of their property. He commented on the landscaping, trees, and boulders on their property.

Mrs. St. Claire commented that they have been in a spot where they do not know what will happen and has put them in the position twice to have conversations with their neighbor which they do not want to have as they have not been pleasant.

Chairperson Riley commented that it would seem that the City would get a turnaround of some sort out of this, as there is currently not adequate space for a turnaround.

Councilmember Musgrove stated that there appears to be a 66-foot easement on the 25-foot-wide dirt road and asked if that is normal or unusually wide for a little country road. She asked if the road would ever be constructed wider.

City Engineer Westby replied that right-of-way varies from 60 to 80 feet. He stated that 66 feet of easement would accommodate any standard road design, gravel or bituminous.

Councilmember Musgrove stated that part of the recommendation to vacate the easement through the planning process was because there was no desire to develop. She stated that if a turnaround were constructed, trucks would be able to turn around and if there is future development the easement on the other side of the road could be used to make that happen.

City Engineer Westby stated that in the case the St. Claire easement is vacated, the easement on the other side would remain. He stated that the concern would be how to transition onto the other property.

Mr. St. Claire commented that it would be doable to use the turnaround to get onto that other property.

Councilmember Musgrove asked if a portion of the easement could be vacated due to the existing setbacks and variance issued. She noted that would help to alleviate concern that the St. Claires have with where the road would be located in the future.

Councilmember Woestehoff stated that he understands the perspective of the St. Claires, but the property to the south also has rights. He stated that it would be tough to vacate an easement that may be needed in the future.

Mrs. St. Claire stated that if the easement is vacated, she would be able to maintain a line of privacy between the properties.

Councilmember Woestehoff commented that there is nothing new impending or scheduled to occur, and therefore there is no urgency to make a decision. He stated that from his perspective, doing nothing is always an option and in this case is the option he would suggest.

Chairperson Riley asked if there would be intention to pave to the end of the easement, if and when it is paved.

City Engineer Westby stated that based on the other uses he would not see a benefit to paving to the end with the exception of building a cul-de-sac for full around ability for emergency vehicles. He stated that if an emergency vehicle had to go down the road, there is no way to turnaround with the exception of using a driveway.

Chairperson Riley asked if there would be any compromise, such as narrowing the easement and whether that would accomplish some goals but keep rights in place.

City Engineer Westby replied that if the intent is to serve properties with a road, if the property to the south develops, the road would need to swing south and that would probably preclude them from keeping the existing home.

Councilmember Woestehoff commented that would be the problem of the developer and not the City.

Councilmember Musgrove commented that it appears the home to the south is setback further than the St. Claire home.

Mrs. St. Claire confirmed that their home is close to the roadway, along with their garage and septic.

Councilmember Woestehoff stated that at the end of the day, everything is replaceable if it is gravel. He stated that perhaps there is a way to create a turnaround within the existing easement and it remain gravel.

Mr. St. Claire commented that the hammerhead they proposed would be 33 feet by 66 feet and would allow a large fire truck to complete a three-point turn.

Councilmember Musgrove commented that the hammerhead would allow for turnaround space for emergency vehicles and service vehicles than currently exists. She stated that would provide for the needs at this time. She stated that if the hammerhead is completed, she would like to see the St. Claire easement vacated.

Mr. St. Claire commented that they are okay with the way the road is.

Mrs. St. Claire commented that this situation just keeps coming up and it is stressful to not have a plan or something certain.

Mr. St. Claire commented that if the City wants to remove trees to create a large cul-de-sac, they would have to live with it but is unsure what the point would be.

Chairperson Riley asked if the hammerhead could be constructed at this time as it would exist within the easement.

Mr. St. Claire commented that would be 100 percent within the easement.

City Engineer Westby commented that the St. Claires agree with the hammerhead, but they would also need to consult the neighbors to the south.

Mr. St. Claire commented that the neighbors to the south support a hammerhead.

Mrs. St. Claire commented that it continues to be a loop where they need to react and respond to things that change on the City's end. She expressed frustration with the process they have gone through the past 18 months.

Councilmember Musgrove referenced direction from the Planning Commission that was given in April of 2020 for staff to begin work on vacating the easement, which did not happen and is where the frustration comes from. She noted that the residents follow through on what they needed to for the variance and home occupation permit, but the City never followed through on the vacation of the easement.

City Engineer Westby stated that generally 60 foot is the minimum right-of-way or easement the City would want. He stated that perhaps there could be an option to vacate a strip of the easement or whether the property owner desires the entire easement vacated.

Mr. St. Claire commented that it would not make sense to have a ten-foot strip, as that still creates a jam in the future. He commented that the property to the south does not intend to develop their property but does not want to lose the value of their property for the time it will be sold. He noted that the property to the south could still have buildable lots and maintain their value with the St. Claire portion of the easement vacated. He stated that someone could purchase the property that wants horses and then the property would not develop, but the value would still be realized at the time of sale.

Mrs. St. Claire commented that there could still be buildable lots on the property to the south with the vacated easement on their property, noting that the road could go through the property to the south to access homes, if homes are eventually built.

Chairperson Riley commented that his issue is that the City currently has something, and he would need to justify why the City would give away something it already has that could be needed in the future.

Mr. St. Claire commented that he would respond that it is because of bad planning. He stated that his home was allowed to be constructed where it is and where the detached garage was allowed to be placed. He noted that the opinion of front and side yard changed from City staff in 2020. He stated that he should have never been required to go through the expense and time to obtain a variance to construct the pole building. He stated that even during the variance discussions he was told by City staff to vacate the easement and they chose to go through the variance process in order to avoid problems for other properties.

Mrs. St. Claire stated that they had to go through the variance process because they were strong armed by City staff. She commented that they only live on the property, and they do not complete landscaping work on the property.

Mr. St. Claire commented that this would fix something the City was wrong about and would be a situation in which the City could do the right thing.

Chairperson Riley commented that if the City vacated this easement and the property to the south wanted to develop in the future, would it then be the responsibility of that property owner to provide sufficient easement for the road. He asked if there would be any liability for the City in vacating the easement.

City Engineer Westby replied that he could not answer that.

Councilmember Woestehoff acknowledged that the property owners have gone through a lot. He stated that if the easement is vacated, that could bring more problems in the future, perhaps just not for the St. Claires.

Mr. St. Claire commented that if a hammerhead were installed it would provide turnaround space. He noted that if a cul-de-sac were built, the City would need to purchase wetland credits.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to recommending City Council to keep the easement necessary to construct the turnaround and vacate any remaining easement on the St. Claire property the easement contingent upon consultation with the City Attorney to ensure that vacating the easement would not provide issues of liability for the City.

Further discussion: City Engineer Westby stated that staff would like to get the turnaround in before winter. Chairperson Riley commented that staff should determine what is necessary for the turnaround and then proceed. He stated that he would prefer the hammerhead design but would support what is needed.

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

Chairperson Riley briefly recessed the meeting.

Chairperson Riley reconvened the meeting.

5. COMMITTEE BUSINESS (Continued)

5.05: Consider Recommending City Council Authorization for Flashing Yellow Arrow Study at the Intersection of Sunwood Drive and Ramsey Boulevard/CSAH 56

City Engineer Westby reviewed the staff report and asked for input from the Committee.

Chairperson Riley asked why this intersection was chosen.

City Engineer Westby replied that this was the intersection brought forward through resident request. He noted that this is one of the primary intersections in The COR that does not have flashing yellow.

Chairperson Riley asked if this would be the intersection staff would say is most pressing.

City Engineer Westby confirmed that it has the highest volume of traffic.

Councilmember Musgrove asked what would be different about this request compared to the other intersection the City reviewed and decided not to move forward on because of the cost. She stated that the City can do the traffic counts, could it also complete the study to provide a cost savings.

City Engineer Westby recognized that the Council reviewed this issue on other intersections but recognized the high cost to complete all the improvements. He stated that this request was brought forward by a resident. He stated that staff does not have a traffic engineer and therefore cannot complete the study.

Councilmember Woestehoff stated that perhaps it would make sense to look at the improvement in the future, closer to when Highway 10 work will be completed, as it would be helpful to have the flashing arrow when that is a detour route.

Chairperson Riley stated that the funding source would be the PIR fund. He stated that the City will end up doing this anyway and therefore the sooner it is done, the more benefit it provides to residents. He stated that perhaps direction is provided to complete one per year until the intersections are completed.

Councilmember Woestehoff agreed that the flashing yellow arrows are beneficial.

Councilmember Musgrove stated that she believed there is a list and estimated cost. She agreed that it would be helpful to create a plan to get these done.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommending City Council authorization to hire SEH Inc. to analyze the feasibility of modifying the signal system at the intersection of Sunwood Drive and Ramsey Boulevard/CSAH 56 to add flashing yellow arrow operations and direct staff to create a plan to improve one intersection annually.

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

5.06: Consider Recommending City Council Approval of Plans and Specifications and Authorization to Advertise Bids for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements

City Engineer Westby reviewed the staff report and recommendation to recommend City Council approval of plans and specifications and authorization to advertise bids for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements.

Councilmember Musgrove asked if this was the project the City hoped to save funds on by aligning the project with the County project on Bunker.

City Engineer Westby replied at previously the City was unsure of the timing of the Anoka County project and what that project would entail. He stated that the City prefers to get this work completed to avoid additional project costs that could come from completing the work after the County project.

Councilmember Musgrove commented that it seems to make sense to get ahead of this and attempt to obtain the best pricing.

Chairperson Riley asked the amount of the bids that were rejected.

City Engineer Westby replied that this was not bid because they anticipated steep price inclines.

Chairperson Riley agreed that it makes sense to provide as much time as possible for a contractor to lock in the best pricing.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to recommend City Council approval of Plans and Specifications and authorization to advertise for bids for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements.

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

6. COMMITTEE / STAFF INPUT (Continued)

6.02: Review Final Northwest Metro Regional Surface Water Supply Study

City Engineer Westby reviewed the executive summary of the final Northwest Metro Regional Surface Water Supply Study. He stated that the cost would be too high to move forward unless the option of groundwater is no longer an option.

6.03: Staff Updates on Improvement Projects and Items of Interest

City Engineer Westby provided an update on current and proposed City, County and MnDOT improvement projects and studies and on other items of interest.

Councilmember Musgrove referenced the Ramsey gateway sign that was previously located at the Bunker and 47 intersection and asked when that discussion would come back.

Chairperson Riley agreed that sign should be discussed.

City Engineer Westby confirmed he would add that to the future topics calendar.

6.04: Review Future Topics Calendar

City Engineer Westby and the Committee reviewed the future topics calendar.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 9:06 p.m.

Respectfully submitted,



Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 1.**

Meeting Date: 11/15/2022

Submitted For: Bruce Westby, Engineering/Public Works

By: Bruce Westby, Engineering/Public Works

Title:

Consider Recommendation to City Council to Approve Plans and Authorize Bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:

As first discussed at the Public Works Committee meeting on October 19, 2021, the fence that was constructed with the Ramsey Villas North three (3) single-family residential unit development, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier/sound wall.

The plans for this development, including the sound wall plan, were approved by the City. However, the wall was designed and constructed such that it extends down into a low area where the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson, they had informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines. Bogart-Pederson said Staff instructed them to construct the wall per the plans anyway, which was done. Bogart-Pederson then said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way as a City Improvement Project.

Staff then contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property, but MnDOT did confirm they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine the current property owners.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Staff has since received topographic survey data and utility as-built data from the developer's engineer, Bogart Pederson, allowing Staff to further explore options for relocating, constructing, or extending sound walls within Highway 47 right-of-way.

Staff also enlisted Bolton & Menk to collect additional topo survey to help determine if a sound wall could effectively be constructed within Highway 47 right-of-way, and whether the wall could eventually connect to the south end of the existing 6-foot tall sound wall approximately 900-feet to the north.

Staff has not yet contacted the new property owners at 5065 and 5075 Xkimo Court to discuss the option of salvaging and reinstalling the existing sound wall constructed on their properties during development of Ramsey Villas North to the Highway 47 right-of-way per the attached plans. If the Public Works Committee would like Staff to explore the option of relocating this fence to the Highway 47 right-of-way per the attached plan and extending new sound wall fence to the north end of the plat, which could be bid as an alternate bid, Alternative #2 should be approved. Staff will then contact the property owners to see if they are open to this option and if so, will add this as an alternate bid. If the property owners are not open to this option, Staff will move forward with bidding the project using all new fence and leaving the existing fence in place.

Staff did not explore costs further to extend the wall past the north end of the Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall per previous discussions with the Public Works Committee.

The construction cost estimates above also do not include any costs required to enter into a Limited Use Permit (LUP) with MnDOT, which would typically be limited to staff time and recording costs for the LUP. If the Public Works Committee approves Alternative #1 or #2, Staff will work with MnDOT to develop a LUP for City Council approval at the time bids are accepted and a construction contract is awarded.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

Alternative #1 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Alternative #2 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements, including an alternate bid to salvage and install the existing fence on private properties to Highway 47 right-of-way and extending new sound wall fence to the north end of the Ramsey Villas North plat.

Alternative #3 – Motion of other.

Funding Source:

Staff's current cost estimate for constructing a new 265-foot long sound wall per the attached plans at $230 per linear foot is $61,000.

The construction cost estimate above does not include indirect project costs, which would include Staff time for preparing plans and administering and inspecting construction, and consultant fees required to stake construction.

City Improvement Project #22-17 can be funded using the PIR Fund.

Recommendation:

Staff recommends Alternative #1 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development.

Staff recommends Alternative #2 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development, including salvaging and installing the existing fence to the Highway 47 right-of-way.

Action:

Dependent on discussions.

Attachments

Plan

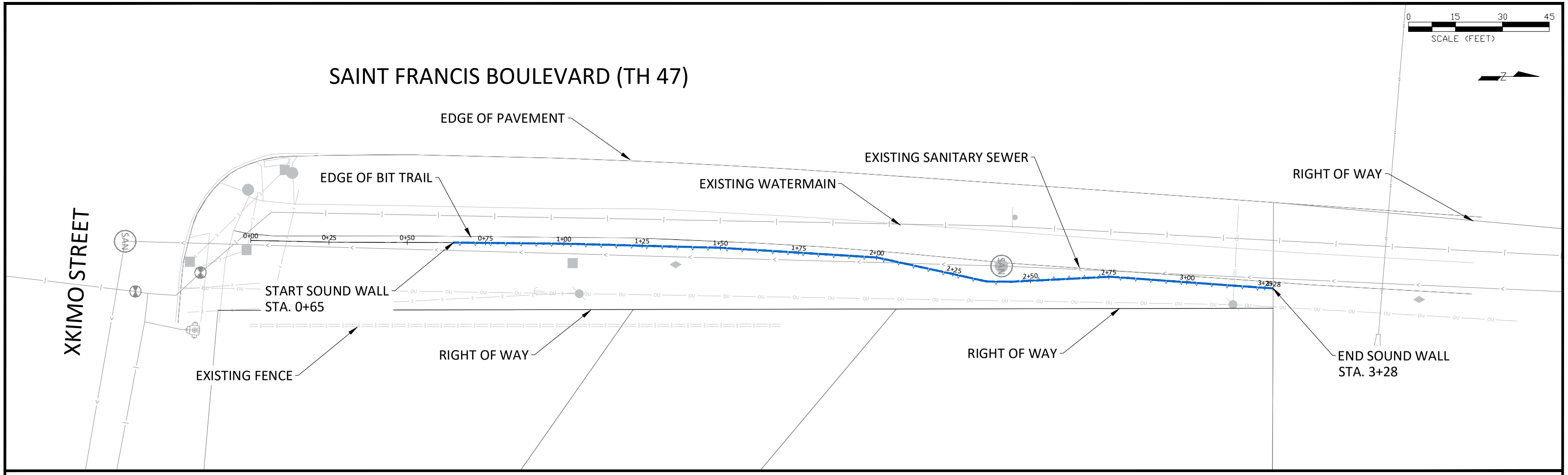
Cross Sections

Ramsey Villas North Fence Plan

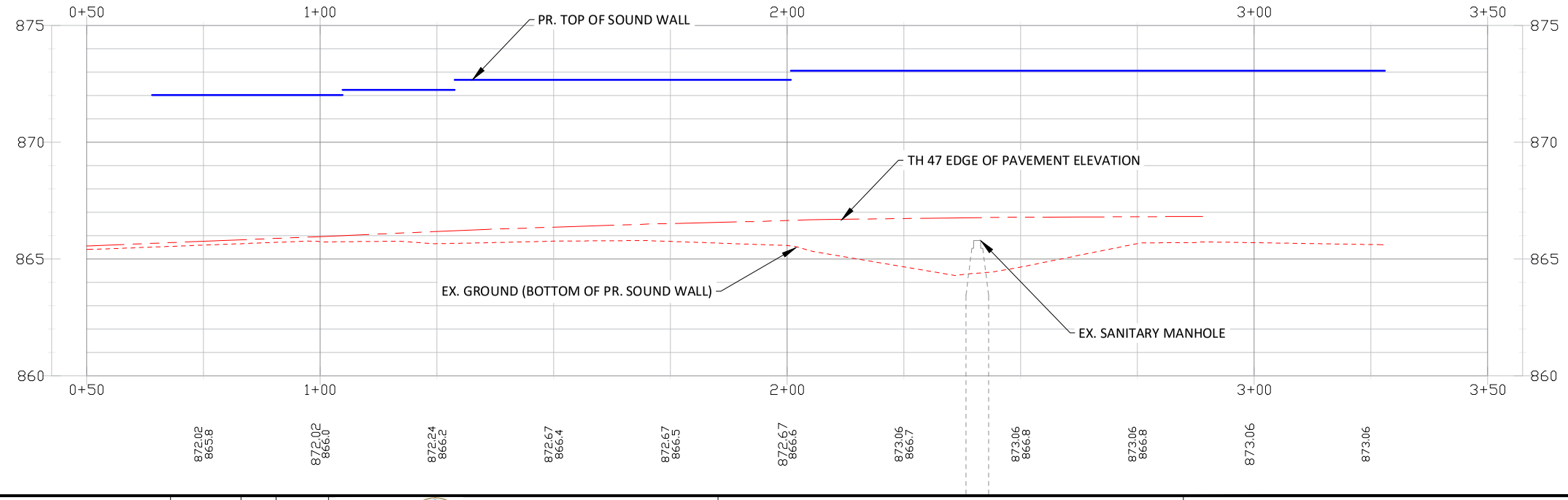
Residents email

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/10/2022 02:03 PM
Form Started By: Bruce Westby		Started On: 11/09/2022 11:17 AM
Final Approval Date: 11/10/2022		



Profile View of Sound Wall



DATE	REVISION

Sep 09, 2022 - 3:38pm
G:\Engineering\Public Civil\Dwgs\Projects Yr 27\TH 47 & Xkimo Sound Wall 22-17\Dsgn\port Drawing\22-17 Base Map.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

Engineer Name
Date xx /xx/xx Lic. No. Eng. No.

DESIGNED BY:	---	
DRAWN BY:	---	DATE: 9/9/22
CHECKED BY:	---	FILE: 22-17

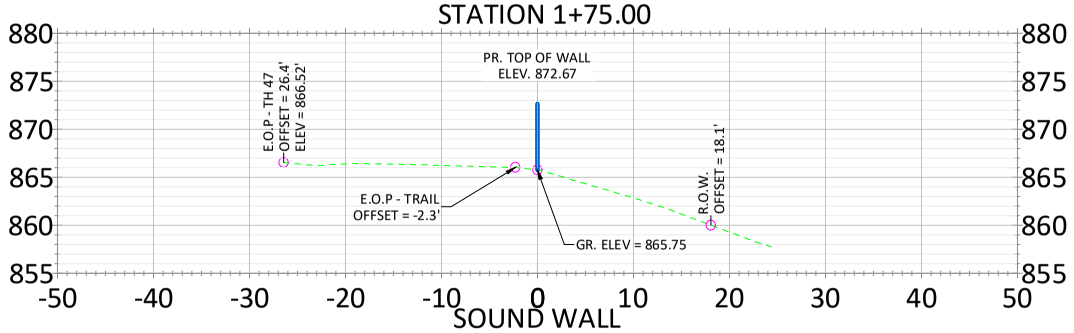
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SITE PLAN

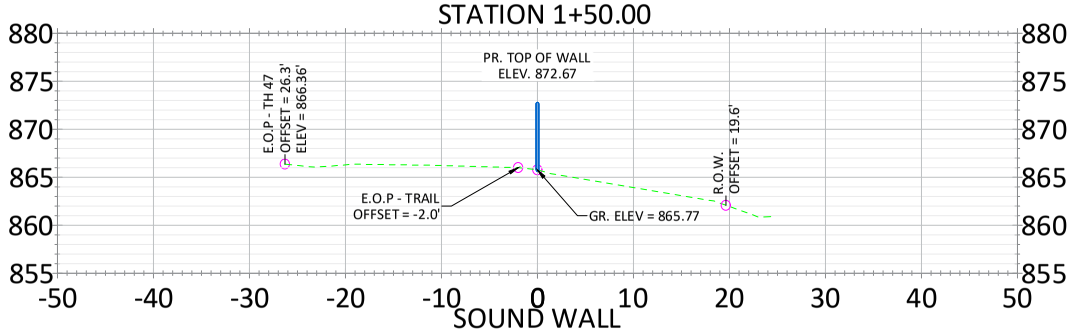
TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 2 SHEETS

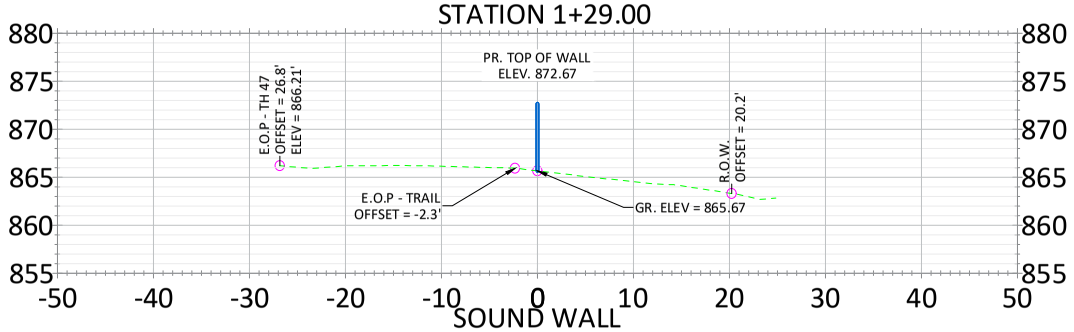
SOUND WALL
STATION 1+75.00



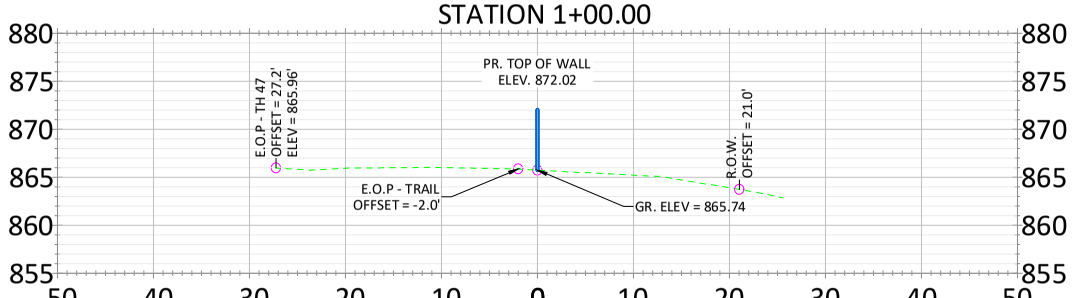
SOUND WALL
STATION 1+50.00



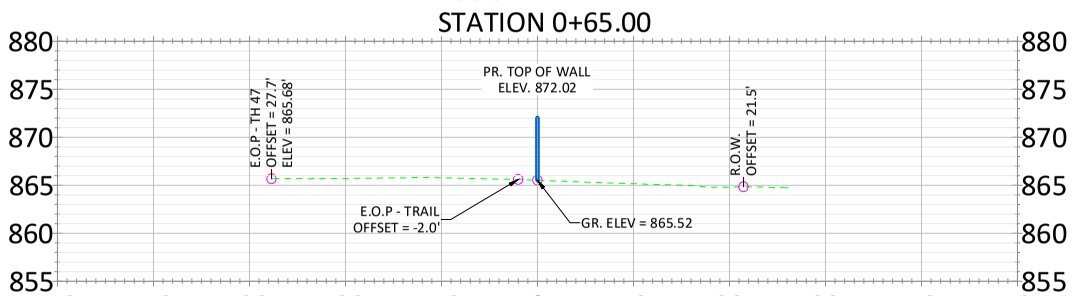
SOUND WALL
STATION 1+29.00



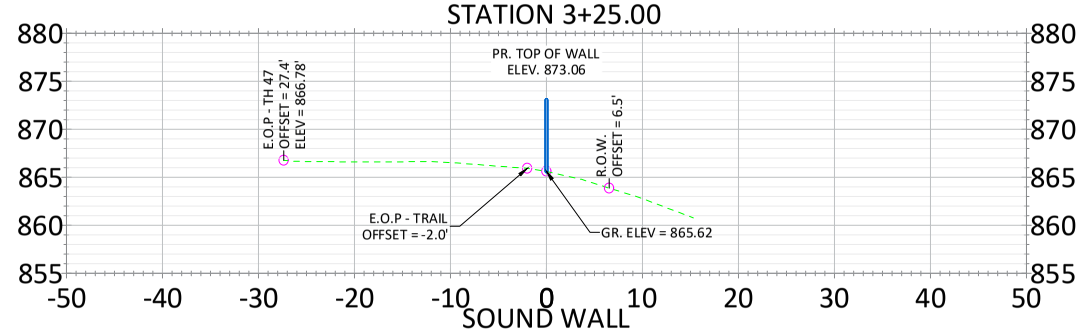
SOUND WALL
STATION 1+00.00



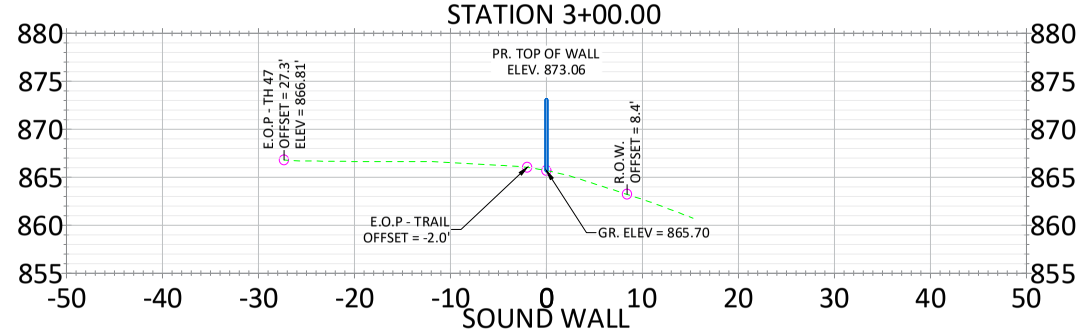
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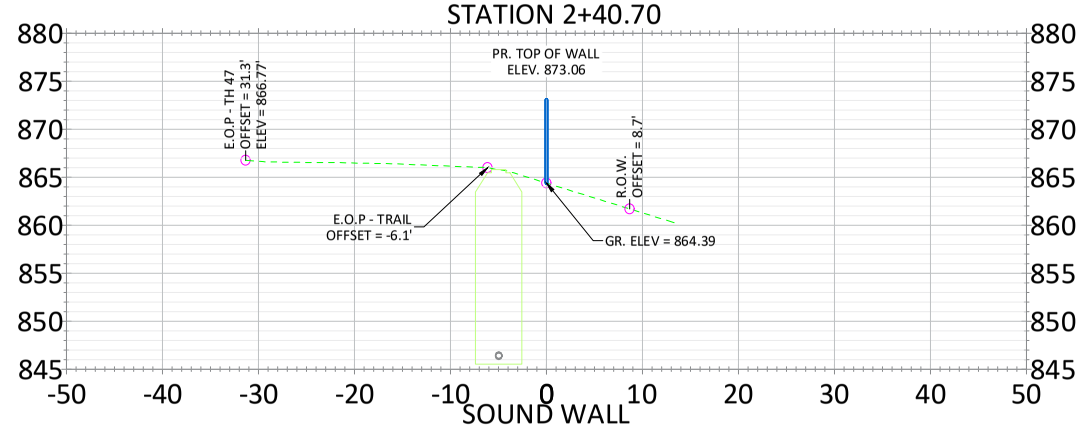
SOUND WALL
STATION 3+25.00



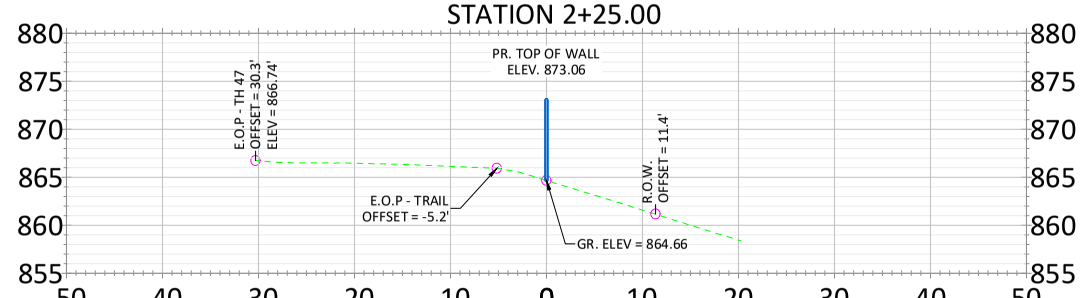
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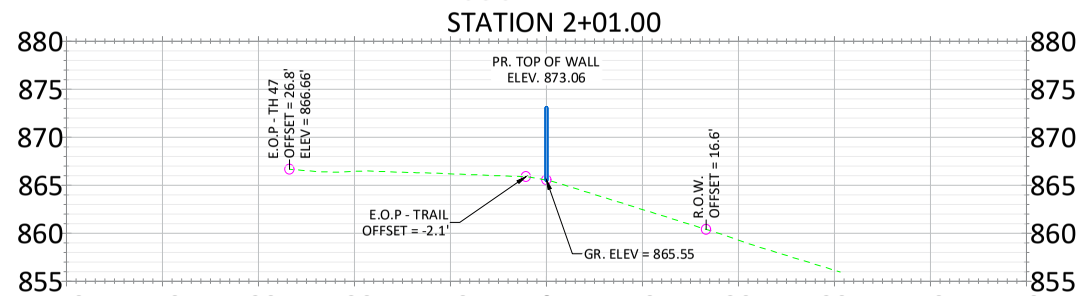
SOUND WALL
STATION 2+40.70



SOUND WALL
STATION 2+25.00



SOUND WALL
STATION 2+01.00



DATE	REVISION

Sep 09, 2022 - 3:40pm
O:\Engineering\Auto Cad Dwgs\Projects N-Z\TH 47 & Xkimo Sound Wall 22-17\Layout Drawings\22-17 Base Map.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

Engineer Name
Date xx /xx/xx Lic. No. Eng. No.

DESIGNED BY:	---		
DRAWN BY:	---	DATE:	8/31/22
CHECKED BY:	---	FILE:	22-17

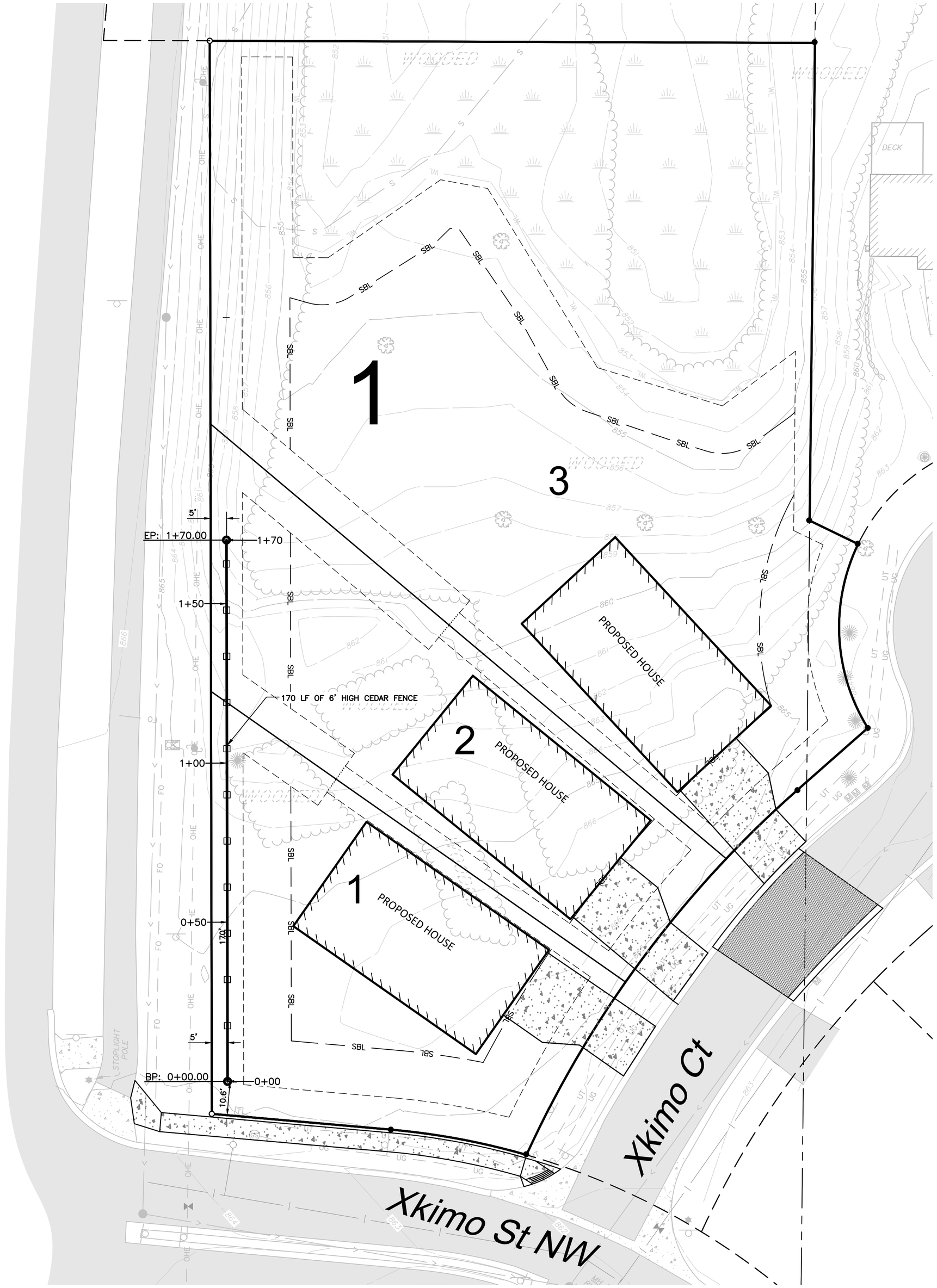
City of RAMSEY

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

CROSS SECTIONS

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 2 SHEETS

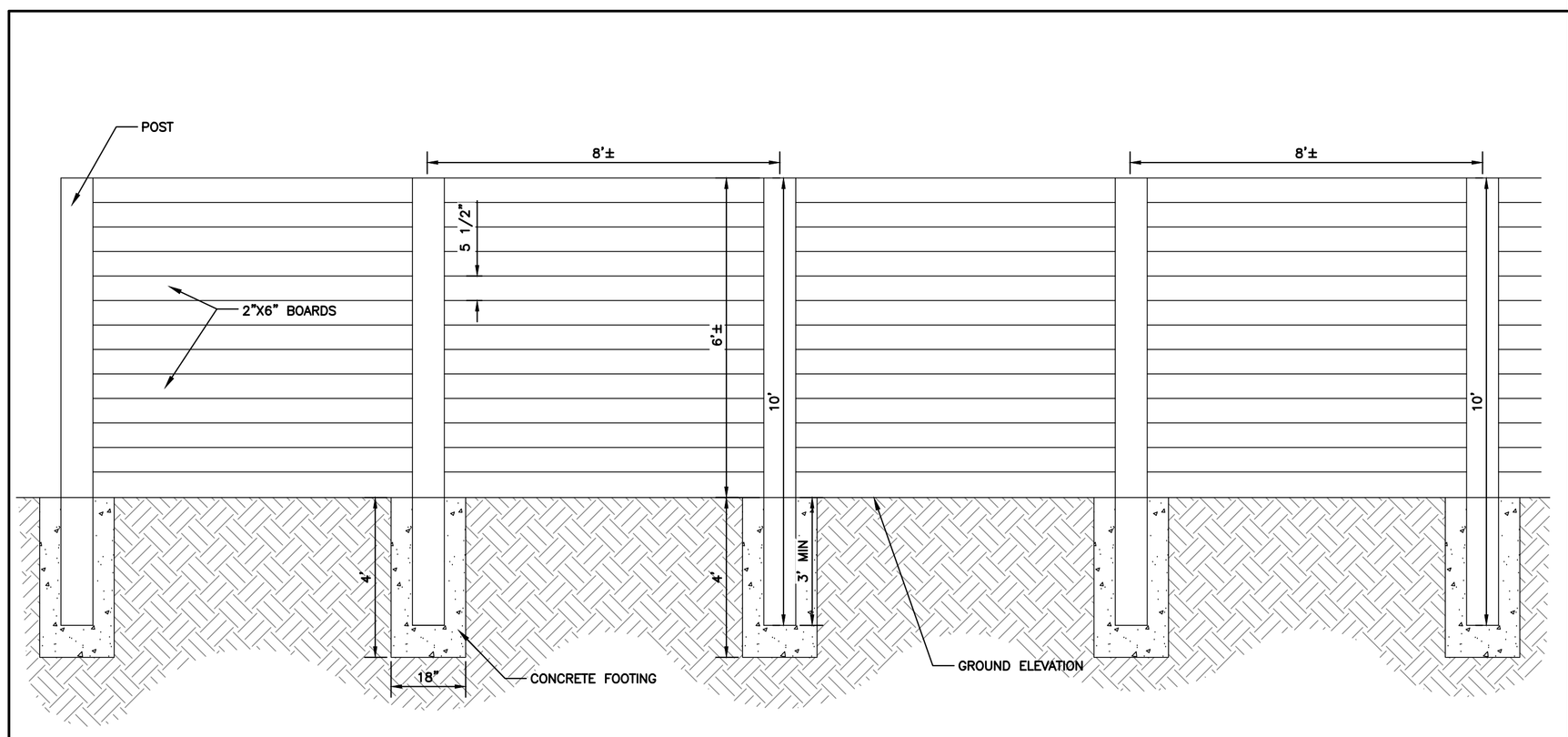


LEGEND:

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED DRIVEWAY LOCATION
- PROPOSED SOD
- SURMOUNTABLE CONCRETE CURB AND GUTTER
- PROPOSED CEDAR FENCE

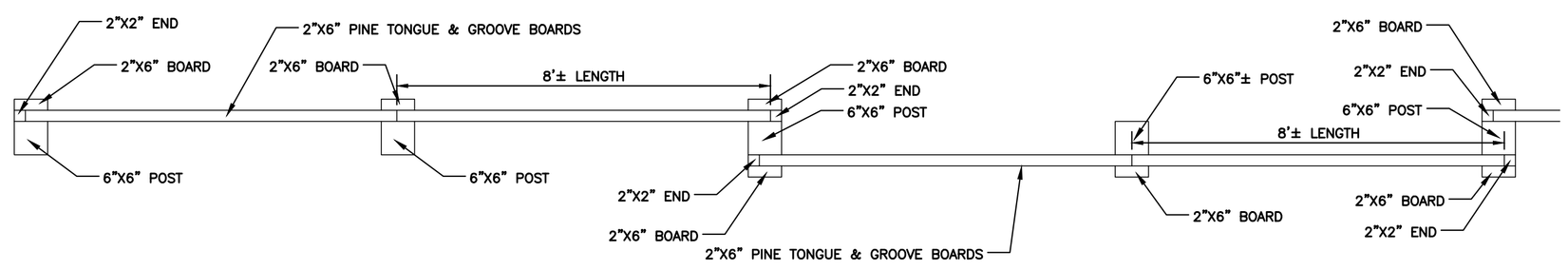
0 20'

SCALE: 1" = 20'



PROFILE

NOTE:
MATERIALS MUST BE THE SAME AS EXISTING NOISE WALL ON TH 47.



PLAN

EXISTING & PROPOSED FENCE
N.T.S.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION
1	08/06/2020	DRAWINGS ISSUED TO CITY
2	09/01/2020	DRAWINGS REVISED PER CITY REVIEW
3	10/09/2020	DRAWINGS REVISED PER CITY REVIEW
4	12/14/2020	DRAWINGS REVISED PER CITY REVIEW
5	02/26/2021	FINAL PLANS FOR CONSTRUCTION

DATE: 08/06/2020
DESIGN BY: CJD, MJM
DRAWN BY: MJM
CHECKED BY: WPD
DWG FILE: FENCE
FILE NO.: 20-0234.00

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.

Signed: Christopher J. Dahm
Date: 02/26/2021 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET BECKER, MN 55308-9322
TEL: 763-262-9882 FAX: 763-262-9844

Rivers Bend Holdings LLC
Ramsey Villas North
OUTLOT E, RIVERS BEND 3RD ADDITION
City of Ramsey, Anoka County, MN

FENCE PLAN

SHEET NO.
C7

2/26/2021 11:25 AM N:\Projects Current\20-0234.00 Riverside Development- Ramsey Villas\Engineering\CAD Files\Fence Plan.dwg

From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
    - If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
        - Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
        - Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey
    - Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, November 15, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: City Engineer/Interim Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek
Civil Engineer IV Leonard Linton

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve October 18, 2022, Meeting Minutes

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

Regular Meeting Minutes dated October 18, 2022

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

5. COMMITTEE BUSINESS

5.01: Consider Recommendation to City Council to Approve Plans and Authorize Bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

City Engineer/Interim Public Works Director Westby reviewed the staff report and stated that staff recommends alternative one if the Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development. He noted that staff would recommend alternative two if the Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development, including salvaging and installing the existing fence to the Highway 47 right-of-way.

Chairperson Riley stated that he believes the old fence should be removed as part of this project. He asked if there would be any cost savings in reusing that versus just using new fence.

City Engineer/Interim Public Works Director Westby replied that there would likely not be a cost savings. He stated that when contractors salvage and reinstall something, it will not be warrantied. He noted that the existing fence would be fairly difficult to salvage and reinstall because of the four-foot footings.

Councilmember Woestehoff referenced the existing fence, which is on private property and therefore owned by the homeowners. He stated that while he agrees that should be removed, it would require the approval and authorization of the homeowners. He noted that the first property most likely prefers having the fence in place while the second property would most likely prefer removal with replacement of a wall that does what was intended. He stated that he would want to hear the input from the homeowners that have the fence on their property. He stated that if the fence is left in place, it would seem silly to have two fences in place. He asked if there was feedback in putting the new fence west of the trail, between the trail and the road.

City Engineer/Interim Public Works Director Westby replied that snow removal on Highway 47 and the trail would impact the fence in that placement.

Councilmember Woestehoff stated that he supports removing the existing fence, or at least part of it, but would want the input of the residents as the fence technically now belongs to those homeowners.

City Engineer/Interim Public Works Director Westby identified the area where the fence would be proposed to start, noting there would be about 20 feet between the new fence and existing fence.

Councilmember Woestehoff stated that it would be important to advise the homeowners that the new fence would not be on their private property and therefore would not be their fence, whereas the existing fence is on private property and would be the property of the homeowners.

Councilmember Musgrove asked for details on the proposed location and length of the fence.

City Engineer/Interim Public Works Director Westby provided additional details as requested.

Councilmember Musgrove noted this proposed fence length of 265 feet and the length proposed in the preliminary plat of 245 feet. She stated that the meeting notes from that discussion mentioned the possibility of the City extending that to the exiting wall. She did not believe the short fence provides a sound wall for the property that would be open and exposed. She was unsure that this would be effective and noted that she would support a further extension but recognized the possibility of that is not high. She asked what would occur if one homeowner wants the existing fence removed and the other does not. She stated that while she agrees that two fences would not look the best, she believed the existing fence should be left in place. She asked if the first fence panel should be at an angle to better direct noise back towards the street.

Chairperson Riley commented that the intention of this first part of discussion was simply for clarification and not full discussion. He stated that he would now like to open the floor for resident input.

Ted Blakely, 5041 Xkimo Court NW, thanked staff and the City for making good progress on this issue. He referenced the two options and asked if Plan A could be approved to keep momentum moving. He stated that he did not want to see any delays in waiting for homeowner response on whether the existing fence should be removed.

Chairperson Riley agreed that was a good suggestion, noting that staff did provide an option to include an alternate bid which would remove a section or all or the existing fence.

Rick Bailey, 5021 Xkimo Court NW, asked the timeframe for bidding and when construction would be anticipated to begin.

City Engineer/Interim Public Works Director Westby replied that he does have the contact information for the two property owners and therefore staff can reach out to them quickly. He stated that once direction is provided on the plans, staff will update the plans within one month and bring those forward to the Council for authorization to bid the project. He stated that the bidding process is typically about five weeks and provided details on the contract process. He estimated up to three months for the process from tonight to when the Council could be presented with a construction contract.

Councilmember Woestehoff commented that it sounded like Councilmember Musgrove wanted a longer fence and asked if her desire was to extend it south towards Xkimo or north to the other fence.

Councilmember Musgrove replied that her desire was to extend north to the other fence.

Councilmember Woestehoff asked if the new sound wall could not be extended to the south because of conflicts with snow removal and utilities.

Chairperson Riley commented that there would be an additional cost of $15,000.

Assistant City Engineer Feriancek replied that there are a lot of utilities in that area. He stated that in the review there was not really a benefit sound barrier wise going south because they would simply be creating another wall that serves no function.

Councilmember Woestehoff stated that he would prefer to have the first panel at an angle rather than going further to the south. He noted that the plans as proposed would already exceed what the City originally agreed to in the preliminary plat.

Chairperson Riley agreed with angling the first panel for aesthetic purposes and to act as a barrier for sound. He noted that the intention of this project is to complete what the City thought was going to be done and what the City agreed to. He agreed that this would be more than what was agreed to in the preliminary plat, therefore he is comfortable with this proposal. He commented that he would support having a bid alternative for the removal of the existing fence, should that be desired, but noted that he would not support salvaging and reusing as that does not seem to provide cost savings.

Councilmember Woestehoff asked if it would be possible to connect the new fence and existing fence at the corner, if the first property owner agrees.

Chairperson Riley commented that he assumed that they would be connected.

Councilmember Musgrove asked if another panel would be necessary to connect the fences.

Civil Engineer IV Linton replied that he would recommend against connecting the two walls. He explained that the existing fence is on private property and if that is connected to the new fence in the right-of-way, a new property owner would likely believe that they own the property out to the new fence.

A resident commented that whatever option is chosen, he would not want a gap that would allow sound through it.

City Engineer/Interim Public Works Director Westby commented that he did not envision connecting the fences. He commented that there are numerous utilities along that corridor that they want to avoid. He stated that if the existing fence were left in place, they could angle the end panel of the new fence.

A resident asked if there would be cost savings in leaving the existing fence. He commented that the simplest solution would seem to be just putting in a new fence straight along Highway 47.

Assistant City Engineer Feriancek commented that the two fences are about 27 feet apart. He stated that if the new fence were brought to the start of the old one, they could get close, within about 15 feet. He stated that there are some buried utilities that they want to avoid.

Councilmember Woestehoff stated that he would like to take the fence as close to Xkimo as possible and inform the two residents of the project. He stated that the City could offer to remove

the existing fence from their properties if desired and assess that portion of the costs back to the residents.

Chairperson Riley agreed that the fence is run along the edge, as originally desired. He was unsure that the old fence needs to be considered as that is on private property.

Councilmember Woestehoff stated that he agrees, but still feels like those residents should be informed about the project and if those residents desired the existing fence to be removed, perhaps there would be a cost savings that could be offered by having the City contractor remove the fence.

Councilmember Musgrove agreed with going as close as they can with the fence and angle the end. She agreed that the existing fence should be left in place and if the homeowners want that removed, they could do that. She still had concern that this may not fully protect the area from noise and the City may need to extend it further in the future. She commented that she would not want to delay the project by asking the residents about the existing fence.

City Engineer/Interim Public Works Director Westby replied that there would be some benefit to extending south and to put the angle on the end. He stated that when the property to the north develops, the City would look to the developer to build that as part of their project.

Chairperson Riley confirmed the consensus of the Committee with that direction.

City Engineer/Interim Public Works Director Westby identified the length the fence would run for clarity. He stated that the existing fence is 170 feet, and the proposed fence would be about 328 feet in length.

Chairperson Riley confirmed the consensus of the Committee to leave the existing fence in place.

Councilmember Woestehoff commented that he would still like the property owners to be informed of the project once it is approved and awarded by the City Council.

Chairperson Riley stated that this item does not need to come back to the Committee and should go forward to the City Council. It was the consensus of the Committee to place the case on the Consent Agenda.

City Engineer/Interim Public Works Director Westby noted that this will most likely go to the first or second Council meeting in January which would bring the contract award consideration back to the Council in March which would allow for spring construction.

5.02: Update on Plans for Wetland 114P Outlet

Civil Engineer IV Linton reviewed the staff report and stated that staff recommends bringing the project to the December 13, 2022 City Council meeting for authorization to advertise the project to receive quotes for the work.

Chairperson Riley asked Civil Engineer IV Linton asked for a brief description of the differences between NGVD29 and NAVD88.

Civil Engineer IV Linton replied that the NGVD29 data was established in 1929, using the technology available at that time. He stated that the NAVD88 started using GIS and GPS technology. He stated that the NAVD88 was developed using better technology with more data points. He stated that the difference in vertical elevations between the two is about four or five inches. He stated that staff is moving forward with the 858.1 elevation, using the NAVD88 data which will increase the water level in Wetland 114P. He stated that they will tighten up the plans and await the review of the DNR.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend the City Council authorize advertising for quotes for this project.

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

5.03: Consider Recommending City Council Authorization to Prepare Plans and Specifications for 2023 Pavement Management Program Projects

Assistant City Engineer Feriancek reviewed the staff report and recommendation from staff to recommend City Council authorization to prepare plans and specifications for proposed 2023 Improvement Projects #23-02, #23-05, #23-06, #23-07, and #23-10. He stated that this will allow staff to proceed with design and preparation of plans and specifications so bids can be advertised as early in 2023 as possible to obtain the best bid prices possible.

Councilmember Woestehoff referenced the pseudo basketball court in the south parking lot at Central Park and asked if that would be removed as part of Improvement Project #23-02, noting that court gets a lot of use.

Assistant City Engineer Feriancek replied that the south lot is not planned to be reconstructed as they would be working on the main lot on the north side. He stated that it is not currently planned to resurface that lot as it was not in the original scope of the project. He recognized that it could be a convenient time to do that, but that funding is limited and that the south lot would be a convenient staging area for contractors working on the project.

Chairperson Riley commented that it would seem odd not to do it at the same time.

Councilmember Woestehoff commented that the south lot is not in great shape and people often play basketball on that court. He stated that he would want to look at that as part of the project.

Councilmember Musgrove asked if the southern lot stalls would remain at a 90-degree angle versus the diagonal stalls. She stated that she also likes keeping the tree median to provide additional shade.

Assistant City Engineer Feriancek stated that using directional stalls and with the median, that would lose stalls and they would have to tweak the plans a little.

Councilmember Woestehoff asked if the end caps would be raised or just painted.

Assistant City Engineer Feriancek stated they are painted in that option rather than raised to better accommodate snowplowing if that were done, noting that lot is currently not plowed.

Councilmember Woestehoff stated that in that scenario he would prefer to keep the buffer of trees between the road and parking, although he recognized that would result in less parking stalls.

Councilmember Musgrove stated that she prefers the use of striping rather than a raised edge.

Chairperson Riley stated that he would be concerned with losing parking stalls as there are already complaints about a lack of parking. He stated that there are a few scenarios that actually increase parking.

Councilmember Musgrove noted the potential for additional parking to be made available through a shared parking agreement with PACT. She stated that people desire shaded areas for sunny days.

Councilmember Woestehoff agreed, noting that he likes the 90-degree stalls and removing the island. He asked if the center section with the trees would be raised.

Assistant City Engineer Feriancek replied that the intent would be that those would be lowered medians to take in storm water. He commented that they could consider a usable green area if preferred.

Councilmember Woestehoff stated that he does like the idea of stormwater management. He stated that he has driven by the park and noticed people parking on the road or in the field while there are still many stalls available in the lot, noting that people will park where they want to park. He stated that if they can make it more attractive to park in the lot, he would love that.

Chairperson Riley stated that he likes the improvements and would still like to maximize the number of stalls. He stated that he prefers the 90-degree parking scenario.

Councilmember Woestehoff agreed and noted that he would also like the south lot to be resurfaced.

Assistant City Engineer Feriancek stated that as part of the 161st geotechnical report they did soil borings and found an average of 2.5 inches of bituminous over a sand base in the north lot, therefore he would expect similar findings for the southern lot. He noted that staff could do additional investigation but noted that a typical mill and overlay would not be realistic.

Councilmember Woestehoff stated that he would support a full reconstruct of the south parking lot and perhaps adding a second set of basketball hoops as it is used a surprising amount.

Chairperson Riley stated that he would also support improving the southern lot at the same time.

Councilmember Woestehoff asked if there would opportunities to remove any of the pedestrian ramps on Improvement Project #23-06, 2023 MSA Overlay Improvements.

Assistant City Engineer Feriancek replied that generally the ramps are found at street crossings.

Councilmember Musgrove stated that MSA streets are nine-ton roads and asked what 161st is being built to.

Assistant City Engineer Feriancek replied that 161st Avenue would be built to the same level.

Assistant City Engineer Feriancek asked for input on whether the Committee would prefer a reclamation light or full depth reclamation for Improvement Project #23-10, Whispering Pines Estates Plat 3 Street Reconstructions.

Chairperson Riley commented that he would support the recommendation of staff noting that if it would be a good place to save money, he would support that or if staff feels the full depth reclamation is needed, he could also support that.

Councilmember Woestehoff agreed.

Chairperson Riley commented that it is good to see this set of streets being reconstructed.

Councilmember Woestehoff agreed noting he receives the most calls for improving these streets.

Assistant City Engineer Feriancek reviewed the proposed project schedules.

Councilmember Woestehoff asked for details about the proposed Ramsey HY-10/Ferret Street reconstruction project near Lawn Monster.

City Engineer/Interim Public Works Director Westby provided details on that project and stated that Bolton & Menk is preparing plans per EDA direction.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council authorization to prepare plans and specifications for proposed 2023 Improvement Projects #23-02, #23-05, #23-06, #23-07, and #23-10.

Further discussion: Chairperson Riley recognized that the City is expanding its Pavement Management Program to improve more streets in the next several years and that is great to see.

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

City Engineer/Interim Public Works Director Westby asked and received confirmation that this case should go on the regular agenda when presented to the City Council for approval.

6. COMMITTEE / STAFF INPUT

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

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

6.02: Review Future Topics Calendar

City Engineer/Interim Public Works Director Westby confirmed the consensus of the Committee to cancel the December meeting.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 7:23 p.m.

Respectfully submitted,



_____

Bruce Westby
City Engineer/Interim Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee

Meeting Date: 04/16/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Consider Recommendation to City Council to Approve Cooperative Construction Agreement No. 1056358, Approve Plans, and Authorize Advertisements for Bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:

Purpose:

To consider a recommendation to City Council to approve Minnesota Department of Transportation (MnDOT) Cooperative Construction Agreement No. 1056358, approve plans, and authorize advertisements for bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Background:

This project has been discussed with the Public Works Committee during the following regularly scheduled Committee meetings;

- October 19, 2021
- January 18, 2022
- February 15, 2022
- May 17, 2022
- November 15, 2022

Background information is included in the attached cases from each of these meetings, as well as in the attached meeting minutes. Attachments for these cases are not included but will be available at the meeting.

Attached to this case are the plans prepared by staff, which have been reviewed and approved by the Minnesota Department of Transportation (MnDOT).

Also attached to this case is the MnDOT transmittal letter and Cooperative Construction Agreement, which was reviewed and approved by staff and the City Attorney.

Time Frame/Observations/Alternatives:

Timeframe:

Staff estimates 15 minutes will be needed to present this case and respond to questions.

Observations:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

Alternative #1 – Motion recommending City Council approval of plans and Cooperative Construction Agreement No. 1056358, and authorization to advertise bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Alternative #2 – Motion of other.

Funding Source:

Staff's current cost estimate for constructing a new 265-foot long sound wall per the attached plans is $80,000.

The construction cost estimate above does not include indirect project costs, which would include Staff time for preparing plans and administering and inspecting construction, and consultant fees required to stake construction. The construction cost estimates above also do not include any costs associated with working with MnDOT to develop the CCA, which is generally limited to staff's and the City Attorney's time, which was minimal.

City Improvement Project #22-17 can be funded using PIR Funds.

Recommendation:

Staff recommends Alternative #1 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development.

Outcome/Action:

Dependent on discussions.

Attachments

IP 22-17 Plans
PWCcase 101921
PWCcase 011822
PWCcase 021522
PWCcase 051722
PWCcase 111522
PWC Mtg Mins 101921
PWC Mtg Mins 011822
PWC Mtg Mins 021522
PWC Mtg Mins 051722
PWC Mtg Mins 111522
MnDOT CCA 1056358
MnDOT TrnsLtr CCA 1056358

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Marsha Weidner	04/11/2024 02:42 PM
Form Started By: Bruce Westby		Started On: 04/10/2024 04:27 PM
Final Approval Date: 04/11/2024		

CITY OF RAMSEY
RAMSEY VILLAS NORTH SOUND WALL
CITY IMPROVEMENT PROJECT NO. 22-17



LOCATION MAP

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

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

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

SHEET INDEX

THIS PLAN CONTAINS 4 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	SOUND WALL DETAILS
3	SITE PLAN AND WALL PROFILE
4	CROSS SECTIONS

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	SOUND WALL
LIGHT POLE	FENCE
SIGN	SILT FENCE
MAILBOX	WATERMAIN
PEDESTAL - TELECOM	SANITARY SEWER
PEDESTAL - ELECTRIC	STORM SEWER
HAND HOLE	DRAIN TILE

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

JOE FERIANCEK, P.E. — LIC. NO. 57095 — DATE 2/10/23

DATE	REVISION

0 50 100 150
SCALE (FEET)

N

City of RAMSEY

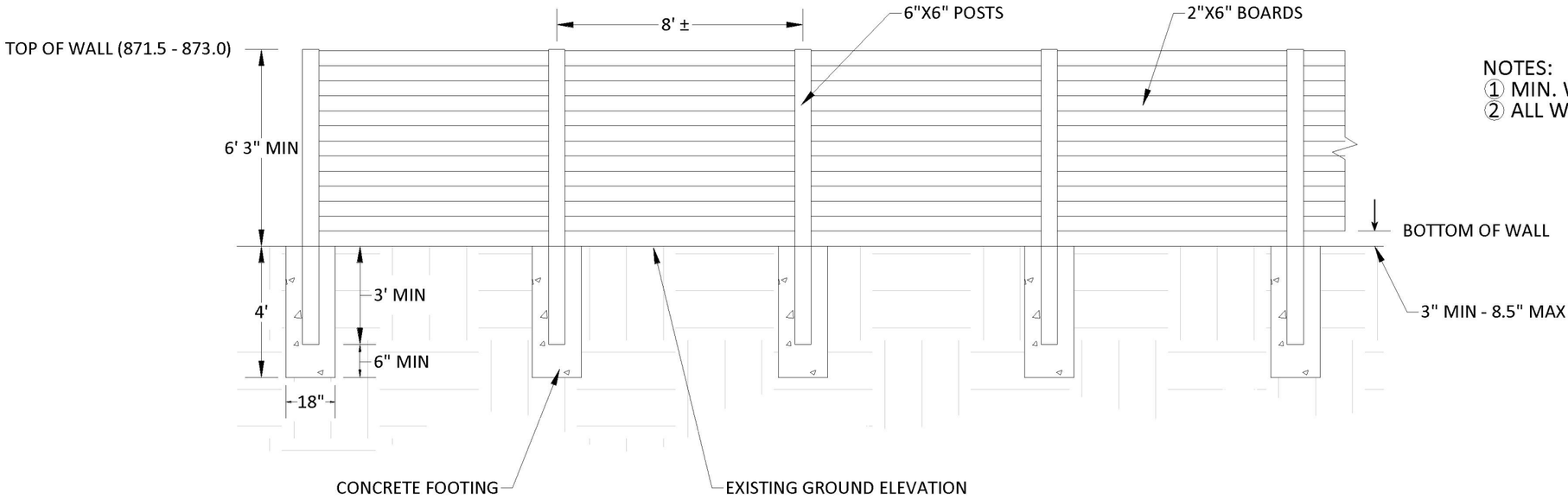
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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

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

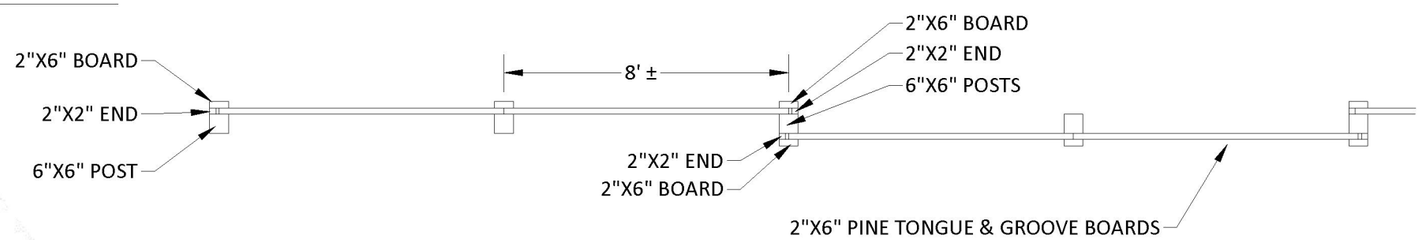
GSOC
Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

Feb 10, 2023 - 10:09am
C:\Engineering\AutoCad Dwgs\Projects N-Z\TH 47 & Xkimo Sound Wall 22-17\Support Drawings\22-17 Base Map.dwg

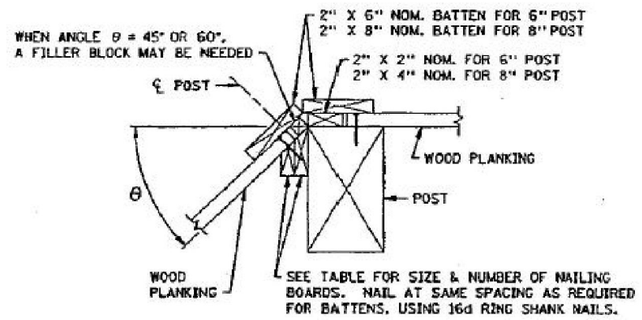


NOTES:
① MIN. WALL HEIGHT 6 FEET ABOVE TH 47 EDGE OF PAVEMENT
② ALL WOOD MUST BE PRESSURE TREATED

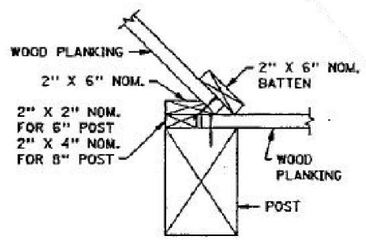
①PROPOSED WALL PROFILE: N.T.S.

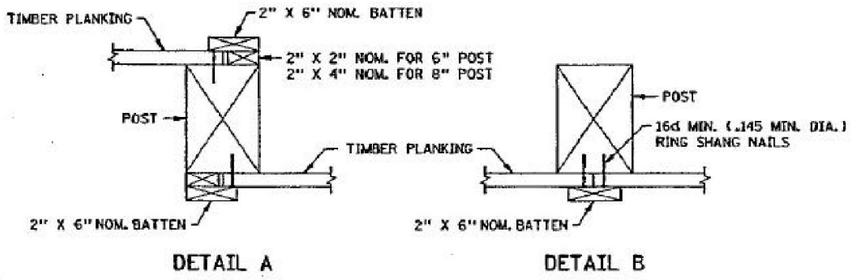


②PROPOSED WALL PLAN: N.T.S.



POST LOCATIONS FOR ANGLE TURNS





NAILING BOARDS AND CORNER BATTEN SELECTION TABLE
FOR ANGLE TURNS TOWARD POST

POST SIZE (IN.)	ANGLE θ = 30°			ANGLE θ = 45°			ANGLE θ = 60°		
	NAILING BOARDS		CORNER BATTEN (IN.)	NAILING BOARDS		CORNER BATTEN (IN.)	NAILING BOARDS		CORNER BATTEN (IN.)
	SIZE (IN.)	NO.		SIZE (IN.)	NO.		SIZE (IN.)	NO.	
6 X 6	2 X 6	1	2 X 6	2 X 6	1	2 X 6	2 X 6	1	2 X 6
6 X 8	2 X 6	1	2 X 6	2 X 6	1	2 X 6	2 X 6	1	2 X 6
6 X 12	2 X 6	1	2 X 6	2 X 6	2	2 X 6	2 X 8	2	2 X 8
8 X 12	2 X 6	1	2 X 8	2 X 6	2	2 X 8	2 X 8	2	2 X 8
8 X 14	2 X 6	1	2 X 8	2 X 6	2	2 X 8	2 X 8	2	2 X 8
8 X 16	2 X 6	2	2 X 8	2 X 6	2	2 X 8	2 X 8	2	2 X 8
8 X 18	2 X 6	2	2 X 8	2 X 8	3	2 X 8	2 X 10	3	2 X 10
8 X 20	2 X 6	2	2 X 8	2 X 8	3	2 X 8	2 X 10	3	2 X 10

DATE	REVISION

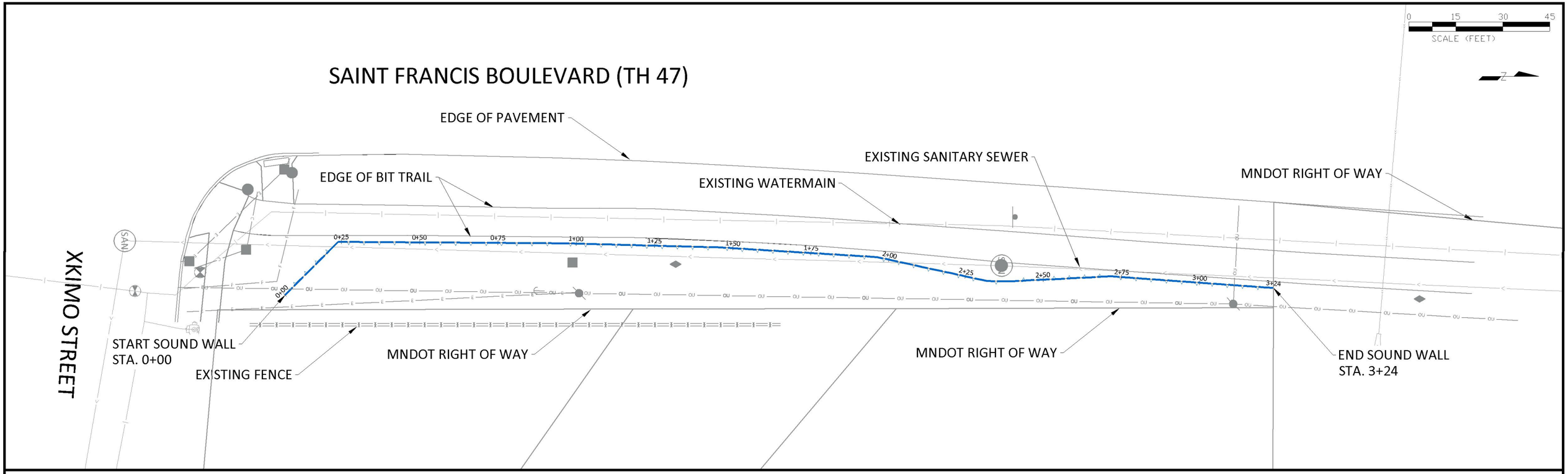
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
JOE FERIANCEK
Date 2/10/23 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/10/23
CHECKED BY:	BRW	FILE: 22-17

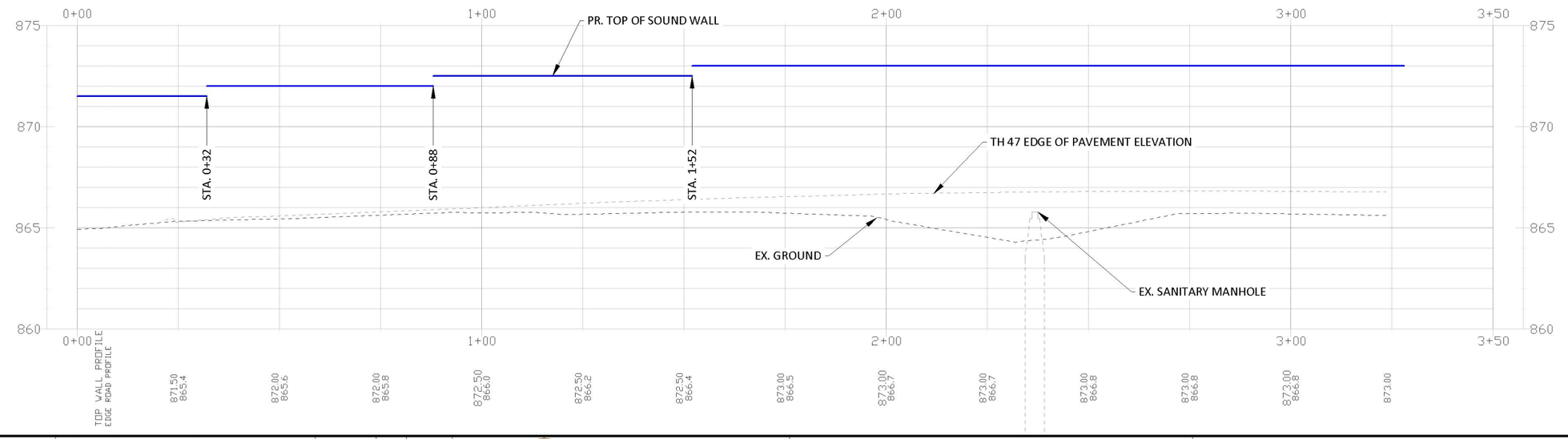
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(763) 427-1410 FAX (763) 433-9898

SOUND WALL DETAIL

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA



Profile View of Sound Wall



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

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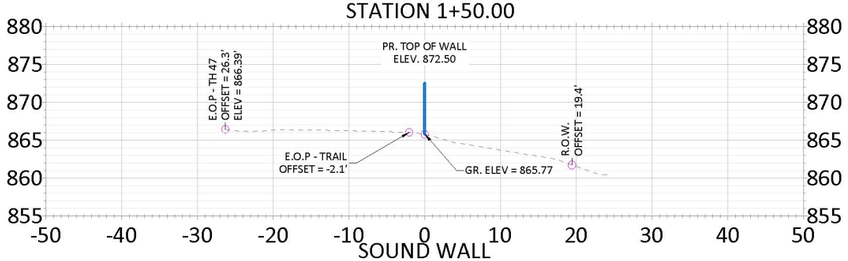
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DRAWN BY:	JJF	DATE: 2/10/23
CHECKED BY:	BRW	FILE: 22-17

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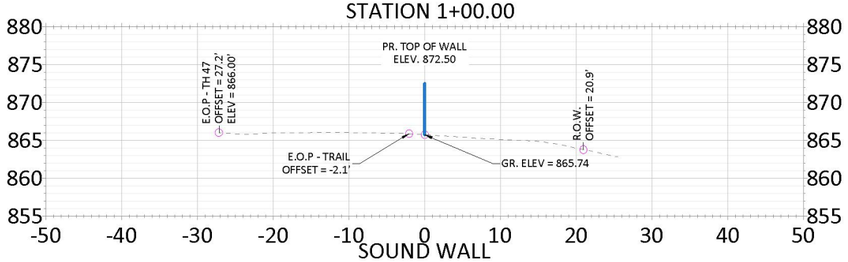
SITE PLAN

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

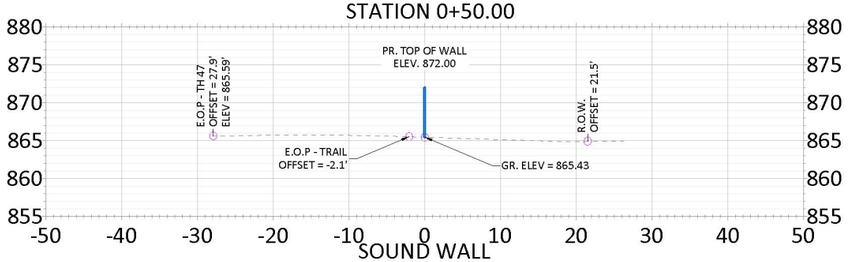
SOUND WALL
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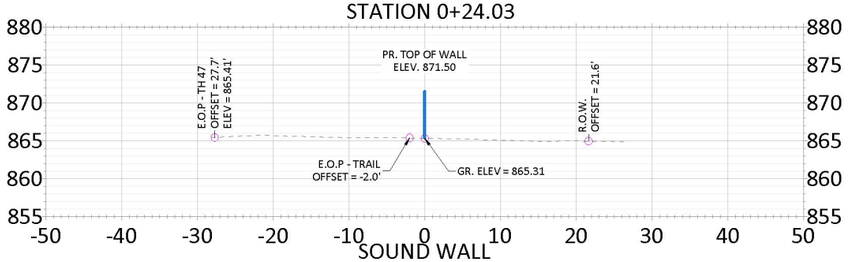
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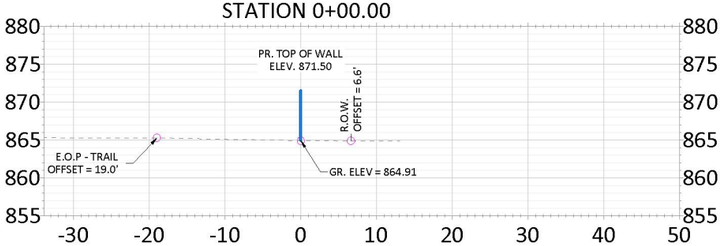
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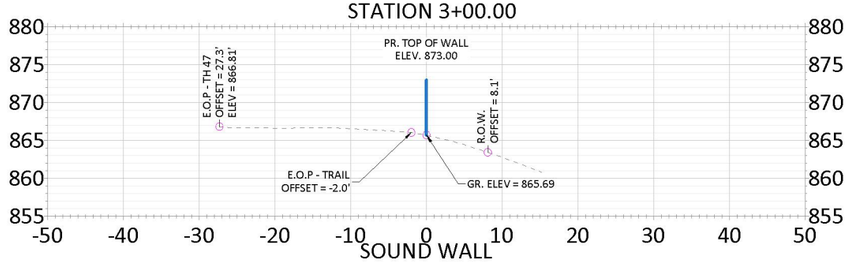
SOUND WALL
STATION 0+24.03



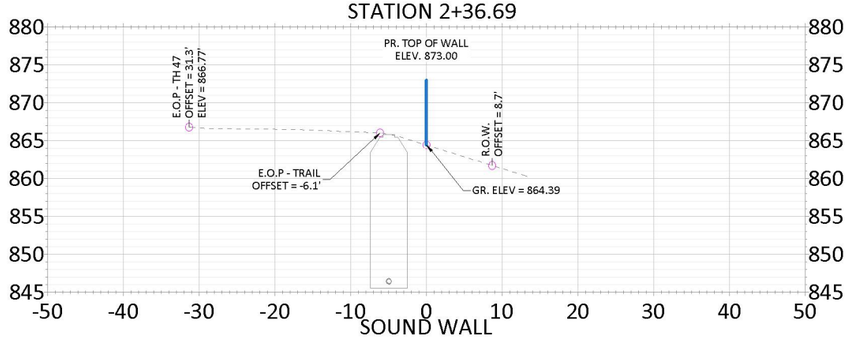
SOUND WALL
STATION 0+00.00



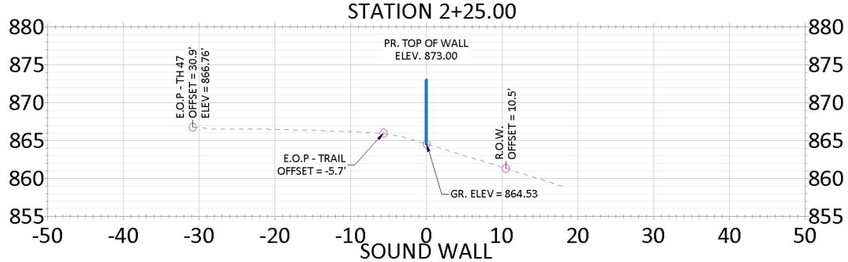
SOUND WALL
STATION 3+00.00



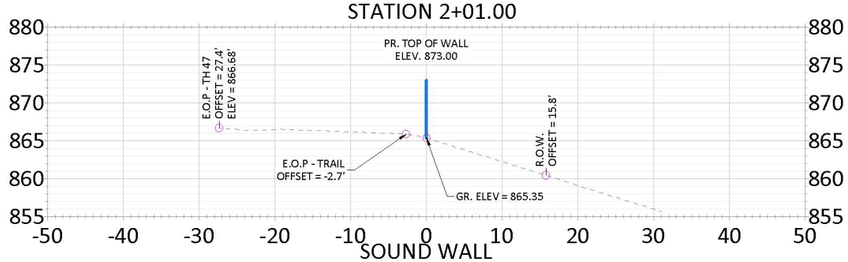
SOUND WALL
STATION 2+36.69



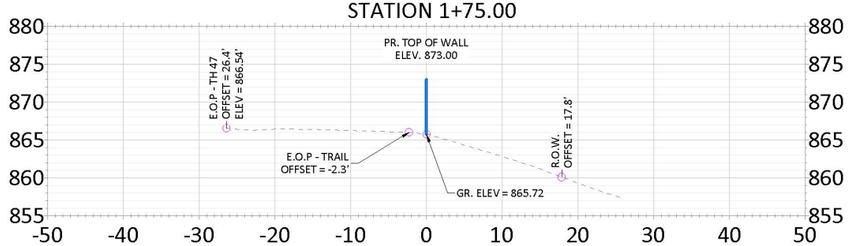
SOUND WALL
STATION 2+25.00



SOUND WALL
STATION 2+01.00



SOUND WALL
STATION 1+75.00



DATE	REVISION

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JOE FERIANCEK
Date 2/10/23 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/10/23
CHECKED BY:	BRW	FILE: 22-17

CITY OF RAMSEY
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CROSS SECTIONS

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 4 SHEETS

Public Works Committee **5. 3.**

Meeting Date: 10/19/2021

By: Bruce Westby, Engineering/Public Works

Title:

Receive Sound Wall Request Letter from Residents East of State Highway 47, North of Xkimo Street

Purpose/Background:

Attached is a copy of an email recently received by the City Engineer/Interim Community Development Director from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Street, after meeting with the residents on site. The email respectfully requests the following items be pursued by the City of Ramsey:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Staff has not yet begun to work on a response letter, and is awaiting Committee direction.

If the Committee would like an estimate of the costs to construct sound walls as requested, Staff can prepare an estimate and present it at the next regular Public Works Committee meeting.

Attached is an email from MnDOT with responses to Staff's questins regarding external funding sources. At this time it does not apprea that external funds are available to extend the sound wall. However, Staff will continue to explore external funding sources for such sound wall improvements.

It is too late in the year to begin construction of a sound wall in 2021, so at best this work could be completed in 2022. This would require the collection of topo survey this fall or next spring to determine where a sound wall could effectively be constructed along this corridor. In order for a sound wall to be affective it should be constructed at a height extending at least 6-feet above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Timeframe:

Staff estimates 25 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the residents that submitted the email that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance.

Alternatives:

Alternative #1 – Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Attachments

Xkimo Court Residents email

MnDOT Sound Wall email

Staff email to Xkimo Court residents

Sound Wall Gap Figure

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	10/14/2021 04:08 PM
Kurt Ulrich	Kurt Ulrich	10/14/2021 04:13 PM
Form Started By: Bruce Westby		Started On: 10/14/2021 02:51 PM
Final Approval Date: 10/14/2021		

Public Works Committee **5. 2.**

Meeting Date: 01/18/2022

By: Bruce Westby, Engineering/Public Works

Title:

Consider Sound Wall Improvements East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the noise wall constructed as part of the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, several residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. The residents were informed that the developer would construct a noise wall similar to the existing wall east of Highway 47 roughly 600 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat.

Attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed

Staff to contact the developer and their engineer to determine if either or both are willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

The City Engineer contacted the developer and received the attached letter in response. Based on this letter Staff does not anticipate that the developer will be willing to partner with the City to resolve the resident's concerns either by assisting with potential design modifications and/or by contributing to costs.

The City Engineer also contacted the project engineer with Bogart-Pederson to discuss this issue. The project engineer stated he would be discuss this issue in more detail after the Public Works Committee discussed this issue again this evening.

Construction of a sound wall could not begin until the ground thaws in the spring of 2022, at the earliest. This would require the collection of topo survey to determine where a sound wall could effectively be constructed along this corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north. Staff estimates construction costs for a similar noise wall would be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the section of wall that extends below the grade of Highway 47 and to then extend the wall to the north end of the Ramsey Villas North plat, and a minimum construction cost of $125,000 to extend a similar wall along the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limiter Use Permit with MnDOT if the wall needs to be constructed within their right-of-way.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff contacted MnDOT and was informed that their preference would be for the wall to be on the private property. However, MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, but that they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

Staff informed the Xkimo Court residents that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance, either in person or remotely.

Alternatives:

Alternative #1 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat.

Alternative #2 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat, and to further explore noise wall improvements along the undeveloped parcel to the north.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

MnDOT does not have funds to share in any of these costs, and Staff is continuing to explore external funding sources for such sound wall improvements.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

To be determined following discussions.

Attachments

Noise Wall Gap Figure

Xkimo Court residents email

Ltr re Riverside Development Company Ramsey

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Kathy Schmitz	01/13/2022 04:07 PM
Kurt Ulrich	Kathy Schmitz	01/13/2022 04:07 PM
Form Started By: Bruce Westby		Started On: 01/11/2022 10:40 AM
Final Approval Date: 01/13/2022		

Public Works Committee **6. 1.**

Meeting Date: 02/15/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

The purpose of this case is to provide available updates. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

Staff contacted the developer, Riverside Development Company, and has since received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot continue to retain any of their clients financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff is therefore preparing to return all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson they informed City Staff that any wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but Staff instructed them to construct the wall per the plans. However, Bogart-Pederson is willing to share their topographic survey with the City so we can look at the potential for relocating the wall within the Highway 47 right-of-way.

Any efforts to relocate or extend the existing sound wall could not begin until the ground thaws in the spring of 2022. This would include collection of additional topographic survey to determine where a sound wall could effectively be constructed along the corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement on Highway 47.

Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Staff estimates construction costs for a similar noise wall would be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the existing wall within the Highway 47 right-of-way and to extend the wall to the north end of the Ramsey Villas North plat, if possible, and a minimum construction cost of $125,000 to extend the wall through the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Timeframe:

Staff estimates 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance.

Funding Source:

Funding amounts and sources will be discussed in detail on March 15th.

Recommendation:

Staff does not have a recommendation at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

Attachments

Xkimo Ct residents requests

Xkimo Ct resident email

Sound wall gap figure

Sound Wall Pictures

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	02/10/2022 03:55 PM
Kurt Ulrich	Kurt Ulrich	02/10/2022 03:59 PM
Form Started By: Bruce Westby		Started On: 02/10/2022 10:49 AM
Final Approval Date: 02/10/2022		

Public Works Committee **5. 2.**

Meeting Date: 05/17/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff then contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. Bogart-Pederson said they informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but that Staff instructed them to construct the wall per the plans, which was done. Bogart-Pederson said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way.

Staff also contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property but MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine who the property owners are.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Since February, Staff has confirmed that the developer's engineer will provide their topographic survey data and utility as-built data to allow City Staff to further explore options for relocating, constructing, or extending sound walls within MnDOT's Highway 47 right-of-way. Staff anticipates receiving this data very soon. However, additional topo survey will be needed to determine where a sound wall could effectively be constructed along the Highway 47 corridor, especially if the wall is to connected to the existing 6-foot tall sound wall approximately 900-feet to the north. Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall.

As previously discussed, Staff estimates construction costs for a similar sound wall to be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage

and reinstall the existing wall within the Highway 47 right-of-way. To extend the wall past the north end of the Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall would require a minimum construction cost of $125,000. These are construction cost estimates only and do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Four pictures of the existing sound wall are attached to this case. Staff anticipates bringing more detailed information to the Committee for discussion on June 21st.

Timeframe:

Staff estimates up to 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

The purpose of this case is to provide new updates, with the intent of providing a more significant update on June 21st and to seek further direction from the Committee as to next steps at that time.

Funding Source:

Funding amounts and sources will be discussed in more detail on June 21st.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on June 21st.

Attachments

Sound Wall Gap Diagram

Xkimo Ct resident email

Picture 1

Picture 2

Picture 3

Picture 4

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/12/2022 01:48 PM
Brian Hagen	Brian Hagen	05/12/2022 03:25 PM
Form Started By: Bruce Westby		Started On: 05/11/2022 10:50 AM
Final Approval Date: 05/12/2022		

Public Works Committee **5. 1.**

Meeting Date: 11/15/2022

Submitted For: Bruce Westby, Engineering/Public Works

By: Bruce Westby, Engineering/Public Works

Title:

Consider Recommendation to City Council to Approve Plans and Authorize Bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:

As first discussed at the Public Works Committee meeting on October 19, 2021, the fence that was constructed with the Ramsey Villas North three (3) single-family residential unit development, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier/sound wall.

The plans for this development, including the sound wall plan, were approved by the City. However, the wall was designed and constructed such that it extends down into a low area where the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson, they had informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines. Bogart-Pederson said Staff instructed them to construct the wall per the plans anyway, which was done. Bogart-Pederson then said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way as a City Improvement Project.

Staff then contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property, but MnDOT did confirm they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine the current property owners.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Staff has since received topographic survey data and utility as-built data from the developer's engineer, Bogart Pederson, allowing Staff to further explore options for relocating, constructing, or extending sound walls within Highway 47 right-of-way.

Staff also enlisted Bolton & Menk to collect additional topo survey to help determine if a sound wall could effectively be constructed within Highway 47 right-of-way, and whether the wall could eventually connect to the

south end of the existing 6-foot tall sound wall approximately 900-feet to the north.

Staff has not yet contacted the new property owners at 5065 and 5075 Xkimo Court to discuss the option of salvaging and reinstalling the existing sound wall constructed on their properties during development of Ramsey Villas North to the Highway 47 right-of-way per the attached plans. If the Public Works Committee would like Staff to explore the option of relocating this fence to the Highway 47 right-of-way per the attached plan and extending new sound wall fence to the north end of the plat, which could be bid as an alternate bid, Alternative #2 should be approved. Staff will then contact the property owners to see if they are open to this option and if so, will add this as an alternate bid. If the property owners are not open to this option, Staff will move forward with bidding the project using all new fence and leaving the existing fence in place.

Staff did not explore costs further to extend the wall past the north end of the Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall per previous discussions with the Public Works Committee.

The construction cost estimates above also do not include any costs required to enter into a Limited Use Permit (LUP) with MnDOT, which would typically be limited to staff time and recording costs for the LUP. If the Public Works Committee approves Alternative #1 or #2, Staff will work with MnDOT to develop a LUP for City Council approval at the time bids are accepted and a construction contract is awarded.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

Alternative #1 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Alternative #2 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements, including an alternate bid to salvage and install the existing fence on private properties to Highway 47 right-of-way and extending new sound wall fence to the north end of the Ramsey Villas North plat.

Alternative #3 – Motion of other.

Funding Source:

Staff's current cost estimate for constructing a new 265-foot long sound wall per the attached plans at $230 per linear foot is $61,000.

The construction cost estimate above does not include indirect project costs, which would include Staff time for preparing plans and administering and inspecting construction, and consultant fees required to stake construction.

City Improvement Project #22-17 can be funded using the PIR Fund.

Recommendation:

Staff recommends Alternative #1 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development.

Staff recommends Alternative #2 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development, including salvaging and installing the existing fence to the Highway 47 right-of-way.

Action:

Dependent on discussions.

Attachments

Plan

Cross Sections

Ramsey Villas North Fence Plan

Residents email

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/10/2022 02:03 PM
Form Started By: Bruce Westby		Started On: 11/09/2022 11:17 AM
Final Approval Date: 11/10/2022		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, April 16, 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

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve March 19, 2024, Meeting Minutes

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

Regular Meeting Minutes dated March 19, 2024

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

5. COMMITTEE BUSINESS

5.01: Consider Recommendation to City Council to Approve Cooperative Construction Agreement No. 1056358, Approve Plans, and Authorize Advertisements for Bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

City Engineer/Public Works Director Westby presented the staff report and the recommendation to recommend City Council approval of plans and the Cooperative Construction Agreement and authorization to advertise bids for the improvement project, if the Committee supports construction of the sound wall.

Councilmember Olson asked how the plan for the new wall would compare to the existing wall.

City Engineer/Public Works Director Westby replied that this would be exactly the same detail as the existing wall further to the north.

Councilmember Olson asked if the wall would go over sanitary sewer lines.

City Engineer/Public Works Director Westby confirmed that would be accurate. He commented that it is a deep line and therefore it will not be impacted.

Councilmember Howell commented she is pleased to see this moving forward for the residents.

Mr. Ted Blakley, 5041 Xkimo Court NW, commented that he is grateful to have forward motion on this as it has taken much longer than they anticipated.

Mrs. Blakley asked for the timing of things, should the group choose to proceed.

Mr. Richard Bailey, 5021 Xkimo Court NW, stated that he also has questions related to the timing as they are anxiously awaiting to have this completed and have some noise reduction in the neighborhood.

Chairperson Musgrove asked for details on the anticipated start and completion dates, should this be approved.

City Engineer/Public Works Director Westby replied that if the recommendation is provided to move forward, this would go forward to the City Council at its first meeting in May. He provided details on the bidding timeline noting that construction would most likely begin in July or August, noting that the wall construction is fairly quick. He estimated a maximum of two weeks for the actual construction of the wall. He stated that restrictions can be placed upon the construction timeline but that could increase the cost.

Chairperson Musgrove stated that she would like to see it completed this year and would not want to increase the cost of the project by placing additional time constraints.

Assistant City Engineer Feriancek stated that the Xkimo Street project has a substantial completion date of August 31st and perhaps this should be timed to not occur after that date.

City Engineer/Public Works Director Westby commented that would allow a window of two months for construction and therefore would find that acceptable.

Motion by Councilmember Howell, seconded by Councilmember Olson, to recommend City Council approval of plans and Cooperative Construction Agreement No. 1056358, and authorization to advertise bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements, specifying final completion no later than August 31, 2024.

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

5.02: Consider Recommending City Council Approval of Plans and Specifications and Authorizing Advertisement for Bids for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03

Assistant City Engineer Feriancek reviewed the staff report and recommendation to recommend City Council approval of plans and specifications and authorize advertisement for bids for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03.

Chairperson Musgrove asked if the three different areas would be completed simultaneously or whether one section would be completed before moving to the next.

Assistant City Engineer Feriancek explained that one contractor would bid the project and the phasing would be determined by the contractor. He stated that he would expect the contractor to have a few different crews working on different items in each section for efficiency, explaining that perhaps the first crew works on soil corrections throughout the entire project area and the next crew follows with the next task and so on.

Chairperson Musgrove acknowledged that this work is needed.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council approval of plans and specifications and authorize advertisement for bids for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03.

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

5.03: Consider Recommending City Council Approval of Plans and Specifications and Authorizing Advertisement for Bids for 2024 Neighborhood Pavement Overlay Improvement, Improvement Project #24-07

Assistant City Engineer Feriancek presented the staff report and recommendation to recommend City Council approval of plans and specifications and authorize advertisement for bids for 2024 Neighborhood Pavement Overlay Improvements, Improvement Project #24-07.

Councilmember Olson asked for more information on the maintenance plan and anticipated life expectancy of the drainage structures proposed for Bowers Drive.

Assistant City Engineer Feriancek replied that the City would routinely remove debris from the hydrodynamic separators using the vacuum truck, and estimated the lifespan for these structures to be 60 to 100 years.

Chairperson Musgrove asked for clarification on whether the finger streets are also included for town center.

Assistant City Engineer Feriancek replied that only public roads would be completed and not the side private streets.

Chairperson Musgrove asked why PIR funds would be used rather than pavement management funds for paving Basalt Street.

Assistant City Engineer Feriancek replied that the intent of the pavement management funds is for reconstruction and overlay improvements and that paving a gravel street would be considered new construction and therefore would not qualify for use of pavement management funds.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council approval of plans and specifications and authorize advertisement for bids for 2024 Neighborhood Pavement Overlay Improvements, Improvement Project #24-07.

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

5.04: Consider Recommending City Council Approval of Plans and Specifications and Authorization to Advertise for Bids for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09

Assistant City Engineer Feriancek presented the staff report and recommendation to recommend City Council approval of plans and specifications and authorization to advertise for bids for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09.

Chairperson Musgrove commented that this has proven to be a better product than what was previously being used and therefore seems to make sense to continue.

Motion by Councilmember Howell, seconded by Councilmember Olson, to recommend City Council approval of plans and specifications and authorization to advertise for bids for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09.

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

5.05: Consider Recommending City Council Approval of Plans and Specifications and Authorization to Advertise for Bids for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10

Assistant City Engineer Feriancek reviewed the staff report and recommendation to recommend City Council approval of plans and specifications and authorization to advertise for bids for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council approval of plans and specifications and authorization to advertise for bids for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10.

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

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.

Chairperson Musgrove asked if there is an update on the Ferry Street/Highway 47 railroad crossing.

City Engineer/Public Works Director Westby replied that MnDOT has officially paused this project but previously allocated funds are secure for the time being.

6.02: Review Future Topics Calendar

Chairperson Musgrove provided input on street sweeping studies as discussed by the Watershed Implementation Funding group today and asked for information on the City's street sweeping policy.

City Engineer/Public Works Director Westby provided additional details on the street sweeping process and its benefits, and that Staff plans to review and update the street sweeping policy to address everything practicable to reduce the transport of sediment and phosphorus to receiving waters.

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 7:00 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

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

CITY OF RAMSEY
RAMSEY VILLAS NORTH SOUND WALL
CITY IMPROVEMENT PROJECT NO. 22-17



LOCATION MAP

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

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

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

SHEET INDEX

THIS PLAN CONTAINS 4 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	SOUND WALL DETAILS
3	SITE PLAN AND WALL PROFILE
4	CROSS SECTIONS

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	SOUND WALL
LIGHT POLE	FENCE
SIGN	SILT FENCE
MAILBOX	WATERMAIN
PEDESTAL - TELECOM	SANITARY SEWER
PEDESTAL - ELECTRIC	STORM SEWER
HAND HOLE	DRAIN TILE

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

JOE FERIANCEK, P.E. — LIC. NO. 57095 — DATE 2/10/23

DATE	REVISION

0 50 100 150
SCALE (FEET)

N

City of RAMSEY

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

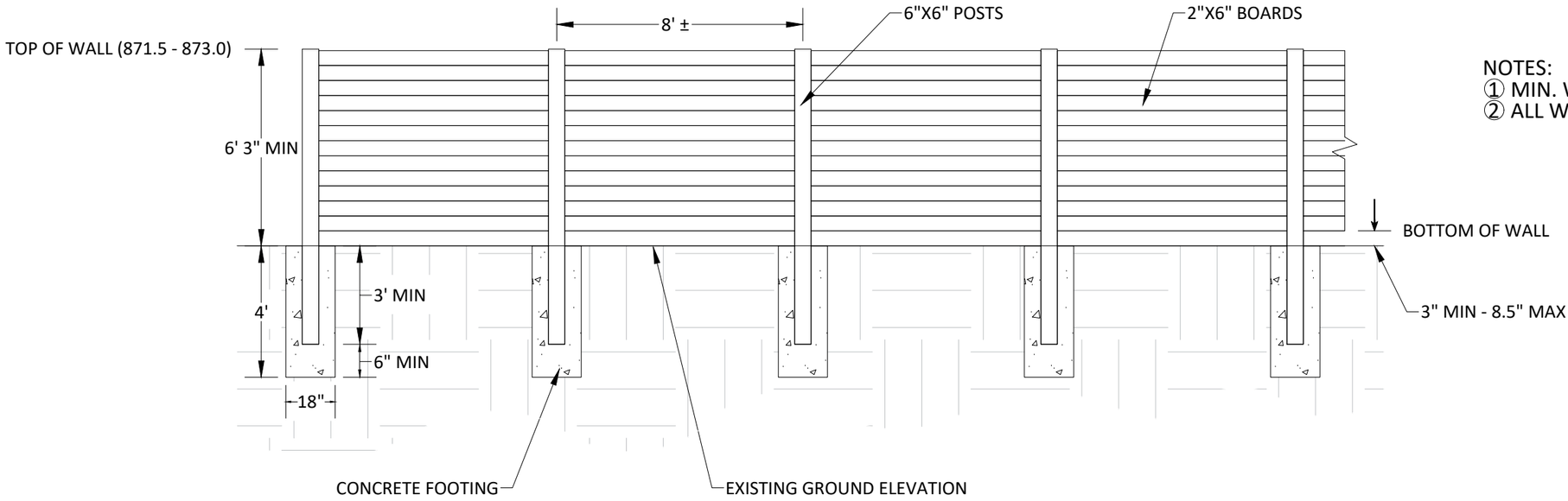
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

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

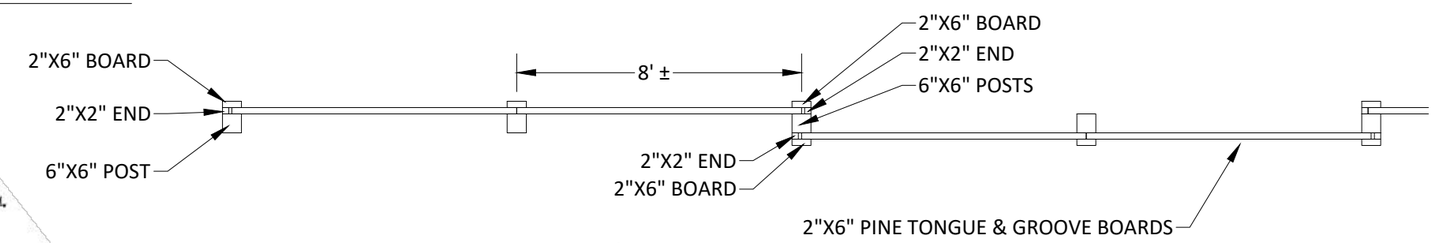
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www.gopherstateonecall.org

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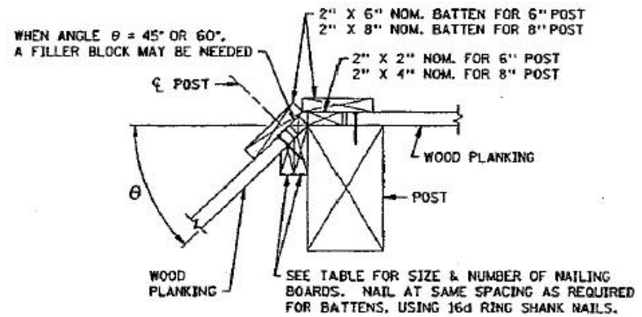


NOTES:
① MIN. WALL HEIGHT 6 FEET ABOVE TH 47 EDGE OF PAVEMENT
② ALL WOOD MUST BE PRESSURE TREATED

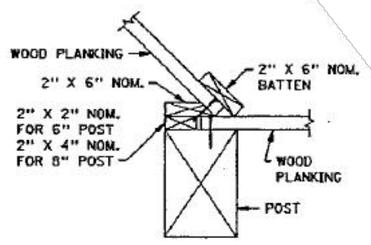
①PROPOSED WALL PROFILE: N.T.S.

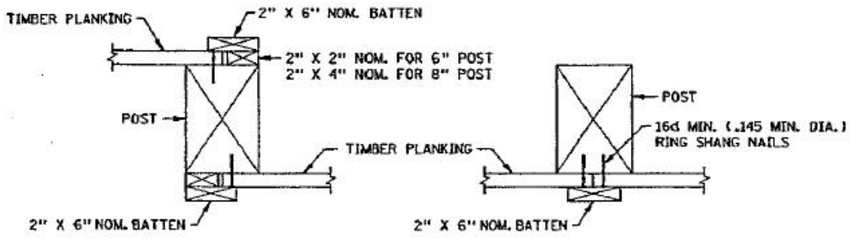


②PROPOSED WALL PLAN: N.T.S.



POST LOCATIONS FOR ANGLE TURNS





NAILING BOARDS AND CORNER BATTEN SELECTION TABLE
FOR ANGLE TURNS TOWARD POST

POST SIZE (IN.)	ANGLE θ = 30°			ANGLE θ = 45°			ANGLE θ = 60°		
	NAILING BOARDS		CORNER BATTEN (IN.)	NAILING BOARDS		CORNER BATTEN (IN.)	NAILING BOARDS		CORNER BATTEN (IN.)
	SIZE (IN.)	NO.		SIZE (IN.)	NO.		SIZE (IN.)	NO.	
6 X 6	2 X 6	1	2 X 6	2 X 6	1	2 X 6	2 X 6	1	2 X 6
6 X 8	2 X 6	1	2 X 6	2 X 6	1	2 X 6	2 X 6	1	2 X 6
6 X 12	2 X 6	1	2 X 6	2 X 6	2	2 X 6	2 X 8	2	2 X 8
8 X 12	2 X 6	1	2 X 8	2 X 6	2	2 X 8	2 X 8	2	2 X 8
8 X 14	2 X 6	1	2 X 8	2 X 6	2	2 X 8	2 X 8	2	2 X 8
8 X 16	2 X 6	2	2 X 8	2 X 6	2	2 X 8	2 X 8	2	2 X 8
8 X 18	2 X 6	2	2 X 8	2 X 8	3	2 X 8	2 X 10	3	2 X 10
8 X 20	2 X 6	2	2 X 8	2 X 8	3	2 X 8	2 X 10	3	2 X 10

DATE	REVISION

Feb 10, 2023 - 10:10am
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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 2/10/23 Lic. No. 57095

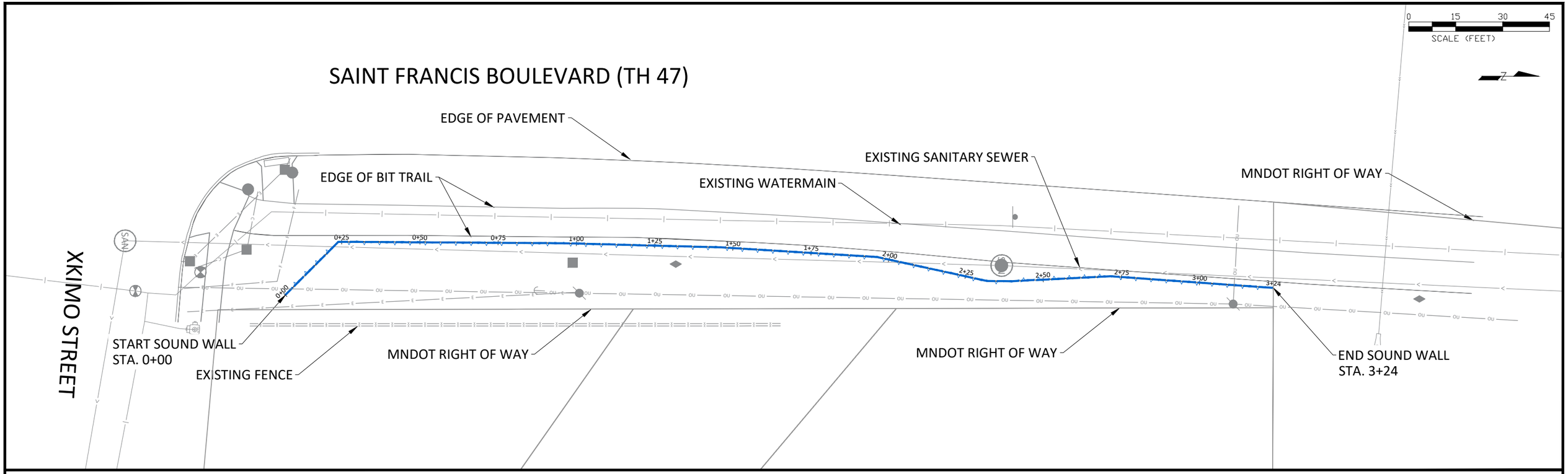
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/10/23
CHECKED BY:	BRW	FILE: 22-17

City of RAMSEY

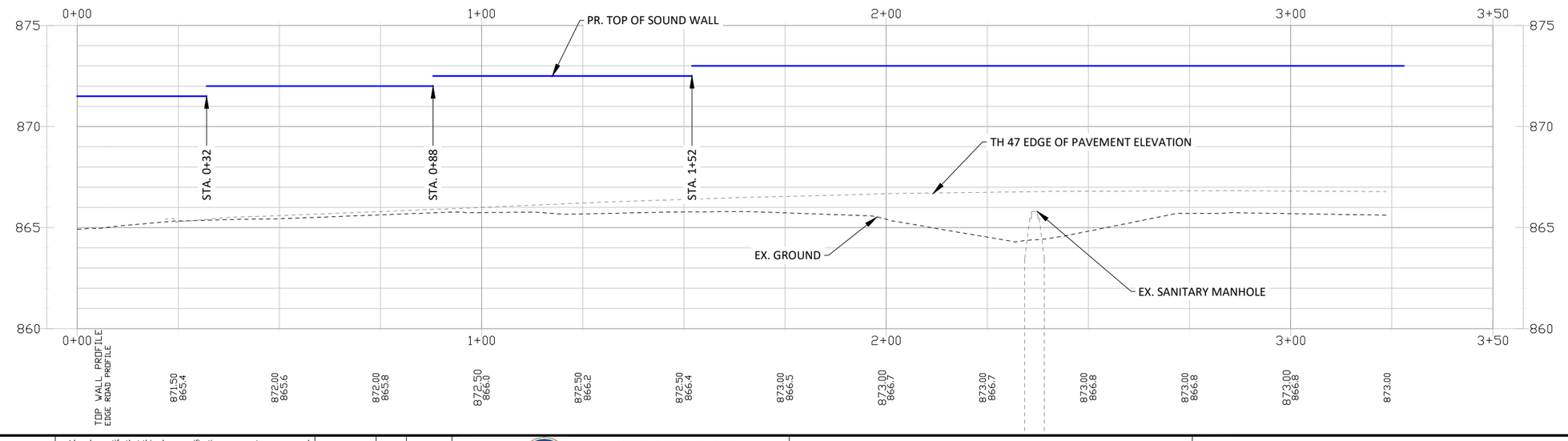
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SOUND WALL DETAIL

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA



Profile View of Sound Wall



DATE	REVISION

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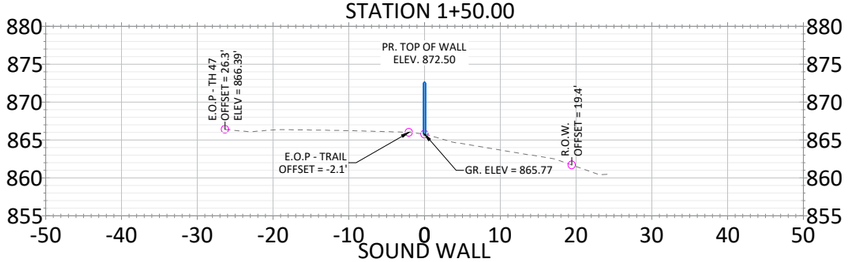
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DRAWN BY:	JJF	DATE: 2/10/23
CHECKED BY:	BRW	FILE: 22-17

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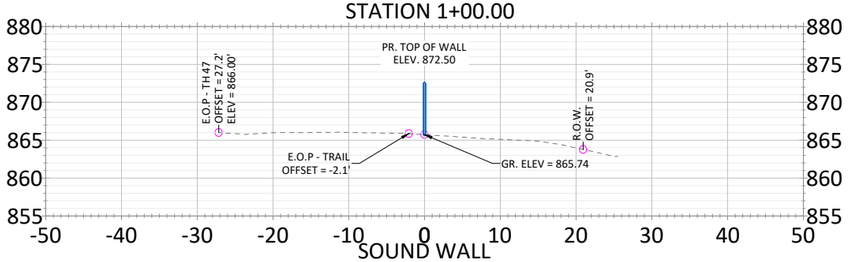
SITE PLAN

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

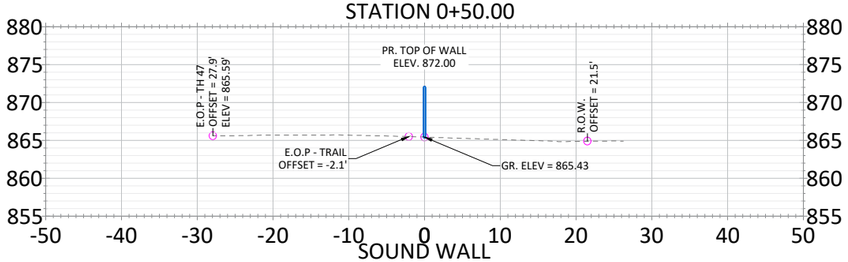
SOUND WALL
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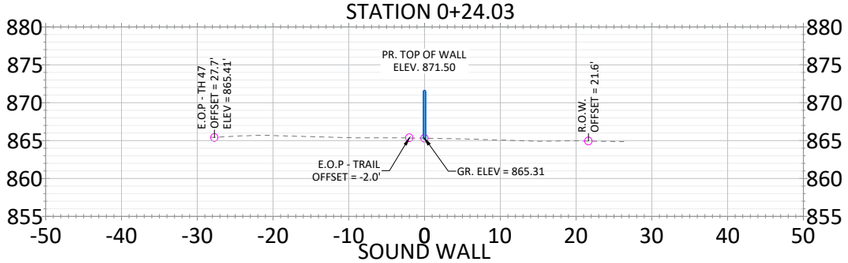
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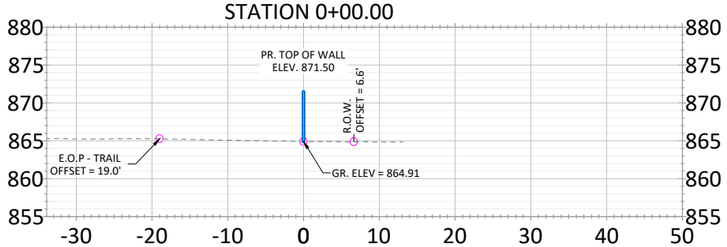
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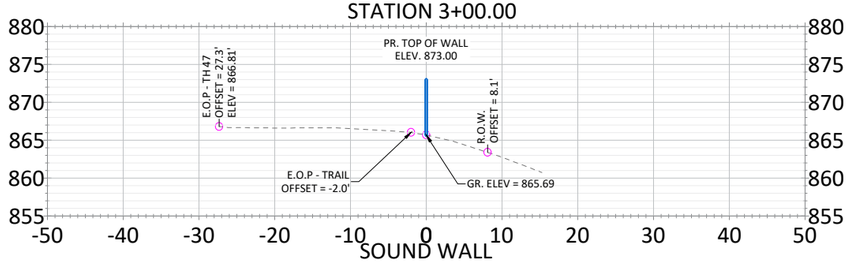
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STATION 0+24.03



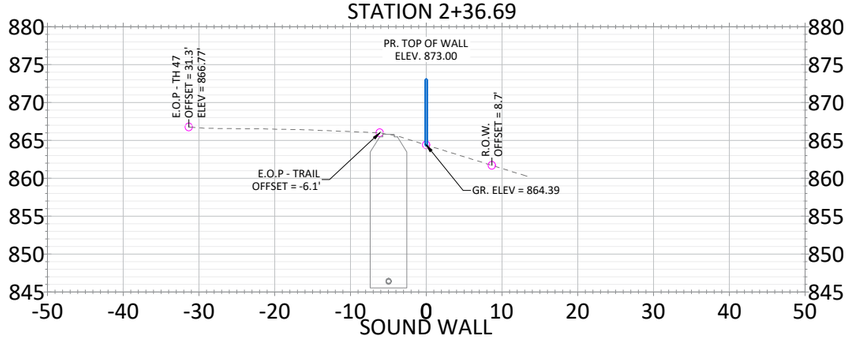
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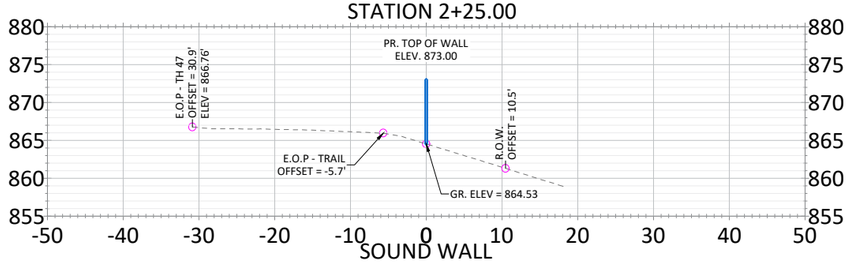
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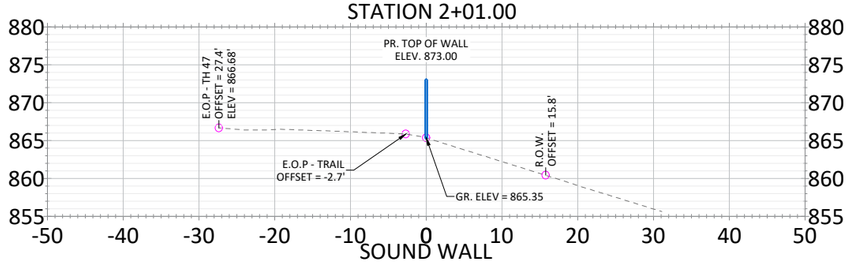
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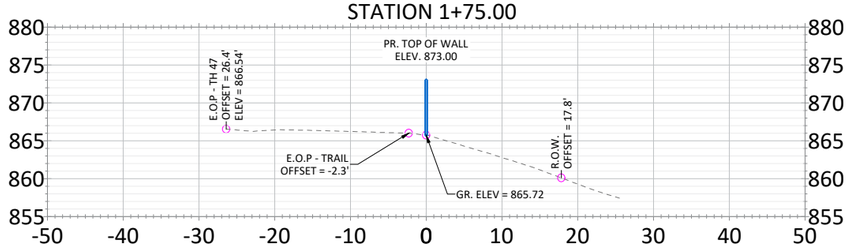
SOUND WALL
STATION 2+25.00



SOUND WALL
STATION 2+01.00



SOUND WALL
STATION 1+75.00



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Joe Feriancek

JOE FERIANCEK

Date 2/10/23 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/10/23
CHECKED BY:	BRW	FILE: 22-17

City of RAMSEY

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

CROSS SECTIONS

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 4 SHEETS

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Resolution #24-166, Approving a Conditional Use Permit for a Motor Fuel Station at 7990 Sunwood Dr NW. (Take 5 Oil Change)

Purpose/Background:

Joe Ellingson with DSGW Architects (the "Applicant") has submitted a Land Use Application on behalf of Garage RE LLC/Take 5 Oil Change (the "Permittee") for the development of a 1.16-acre parcel in the COR, bounded by Armstrong Boulevard to the west, ALDI to the north, and buildings and driveways within Northstar Marketplace to the south and east. The project will consist of an 1,860 square foot retail building with three drive-through bays for quick-service oil changes. Additional site improvements include 12 parking stalls for Take 5's building, 19 parking stalls along Northstar Marketplace (along the former alignment of Sunwood Drive), and sidewalks to connect pedestrians to ALDI, Northstar Marketplace, and Sunwood Drive. In order to accommodate the proposed development, the Applicant is requesting a Conditional Use Permit for a Motor Fuel Station in the COR-2b Zoning District. It should be noted that while no gasoline or diesel will be available for sale at this location as Ramsey City Code's definition of Motor Fuel Stations includes motor oil sales.

Notification:

Staff attempted to notify property owners within 350 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 June 27th. 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 along the shared driveway into Northstar Marketplace.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property, 7990 Sunwood Drive NW, is located in the COR, bounded by Armstrong Boulevard to the west, ALDI to the north, and buildings and driveways within Northstar Marketplace to the south and east. The Subject Property is currently zoned COR-2b. It is guided for Mixed-Use in the City's 2040 Comprehensive Plan, and is approximately 1.16 acres in size. Surrounding properties are also guided for Mixed-Use.

Site Plan

The proposed building has a footprint of 1,860 square feet, and is parallel to Sunwood Drive and the north-south entrance to Northstar Marketplace. Due to the slope of Armstrong Boulevard, and the location of the proposed Take 5 building, the build-to line requirement cannot be met as stated in the COR Framework. The proposed development has 3.68 percent building coverage and 38.56 percent hard surfacing coverage (including pavement, sidewalks, and the trash enclosure) on the lot, resulting in 42.24 percent impervious surfacing coverage on the lot. Other developments of this scale in the COR have similar percentages.

The building is designed to have the main pedestrian entrance in the northwest corner of the building, facing the parking lot. Additionally, three vehicular entrances for customers will be located along the west side of the building (facing Armstrong Boulevard), with the exits located on the east side of the building. A one-way driveway will facilitate vehicular traffic into and out of the building in a west-to-east pattern, with 61 feet of stacking space for vehicles waiting for service. Vehicular access to the Subject Property will come from two driveways: a shared driveway into the ALDI parking lot to the north, and a shared driveway onto the north-south

driveway into Northstar Marketplace at the southeast corner of the lot, which then connects to Sunwood Drive. There will also be a bypass lane constructed along the south side of the building.

Minimum parking requirements for the site include 3 stalls per service bay (3 bays total), and 1 stall per employee (a maximum of 5 employees per shift), resulting in a total parking requirement of 14 parking stalls. 12 stalls will be located in a standalone parking lot northwest of the proposed building. Additionally, the Applicant will be constructing a driveway and 19 parking stalls within the former footprint of Sunwood Drive, paralleling the Northstar Marketplace buildings to the south. These parking stalls will help the Applicant satisfy their parking requirements for Take 5 and satisfy requirements in the Purchase Agreement. It is anticipated by both City Staff and the developer that some of the external parking stalls will be shared throughout the day, as is common in mixed-use developments.

The proposed use only takes up approximally half of the site. The applicant provided a concept plan to show how another user could occupy the western portion of the site. The other user will come forward for land use approvals with more detailed plans as it is identified.

Architecture and Building Elevations

The building's exterior will consist of exterior insulated finishing system (EIFS) in shades of red, gray, and tan, a brick veneer, and storefront window-style overhead garage doors. The building's design minimizes blank wall space, as mentioned in the COR Framework. The trash enclosure will be west of the building, facing west toward the internal shared driveway, and will be wrapped in brick veneer on three sides, and will have a solid metal gate on the fourth side.

Signage

The following signs are proposed to be installed on the building and site:

- A 30-square-foot sign mounted on the ALDI pylon sign at the corner of Armstrong Boulevard and Ramsey Parkway/Sunwood Drive;
- Two directional signs (one showing "Enter", and one showing "Exit Only") near each respective driveway on the site, each measuring 4 square feet per sign face and 3.33 feet in height;
- Solid illuminated panels with the "Take 5" logo on the west and east sides of the building, each measuring 26.19 square feet in area;
- Channelized letters that say "OIL CHANGE - STAY IN YOUR CAR" on the west and east sides of the building, each measuring 47.59 square feet in area;
- Channelized letters that say "OIL CHANGE" on the north and south sides of the building, each measuring 17.91 square feet in area.

The total proposed signage is 183.38 square feet for wall signage, divided between 6 total signs, and 60 square feet of display area on the pylon sign. Signage specs from the Coon Rapids location is attached to the Architectural Plan Set in this staff report, and the Applicant has expressed their intent to use the same signage design for Ramsey's location. It is recommended that the proposed sign package be approved with the Conditional Use Permit.

Landscape Plan

As noted in the Environmental Policy Board's (EPB) staff report from June 17th, the COR Design Framework emphasizes the streetscape over internal plantings. However, as previously noted, the Subject Property does not have any frontage along Sunwood Drive. The Applicant still included a Landscape Plan, which does include a nice mix of evergreens and deciduous trees and shrubs. All species are acceptable and meet the minimum size requirements. The Landscape Plan also includes turfed areas both east and south of the building.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings will measure less than 0.5 footcandles at the property line and will measure at least 1.0 footcandle throughout the parking lot in compliance with City Code. The lighting plan includes a mix of freestanding and wall-mounted light fixtures to illuminate the site. All lighting will be downcast and shielded.

Utilities
The building will be connected to municipal water and sewer via stubs along the south edge of the property. The site will tie into an existing storm sewer pipe that crosses the property and dumps into a pond behind Northstar Marketplace's southwest building.

Additional Considerations
An additional component of the Applicant's request involves vacating part of a drainage and utility easement along the south property line to accommodate the building footprint. This easement vacation request will be brought directly to City Council on July 9 as a separate case in accordance with Section 106-260 of Ramsey City Code.

Also, it should be noted that the west half of the lot will remain undeveloped for now, though the Applicant submitted a conceptual site plan to show a future commercial use on that part of the lot. That conceptual use is not included in this request, and any development on the west half of the lot would have to be reviewed and approved by Planning Commission and City Council.

Alternatives
Alternative 1: Approve the Conditional Use Permit, as recommended by Planning Commission and Staff.
Alternative 2: Approve the Conditional Use Permit with modifications based on discussion.
Alternative 3: Deny the Conditional Use Permit, based on supported findings of fact.

Funding Source:

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

The property is City-owned and the Applicant would be purchasing the property. Development fees will be calculated at the time of Development Agreement.

Recommendation:

At their meeting on June 27th, the Planning Commission voted 6-0 to recommend the City Council approve Resolution #24-166, which would approve a Conditional Use Permit for Take 5 Oil Change.

Outcome/Action:

Motion to adopt Resolution #24-166, Approving a Conditional Use Permit for a Motor Fuel Station at 7990 Sunwood Dr NW.

Attachments

Resolution #24-166
Architectural Plan Set
Civil Plan Set
Landscaping Plan Set
Applicant Narrative

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:06 PM
Form Started By: Adam Martin		Started On: 07/01/2024 08:19 AM
Final Approval Date: 07/03/2024		

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

RESOLUTION #24-166

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MOTOR FUEL STATION AT 7990 SUNWOOD DRIVE NW

RECITALS

1. Garage RE LLC, doing business as Take 5 Oil Change and hereafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to construct and operate an oil change and related vehicle maintenance businesses classified as a "motor fuel station" per City Code Section 106-621 on the property generally known as 7990 Sunwood Drive NW and legally described as:

   Lot 2, Block 1, COR Four, Anoka County, Minnesota

   (the 'Subject Property');

2. That the Subject Property is zoned COR-2b, Commercial Subdistrict, and is approximately 1.16 acres in size.

3. That the parcels to the north, south, and east of the Subject Property are also zoned COR-2 and COR-2b, Commercial Subdistrict, while the parcels to the west (across Armstrong Boulevard) are zoned B-2, Community Business District.

4. That the Subject Property is guided as Mixed Use in the 2040 Comprehensive Plan.

5. That Motor Fuel Stations, Gas Station, and CNG Fuel Sales are listed as a Conditional Use per City Code Section 106-621 (Principal Uses).

6. That motor oil change and sales are included in the definition of "Motor Fuel Station", as stated in City Code Section 106-106 (Definitions)

7. That the Subject Property is also located within a Drinking Water Supply Management Area (DWSMA) and thus, on-site stormwater infiltration is not permitted.

8. That the Permittee has submitted a Site Plan, designed by Rehder & Associates, Inc. and dated May 31, 2024, depicting the location of the approximately 1,860 square foot building, 31 parking stalls, and other site improvements.

FINDINGS OF FACT

1. That the motor fuel station 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 fuel station will be designed in such a way that it will not change the essential character of the area.

3. That the motor fuel station will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

4. That the motor fuel station 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.

5. That the motor fuel station 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 an oil change with related vehicle maintenance business classified as motor fuel station on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this Conditional Use Permit is valid only for oil changes and similar vehicle maintenance operations within the definition of "motor fuel station." It does not permit the sale of gasoline and other fuels nor does it permit vehicle repairs.

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 operations inside the building on the Subject Property.

5. That the Permittee agrees that there shall not be any automotive parts, oil, or lubricants stored outside on the Subject Property.

6. That no customer vehicles may remain outside on site after normal business hours.

7. That the Permittee agrees to comply with all standards in Section 106-990 of City Code pertaining to fuel sales in the Wellhead Protection Overlay District.

8. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

9. That the Permittee shall apply for and obtain a building permit and all other necessary permits in accordance with City Staff's review comments, from the City of Ramsey and any other applicable agencies, for the site improvements.

10. 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.

11. 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:

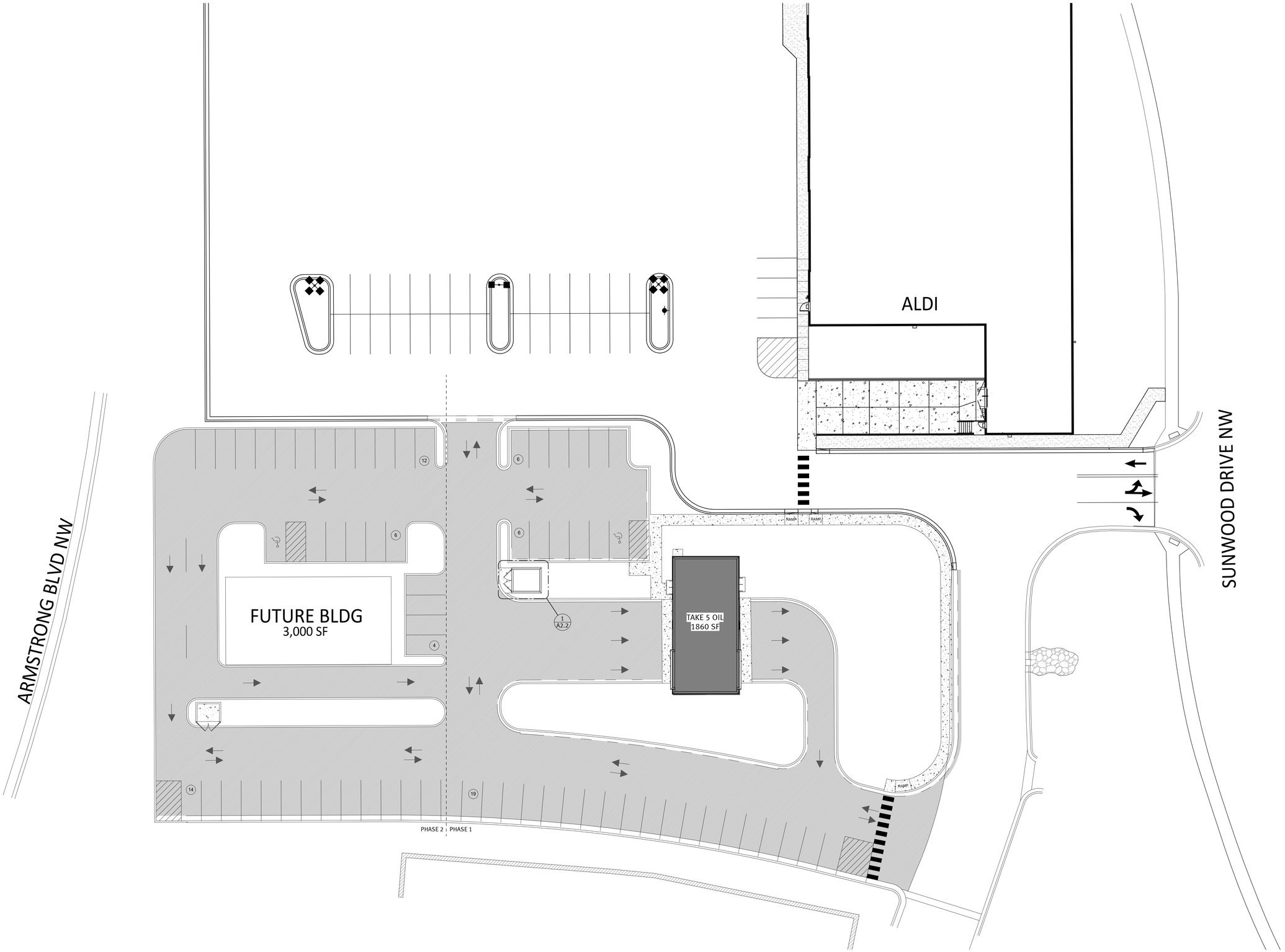
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of July, 2024.

Mayor

ATTEST:

City Clerk



1 SITE PLAN
1" = 20'-0"

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TAKE 5 OIL

7990 SUNWOOD DR. NW
RAMSEY, MN 55303

project #: 024031.00
date: 5/31/2024 10:58:57 AM
drawn by: AUTHOR
checked by: CHECKER

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.

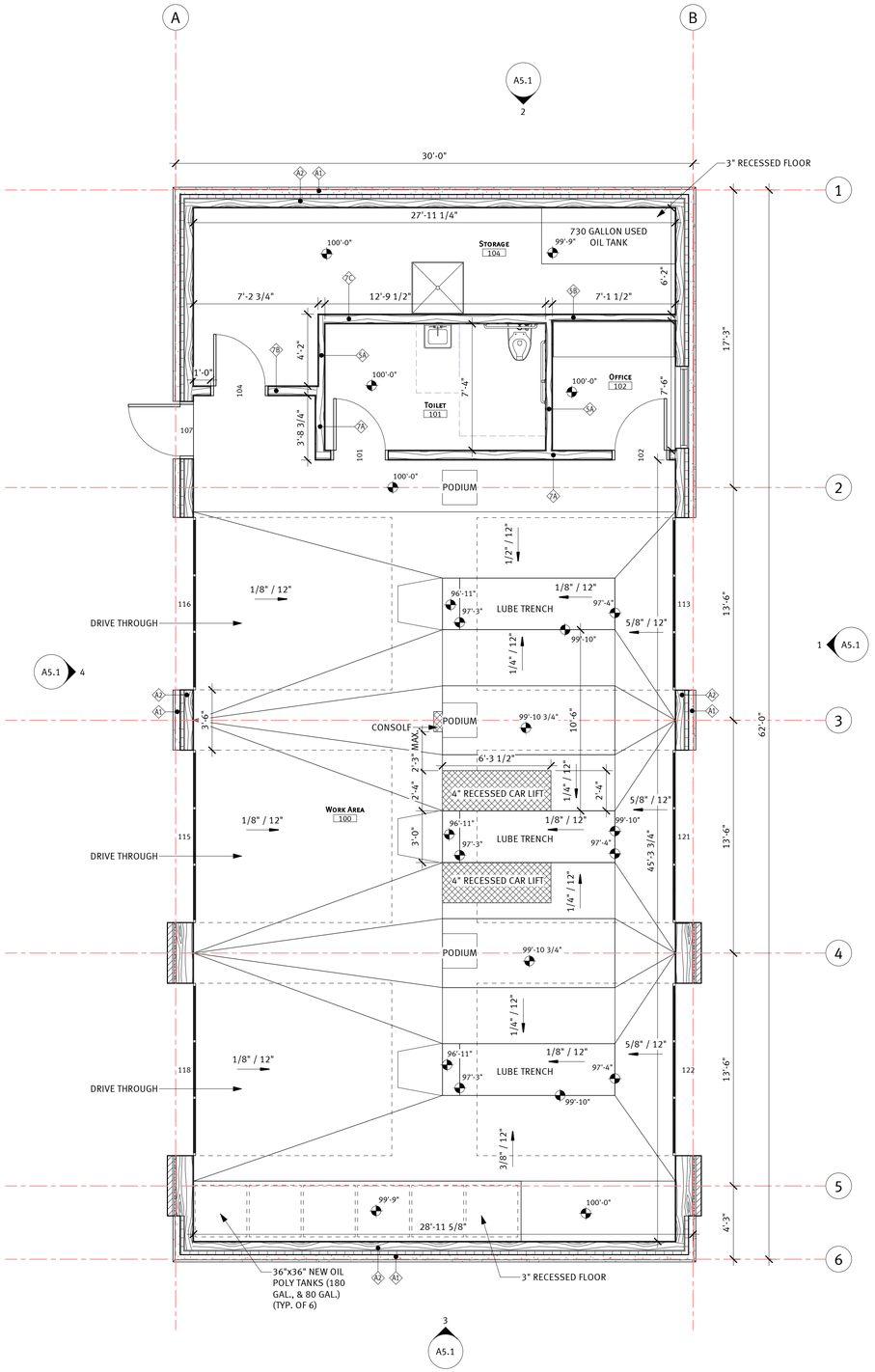
signature:
printed name: JOHN E. ERICKSON, NCARB, LEED AP
reg. #: 24199
sign date: ISSUE DATE

PRELIMINARY NOT FOR CONSTRUCTION
5/31/2024 10:58:57 AM

revision / issue	*no.*	*date*

sheet title: ARCHITECTURAL SITE PLAN

sheet number: A1.1



1 LEVEL 1
1/4" = 1'-0"

DOOR AND FRAME SCHEDULE

REV.	DOOR NO.	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	FRAME TYPE	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FIRE LABEL	HDW. NO.	NOTES
	100H	9'-1"	6'-0"								
	101	3'-0"	7'-0"	HM-Dx					--		
	102	3'-0"	7'-0"	HM-Dx					--		
	104	3'-0"	7'-0"	HM-Dx					--		
	107	3'-0"	7'-0"	HM-Dx					--		
	113	10'-0"	11'-6"								
	115	10'-0"	11'-6"								
	116	10'-0"	11'-6"								
	118	10'-0"	11'-6"								
	121	10'-0"	11'-6"								
	122	10'-0"	11'-6"								

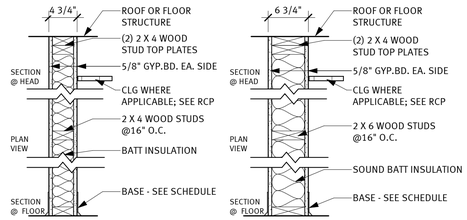
FLOOR PLAN GENERAL NOTES

A	INTERIOR DIMENSIONS ARE TO FINISHED FACE OF STUD WALL, FACE OF MASONRY WALLS, TO CENTERLINE OF COLUMNS OR TO OTHER GRID POINTS UNLESS OTHERWISE NOTED. DIMENSIONS LABELED AS CLEAR OR CLR INDICATE MINIMUM DISTANCE TO FINISHED FACE OF WALLS. DIMENSIONS ARE TO FINISHED FACE OF EXISTING WALLS IF APPLICABLE.
B	ALL INTERIOR DOOR FRAMES TO BE 4" FROM ADJACENT WALL OR CENTERED BETWEEN WALLS UNLESS OTHERWISE NOTED.
C	FURNITURE & EQUIPMENT SHOWN IS FOR REFERENCE ONLY AND IS NOT INCLUDED IN THE CONTRACT.
D	COORDINATE SIZE AND LOCATION OF ALL DUCT AND SHAFT OPENINGS IN WALLS AND FLOORS WITH MEP CONSULTANT.
E	FIRE RATINGS ARE INDICATED ON THE LIFE SAFETY PLAN.

FLOOR PLAN NOTES

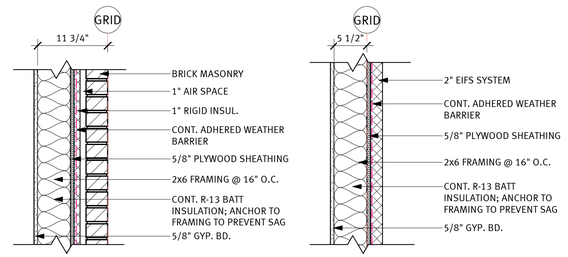
WALL TYPES

NOTE: ALL WALLS SHALL BE BUILT TO STRUCTURE ABOVE UNLESS OTHERWISE NOTED



- 5A — 2X4 WOOD STUD WALL TO STRUCTURE
- 5B — OMIT BATT INSULATION TO STRUCTURE
- 5C — 2X4 WOOD STUD WALL TO CEILING
- 7A — 2X6 WOOD STUD WALL TO STRUCTURE
- 7B — OMIT BATT INSULATION TO CEILING
- 7C — 2X6 WOOD STUD WALL TO CEILING

EXTERIOR WALL ASSEMBLIES



- A1 — BRICK ON 2x6 WOOD STUD FRAMING
- A2 — EIFS ON 2x6 WOOD STUD FRAMING

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TAKE 5 OIL

7990 SUNWOOD DR. NW
RAMSEY, MN 55303

project #: 024031.00
date: 5/31/2024 10:58:58 AM
drawn by: AUTHOR
checked by: CHECKER

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.

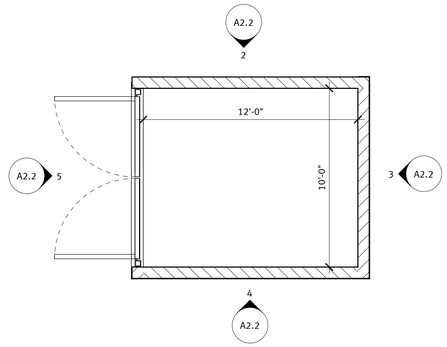
signature:
printed name: JOHN E. ERICKSON, NCARB, LEED AP
reg. #: 24199
siga date: ISSUE DATE

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5/31/2024 10:58:58 AM

revision / issue	*no.*	*date*

sheet title: FIRST FLOOR PLAN

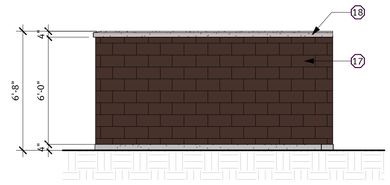
sheet number: A2.1



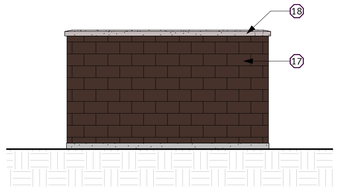
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1	EIFS MAIN COLOR	MATCH SW COLOR #7693, STONEBRIAR. FINISH TO MATCH STO "LOTUSAN" OR DRYVIT "SANDPEBBLE FINE"
2	EIFS ACCENT BAND	MATCH SW COLOR #7678, COTTAGE CREAM. FINISH TO MATCH STO "LOTUSAN" OR DRYVIT "SANDPEBBLE FINE"
3	BRICK	ENDICOTT "EXECUTIVE IRONSPOT VELOUR" OR APPROVED EQUAL. MODULAR SIZE, STANDARD, MORTAR, CONCAVE JOINT
4	PREFINISHED MTL COPING & FLASHING	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
5	BRICK SOLDIER COURSE BAND	ENDICOTT "EXECUTIVE IRONSPOT VELOUR" OR APPROVED EQUAL. MODULAR SIZE, STANDARD, MORTAR, CONCAVE JOINT
6	SIX (6) 6" DIA. CONCRETE FILLED PAINTED STEEL BOLLARD TO BE 4'-0" ABOVE FINISHED CONCRETE. PAD. PRIME AND PAINT STEEL BOLLARDS W/ EXTERIOR GRADE PT5	MATCH SW COLOR #6871, POSITIVE RED. GLOSS / SEMI-GLOSS FINISH
7	PRECAST WAINSCOTTING BAND	COLOR - TO BE CHOSEN BY ARCHITECT FROM MFR SELECTION OF COLORS
8	BRICK WAINSCOTT	ENDICOTT "EXECUTIVE IRONSPOT VELOUR" OR APPROVED EQUAL. MODULAR SIZE, STANDARD, MORTAR, CONCAVE JOINT
9	SCUPPER AND DOWNSPROUT; JOG SURFACES FROM EIFS TO BRICK AT PRECAST BAND	
10	LIGHT FIXTURE SEE ELEC.	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
11	OVERHEAD DOOR	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
12	PREFORMED ALUMINUM CORNICE BRACKET	MATCH SW COLOR #7678, COTTAGE CREAM.
13	EIFS SECONDARY COLOR	MATCH SW COLOR #6871, POSITIVE RED. FINISH TO MATCH STO "LOTUSAN" OR DRYVIT "SANDPEBBLE FINE"
14	PREMANUFACTURERD ALUMINUM CANOPY	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
15	HM MAN DOOR	MATCH SW COLOR #7693, STONEBRIAR ON THE EXTERIOR AND MATTE BLACK ON THE INTERIOR.
16	ADDRESS (IF REQUIRED BY CITY)	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
17	ROCK-FACE CMU	TO MATCH BRICK ON BUILDING
18	PRECAST STONE CAP	TO MATCH PRECAST BAND ON BUILDING
19	ENCLOSURE GATE - ARCHITECTURAL BOARD PANELING	COLOR AND TEXTURE - TBD



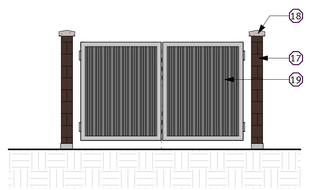
2 TRASH ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE - WEST ELEVATION
1/4" = 1'-0"

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TAKE 5 OIL

7990 SUNWOOD DR. NW
RAMSEY, MN 55303

project #: 024031.00
date: 5/31/2024 11:01:56 AM
drawn by: AUTHOR
checked by: CHECKER

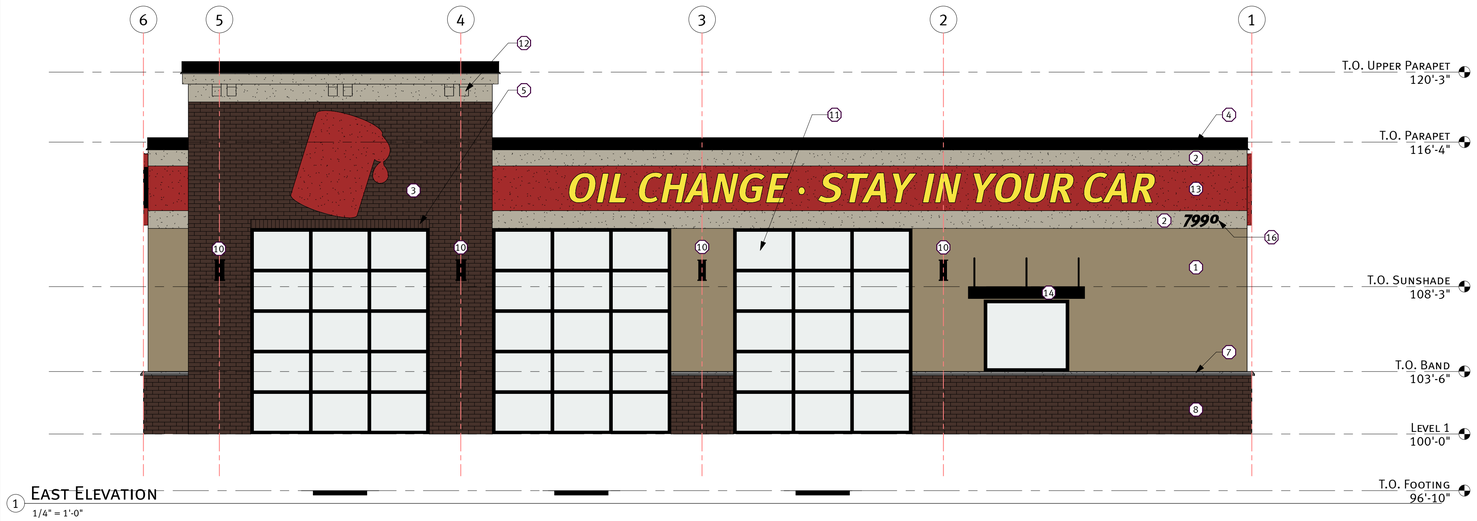
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

signature:
printed name: JOHN E. ERICKSON, NCARB, LEED AP
reg. #: 24199
sign date: ISSUE DATE

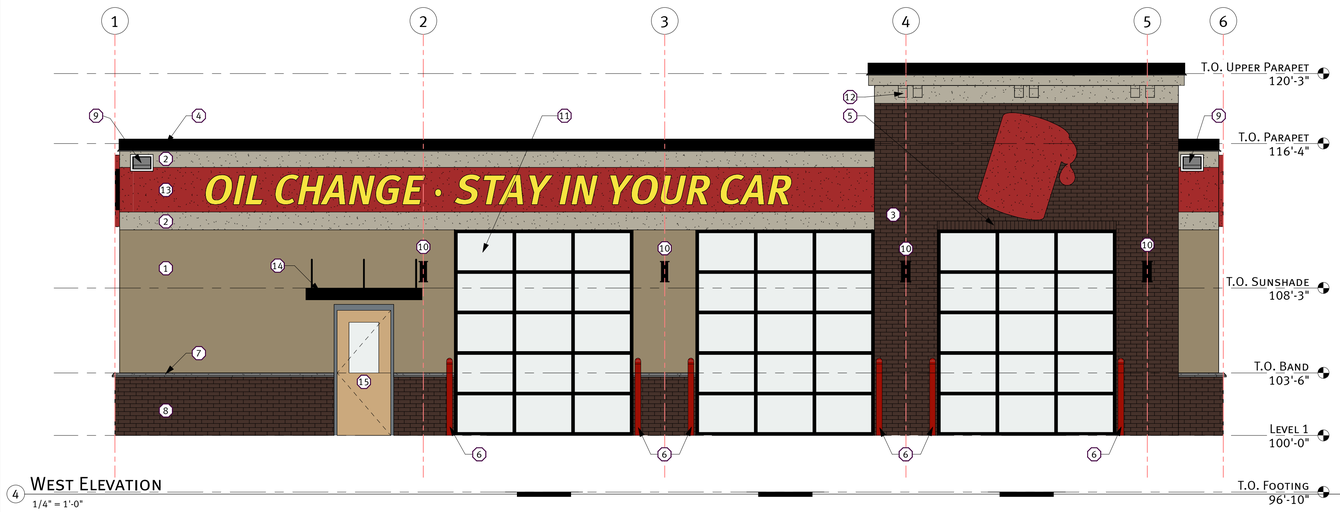
PRELIMINARY NOT FOR CONSTRUCTION
5/31/2024 11:01:56 AM

revision / issue	*no.*	*date*

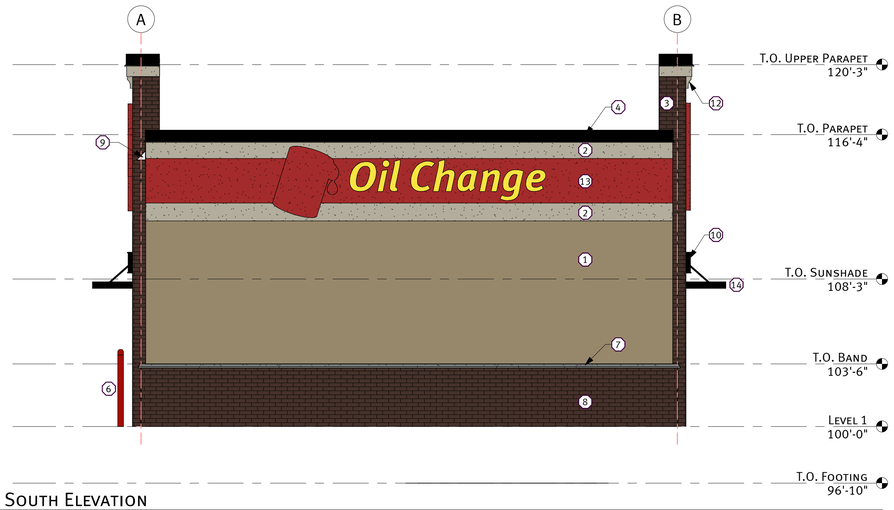
sheet title: TRASH ENCLOSURE PLAN
sheet number: A2.2



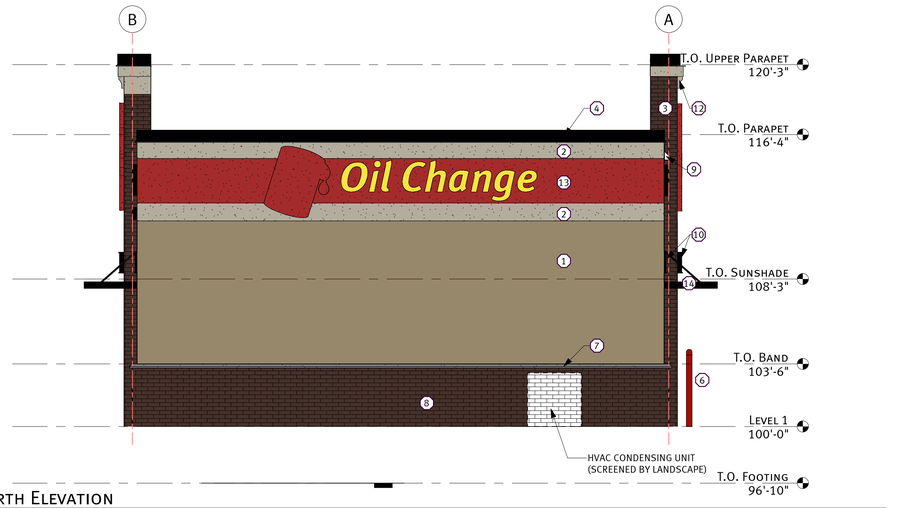
1 East Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

Exterior Elevation Notes

1	EIFS Main color	Match SW Color #7693, Stonebriar. Finish to match STO "Lotusan" or Dryvit "Sandpebble fine"
2	EIFS Accent band	Match SW color #7678, cottage cream. Finish to match STO "Lotusan" or Dryvit "Sandpebble fine"
3	Brick	Endicott "Executive ironspot velour" or approved equal. Modular size, standard, mortar, concave joint
4	Prefinished mtl coping & flashing	Firestone "Matte black" Finish to be kynar 500 prefinished
5	Brick soldier course band	Endicott "Executive ironspot velour" or approved equal. Modular size, standard, mortar, concave joint
6	Six (6) 6" dia. concrete filled painted steel bollard to be 4'-0" above finished concrete. pad. prime and paint steel bollards w/ exterior grade pt5	Match SW color #6871, Positive red. Gloss / semi-gloss finish
7	Precast wainscotting band	Color - to be chosen by architect from MFR selection of colors
8	Brick wainscott	Endicott "Executive ironspot velour" or approved equal. Modular size, standard, mortar, concave joint
9	Scupper and downsprout; jog surfaces from EIFS to brick at precast band	
10	Light fixture see elec.	Firestone "Matte black" Finish to be kynar 500 prefinished
11	Overhead door	Firestone "Matte black" Finish to be kynar 500 prefinished
12	Preformed aluminum cornice bracket	Match SW color #7678, cottage cream.
13	EIFS secondary color	Match SW Color #6871, Positive red. Finish to match STO "Lotusan" or Dryvit "Sandpebble fine"
14	Premanufacturerd aluminum canopy	Firestone "Matte black" Finish to be kynar 500 prefinished
15	HM Man Door	Match SW Color #7693, Stonebriar on the exterior and Matte Black on the interior.
16	Address (if required by City)	Firestone "Matte black" Finish to be kynar 500 prefinished
17	Rock-face CMU	To Match Brick on Building
18	Precast Stone Cap	To Match Precast Band on Building
19	Enclosure Gate - Architectural Board Paneling	Color and Texture - TBD

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Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

project #: 024031.00
date: 5/31/2024 10:59:00 AM
drawn by: Author
checked by: Checker

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:
printed name: John E. Erickson, NCARB, LEED AP
reg. #: 24199
sign date: Issue Date

Preliminary Not For Construction
5/31/2024 10:59:00 AM

revision / issue	*no.*	*date*

sheet title: Exterior Elevations

sheet number: A5.1

FRONT ELEVATION

TAKE 5
OIL CHANGE
11851 Hanson Blvd NW
Coon Rapids, MN 55448

INITIAL LAYOUT:
April 6, 2023

REVISIONS:
I -
II -
III -
IV -
V -

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UL File #E225670

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PROOF
Sq. Ft. Signage:
73.78
Signage Allowance:
100.75 Sq. Ft.
(10% of Wall)
Zoned GC,
City of Coon Rapids

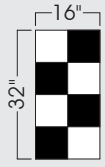


26.19 Sq. Ft.
QTY: 1



47.59 Sq. Ft.
QTY: 1

ADDITIONAL ELEMENT
ALUMINUM PANS

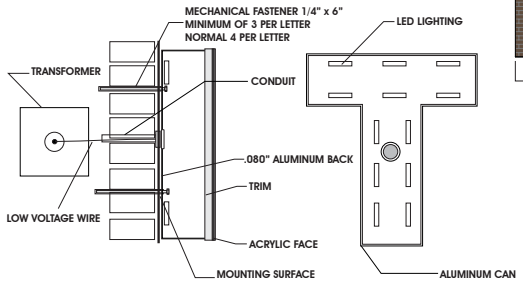


Quantity: 4
Size: As in drawing
Color: Black and White
Returns: 1"
Mounting: Angle into facade

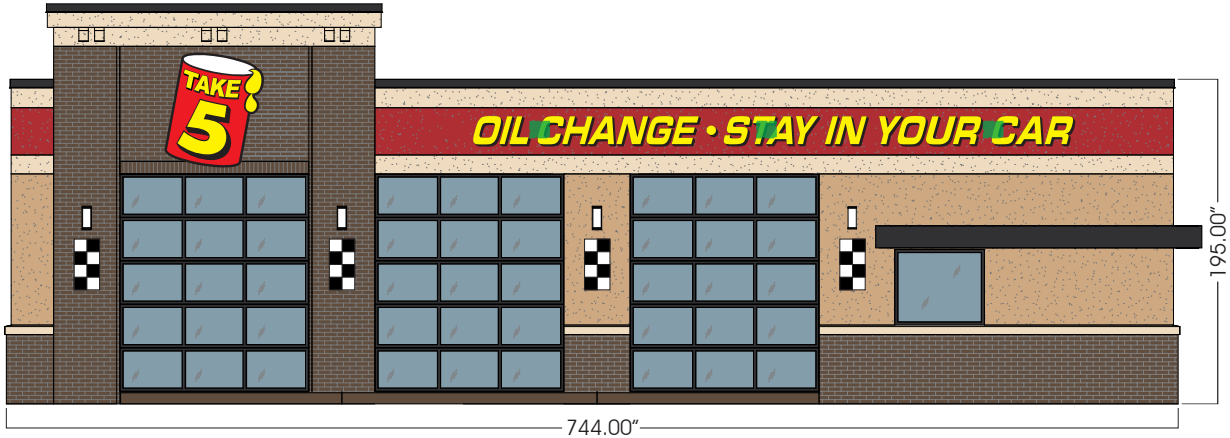
NOTE:
• CENTERED UNDER LIGHTS & 6" DOWN FROM BOTTOM OF SCONCE VERTICALLY. IF SCONCE IS NOT IN PLACE, INSTALL PAN 8' FROM GRADE TO TOP OF PAN

• GENERAL LOCATION OF J-BOXES (BY ELECTRICIAN)
• TO BE LOCATED INSIDE BUILDING & ACCESSIBLE FOR HOOKUP TO POWER SUPPLIES.
NOTE: IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINES

DETAIL



IMPOSED IMAGERY



NOTE:
• IF ELECTRICIAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT, ELECTRICAL HANDLED BY GC/OWNER
• IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. HANDLED BY THE GC/OWNER
• REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

SPECIFICATIONS
ILLUMINATED CHANNEL LETTERS
Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Return Depth: 5"
Face Color: See above
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

Owner/Landlord Approval _____

SIGNS UNLIMITED communicate your identity
6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

SIDE A ELEVATION

TAKE 5
OIL CHANGE
11851 Hanson Blvd NW
Coon Rapids, MN 55448

INITIAL LAYOUT:
April 6, 2023

REVISIONS:

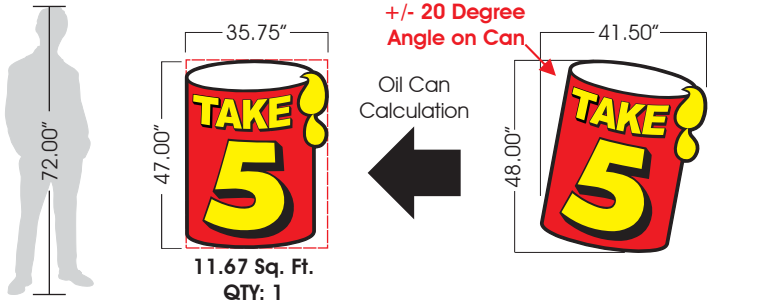
I	4/25/23
II	-
III	-
IV	-
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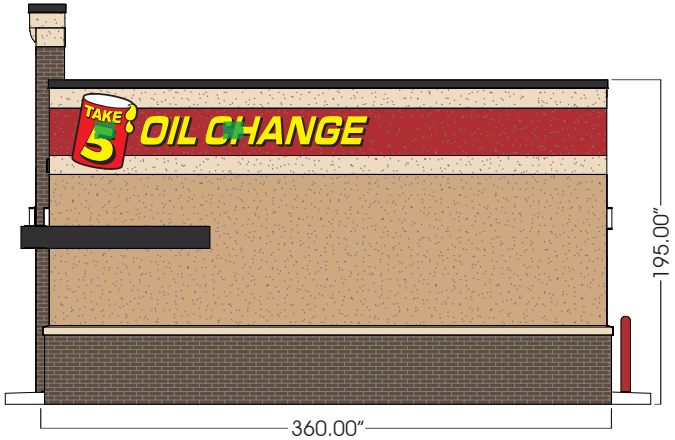
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PROOF

Sq. Ft. Signage:
29.58
Signage Allowance:
48.75 Sq. Ft.
(10% of Wall)
Zoned GC,
City of Coon Rapids



IMPOSED IMAGERY



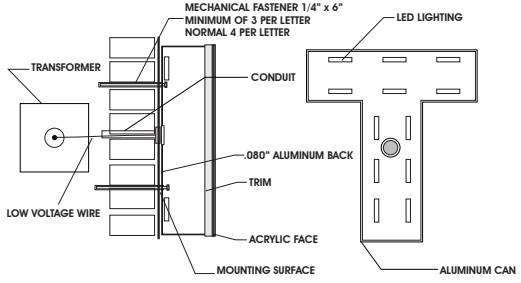
SPECIFICATIONS

ILLUMINATED
CHANNEL LETTERS

Size:
As in drawing
Trim:
1"
Trim Color:
Black
Return Color:
Black
Return Depth:
5"
Face Color:
See above
Face:
1/8" Acrylic
Letter Interior:
Gloss White
Illumination:
LED
Mounting:
Studded Letters

• GENERAL LOCATION OF J-BOXES (BY ELECTRICIAN)
• TO BE LOCATED INSIDE BUILDING & ACCESSIBLE FOR HOOKUP TO POWER SUPPLIES.
NOTE: IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINES

DETAIL



NOTE:
- IF ELECTRICIAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT, ELECTRICAL HANDLED BY GC/OWNER
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. HANDLED BY THE GC/OWNER
- REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

Owner/Landlord Approval _____

SIGNS UNLIMITED
communicate your identity

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

DIRECTIONAL SIGNAGE

TAKE 5
OIL CHANGE
11851 Hanson Blvd NW
Coon Rapids, MN 55448

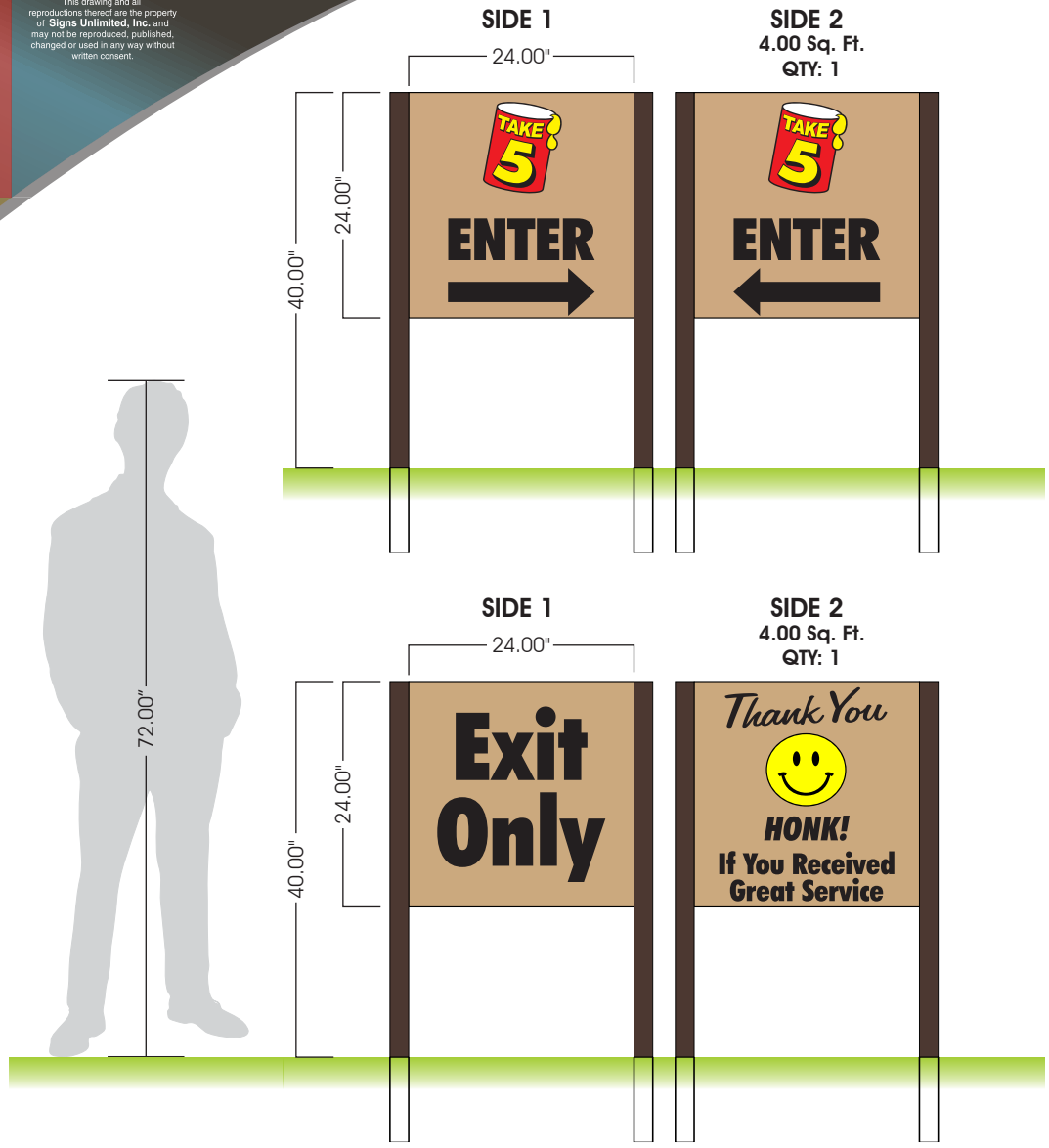
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PROOF

INITIAL LAYOUT: April 6, 2023

REVISIONS:
I -
II -
III -
IV -
V -

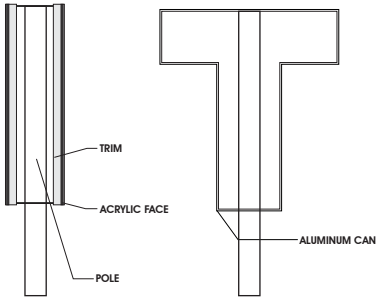


SPECIFICATIONS

NON ILLUMINATED
DOUBLE-SIDED POST & PANEL

Size:
As In Drawing
Material:
Aluminum Square Tubing & Panels
Face Color:
SW 7693 Stonebriar And As Determined By Message
Leg Color:
SW 6076 Turkish Coffee
Mounting:
Into Earth

DETAILS



NOTE:
• ALL WAYFINDING HOLES MUST BE HAND DUG TO AVOID DAMAGING UNMARKED UNDERGROUND LINES

Owner/Landlord Approval _____

SIGNS UNLIMITED
communicate your identity

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Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

Project Number: 024031.00

Abbreviations

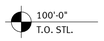
ADA	AMERICANS WITH DISABILITIES ACT	MATL	MATERIAL
ADJ	ADJUSTABLE	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
AHU	AIR HANDLING UNIT	MIN	MINIMUM
ALT	ALTERNATE	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MO	MASONRY OPENING
APPROX	APPROXIMATE	MTL	METAL
ARCH	ARCHITECT		
		NA	NOT APPLICABLE
B.O. / BO	BOTTOM OF	NIC	NOT IN CONTRACT
B.SPLASH	BACKSPLASH	NOM	NOMINAL
BLDG	BUILDING	NTS	NOT TO SCALE
BLKG	BLOCKING		
BRG	BEARING	OC	ON CENTER
		OFD	OVERFLOW DRAIN
C-TOP	COUNTERTOP	OH	OVERHEAD
CG	CORNER GUARD		
CJ	CONTROL JOINT	P.T.	PRESSURE TREATED
CL	CENTERLINE	PC	PRECAST
CLG	CEILING	PL	PLATE
CLR	CLEAR(ANCE)	PLAM / P.LAM.	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PLY / PLYWD	PLYWOOD
COL	COLUMN	PNT	PAINT
CONC	CONCRETE	PREFIN	PREFINISHED
CONT	CONTINOUS	PTD	PAPER TOWEL DISPENSER
CPT	CARPET		
CT	CERAMIC / PORCELAIN TILE	QT	QUARRY TILE
		QTY	QUANTITY
D	DEEP		
DF	DRINKING FOUNTAIN	RCP	REFLECTED CEILING PLAN
DIA	DIAMETER	RD	ROOF DRAIN
DIM	DIMENSION	REF	REFRIGERATOR
DISP	DISPENSER	REINF	REINFORCED
DN	DOWN	REQD	REQUIRED
DS	DOWNSPOUT	RPF STRIP	REINFORCED PERIMETER FASTENING STRIP
DW	DISHWASHER	RTU	ROOF TOP UNIT (MECH.)
DWG	DRAWING	RWL	RAIN WATER LEADER
EA	EACH	S.SPLASH	SIDESPLASH
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	SACT	SUSPENDED ACOUSTICAL CEILING TILE
EJ	EXPANSION JOINT	SCHED	SCHEDULE
ELEC	ELECTRICAL	SD	SOAP DISPENSER
EPDM	ETHYLENE PROPYLENE DIENE TERPOLYMER ROOFING	SEAL	SEALANT (SEALED)
		SF	SQUARE FOOT (FEET)
EQ	EQUAL	SIM	SIMILAR
EQUIP / EQPT.	EQUIPMENT	SIP	STRUCTURAL INSULATED (OR INSULATING) PANEL
EXST / EX. / EXIST.	EXISTING		
EXT	EXTERIOR	SND	SANITARY NAPKIN DISPOSAL
		SPEC	SPECIFICATION
F.T.	FIRE TREATED	SS	STAINLESS STEEL
F.V.	FIELD VERIFY	SSM	SOLID SURFACE MATERIAL
FD	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STRUCT	STRUCTURAL CONSULTANT
FE	FIRE EXTINGUISHER	SV	SHEET VINYL
FEC	FIRE EXTINGUISHER CABINET		
FFGB	FIBERGLASS FACED GYPSUM BOARD	T.O.	TOP OF
FLR	FLOOR	TBB	TILE BACKER BOARD
FRP	FIBERGLASS REINFORCED PANEL	TPD	TOILET PAPER DISPENSER
FTG	FOOTING	TRTD	TREATED
FUR	FURRING	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GB	GRAB BAR		
GLAZ	GLAZING	VB	VINYL BASE
GYP. BD / G.BD / GBD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
		VIF	VERIFY IN FIELD
H	HIGH	VWC	VINYL WALL COVERING
HC	HANDICAPPED		
HM	HOLLOW METAL	W	WIDE
HT	HEIGHT	W/	WITH
		W/O	WITHOUT
ICF	INSULATED (OR INSULATING) CONCRETE FORM	WD	WOOD
INSUL	INSULATION	WRB	WEATHER RESISTIVE BARRIER
INT	INTERIOR		
		#	NUMBER (OR POUND)
JST	JOIST	&	AND
		@	AT
LAM	LAMINATE		
LVT	LUXURY VINYL TILE		

Architectural General Notes

1. General Notes apply to all drawing sheets.
2. Review the Construction Documents prior to start of construction. Notify Architect upon encountering any unforeseen conditions, discrepancies, errors, or inconsistencies.
3. Work shall be done in accordance with all rules and regulations of all applicable safety and building codes. The General Contractor is responsible for securing and paying for all permits required and for the scheduling of all required inspections during the course of the project.
4. The General Contractor shall take precautions and be responsible for the safety of all building occupants from construction procedures during construction to minimize disturbances to adjacent spaces and /or structures and their occupants, property, public thoroughfares, etc. Maintain all required exits during construction.
5. All materials and systems shall be installed as per manufacturer's specifications and all construction shall be of industry standard or better.
6. Do not scale drawings. Verify all dimensions in the field for accuracy prior to construction. No extra charge or compensation shall be allowed because of difference between actual dimensions and those indicated on the drawings, unless they contribute to a change in the scope of work.
7. In the event of conflict between data shown on drawings and data shown in the Specification, the Work of greater quality or quantity shall be provided, in accordance with the Architect's interpretation, and no change in the Contract Sum will be permitted. Detail drawings take precedent over drawings of larger scope. Notify Architect if at any time an error or discrepancy is discovered.
8. Immediately notify Architect of any long lead items that will affect the completion date
9. All wood in contact with concrete or concrete block to be pressure treated - typical.
10. Provide metal backing and / or treated wood blocking for all wall mounted equipment (grab bars, toilet room accessories, TV mounts, headwalls, equipment rails, etc.) Verify height and length with actual equipment.
11. Patch all disturbed fireproofing as required to maintain rating. Repair and install all fireproofing as required by code. Fireproof any new penetrations required by the work. Refer to code summary for ratings.
12. All exposed metal to receive paint unless otherwise noted
13. All adjacent dissimilar materials to receive caulking, including equipment mounted to walls

Graphic Symbols

ELEVATION LABEL



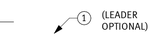
MATCHLINE IDENTIFICATION



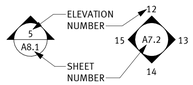
BREAKLINE



NOTE IDENTIFICATION



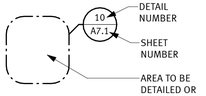
ELEVATION REFERENCE



SECTION REFERENCE



DETAIL REFERENCE



ROOM IDENTIFICATION



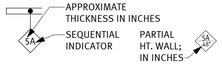
WINDOW TAG



DOOR TAG



WALL TAG



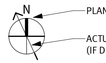
TITLE MARKER



REVISION IDENTIFICATION



NORTH ARROW / COMPASS




REPRESENTS NEW DOOR


REPRESENTS EXISTING DOOR TO REMAIN


REPRESENTS EXISTING DOOR TO BE REMOVED

WALLS WITH HATCH INDICATE NEW CONSTRUCTION

WALLS SHADED GRAY INDICATE EXISTING TO REMAIN

DASHED LINES INDICATE WALLS & ITEMS TO BE REMOVED

Project Team

OWNER

Garage RE LLC
15706 Highland Heights Drive
Minnetonka, MN 55345

Phone: 612-404-8373

Contact: Tim Eaton
Email: tim.eaton@garageholdingsllc.com

ARCHITECT

DSGW Architects
2 West First St. Suite 201
Duluth, MN 55802

Phone: 651-894-6498

Contact: Joe Ellingson
Email: jellingson@dsgw.com

OWNERS REPRESENTATIVE

Take 5
440 S Church St #700
Charlotte, NC 28202

Phone: 763-464-2801

Contact: Gary Gruber
Email: gary@take5mn.com

CIVIL ENGINEER

Rehder & Associates, INC.
3440 Federal Drive, Suite 110
Eagan, MN 55122

Phone: 651-337-6729

Contact: Nick Adam
Email: nadam@rehder.com

STRUCTURAL ENGINEER

Sandman Structural Engineers
10900 Noble Ave N
Champlin, MN 55316

Phone: 651-369-1644

Contact: Jessica LoBello
Email: jon@nce-duluth.com

LANDSCAPE ARCHITECT

Calyx Design Group
475 Cleveland Ave. N Suite 101A
St Paul, MN 55104

Phone: 651-334-5498

Contact: Ben Hartberg
Email: ben@calyxdesigngroup.com

Location Map

★ Star Indicates Project Location



Sheet Index

0-General Sheets	
G0.1	Cover Sheet
G1.1	Life Safety Plan & Summary
1-Civil	
C1.0	Overall Site Plan
C2.0	Site Dimension Plan
C3.0	Grading, Drainage & Erosion Control Plan
C4.0	Utility Plan
C5.0	Details
2-Landscape	
L1.1	Landscape Plan
L2.1	Landscape Details
4-Architectural	
A1.1	Architectural Site Plan
A2.1	First Floor Plan
A2.2	Trash Enclosure Plan
A5.1	Exterior Elevations

Materials

	EARTH		RIGID INSULATION
	COMPACT FILL/SAND		BATT INSULATION
	POROUS FILL/GRAVEL		GYPSUM BOARD
	MORTAR/PLASTER		PLYWOOD
	FACE BRICK		CONT. ROUGH WOOD
	CMU		WOOD BLOCKING
	CONCRETE		FINISHED WOOD
	STUD WALL/METAL		BITUMINOUS

Perspective View



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Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

project #: 024031.00
date: 5/31/2024 10:58:56 AM
drawn by: Author
checked by: Checker

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:
printed name: John E. Erickson, NCARB, LEED AP
reg. #: 24199
siga date: Issue Date

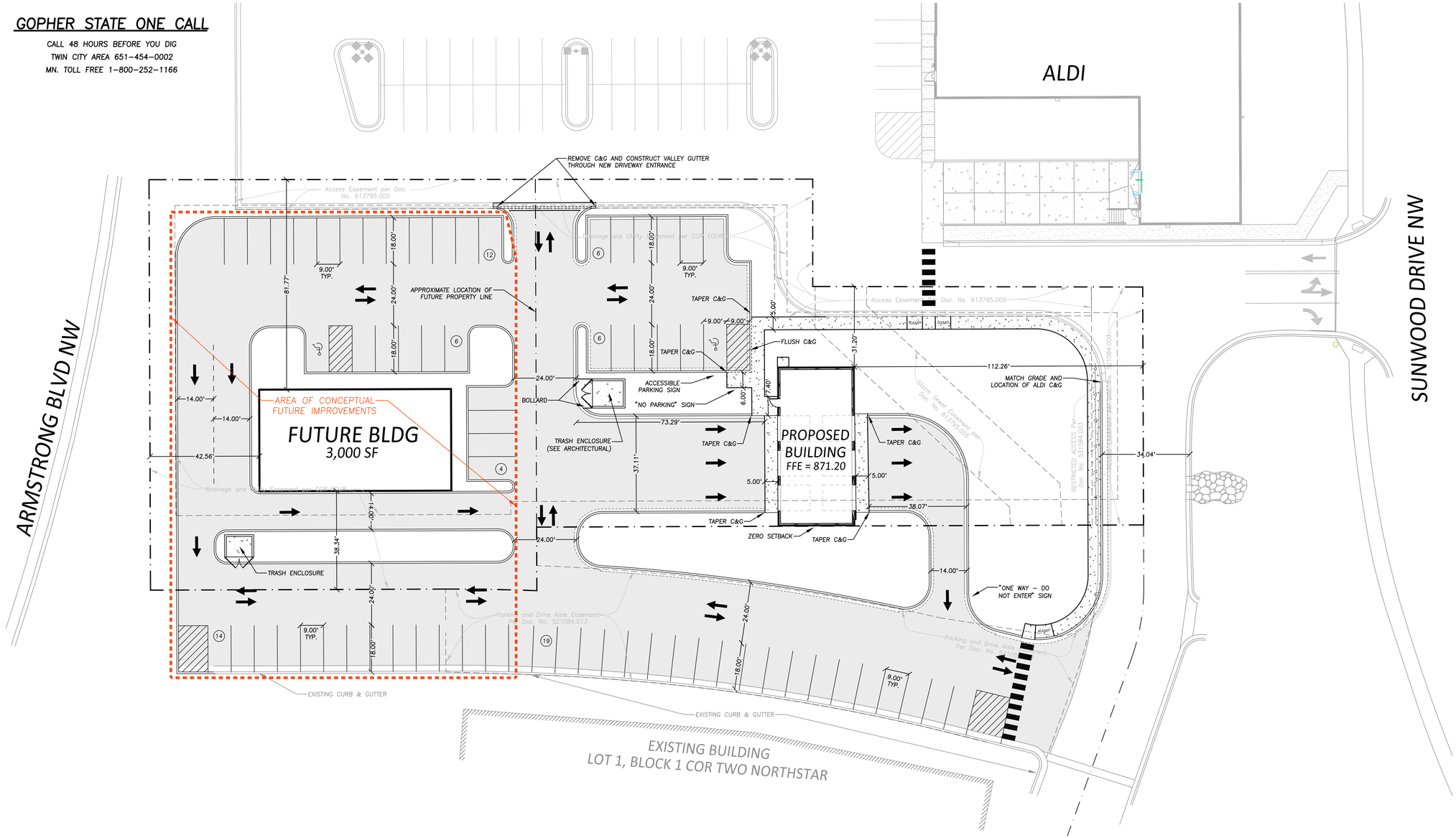
PRELIMINARY NOT FOR CONSTRUCTION
5/31/2024 10:58:56 AM

revision / issue	*no.*	*date*

sheet title: Cover Sheet
sheet number: G0.1

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166



SITE SUMMARY

SITE AREA (LOT 2, BLOCK 1 COR FOUR) = 1.16 ACRES
DISTURBED AREA = 0.91 ACRES
EXISTING IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.02 ACRES
ALDI PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.12 ACRES
TAKE 5 PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.34 ACRES
FUTURE BLDG PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.38 ACRES
TOTAL POST CONSTRUCTION IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.86 ACRES
PROPOSED IMPERVIOUS AREA WITHIN LOT 1, BLOCK 1 COR TWO NORTHSTAR = 0.30 ACRES

PARKING STALLS PROVIDED (TAKE 5 SITE)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
11	1	12

PARKING STALLS PROVIDED (FUTURE SITE)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
21	1	22

PARKING STALLS PROVIDED (LOT 1, BLOCK 1 COR TWO NORTHSTAR)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
33	0	33

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS

N

0 10 20 40 60
Scale in Feet

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241-1989.046
DRAWING FILE: 1989046.DWG

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TAKE 5 OIL

7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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.

printed name: NICHOLAS P. ADAM
reg. #: 43856
sign date:

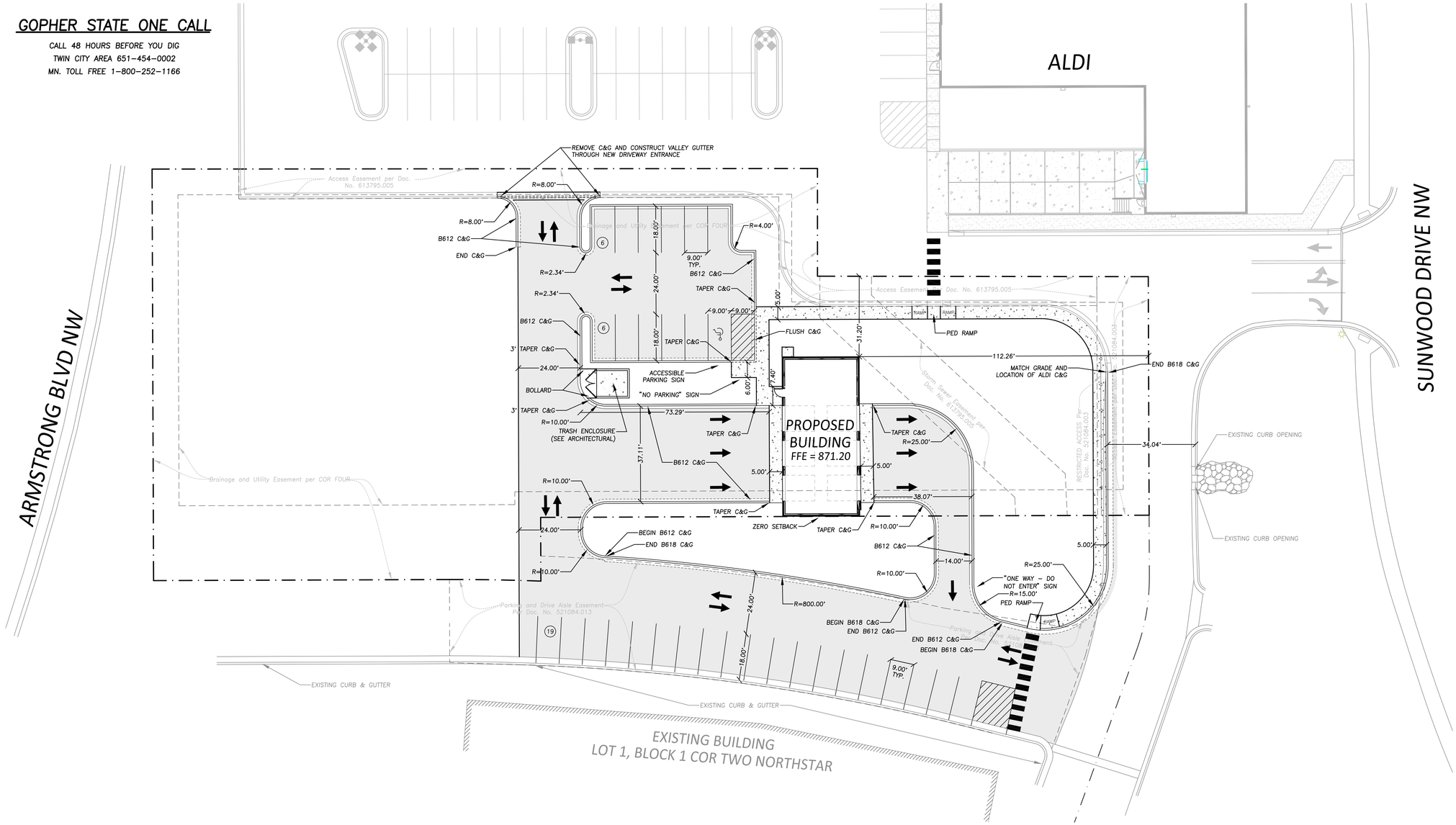
PRELIMINARY NOT FOR CONSTRUCTION
05/31/2024

revision / issue	no.	date

sheet title: OVERALL SITE PLAN
sheet number: C1.0

GOPHER STATE ONE CALL

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MN. TOLL FREE 1-800-252-1166



SITE SUMMARY

SITE AREA (LOT 2, BLOCK 1 COR FOUR) = 1.16 ACRES
DISTURBED AREA = 1.04 ACRES
EXISTING IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.02 ACRES
ALDI PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.12 ACRES
TAKE 5 PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.35 ACRES
TOTAL POST CONSTRUCTION IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.49 ACRES
PROPOSED IMPERVIOUS AREA WITHIN LOT 1, BLOCK 1 COR TWO NORTHSTAR = 0.22 ACRES

SITE NOTES

1. All dimensions between curbing and to radius points are to face of curb.
2. All dimensions abutting curbs are to back of curb.
3. All curb and gutter on private property shall be type B-612 unless otherwise noted.
4. All parking stall striping width is 9.00' unless otherwise noted.

PARKING STALLS REQUIRED (TAKE 5 SITE)

3 STALLS/SERVICE BAY X 3 BAYS = 9
1 STALL/EMPLOYEE = 5
TOTAL STALLS REQUIRED = 14

PARKING STALLS PROVIDED (TAKE 5 SITE)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
11	1	12

PARKING STALLS PROVIDED (LOT 1, BLOCK 1 COR TWO NORTHSTAR)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
19	0	19

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- PROPOSED CURB & GUTTER
- PROPOSED TIP-OUT CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS

N

0 10 20 40 60
Scale in Feet

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Civil Engineers & Land Surveyors
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Eagan, MN 55122
Telephone: 651-452-5051
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PROJECT NO.: 241-1989.046
DRAWING FILE: 1989046.DWG

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TAKE 5 OIL

7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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.

printed name: NICHOLAS P. ADAM
reg. #: 43856
sign date:

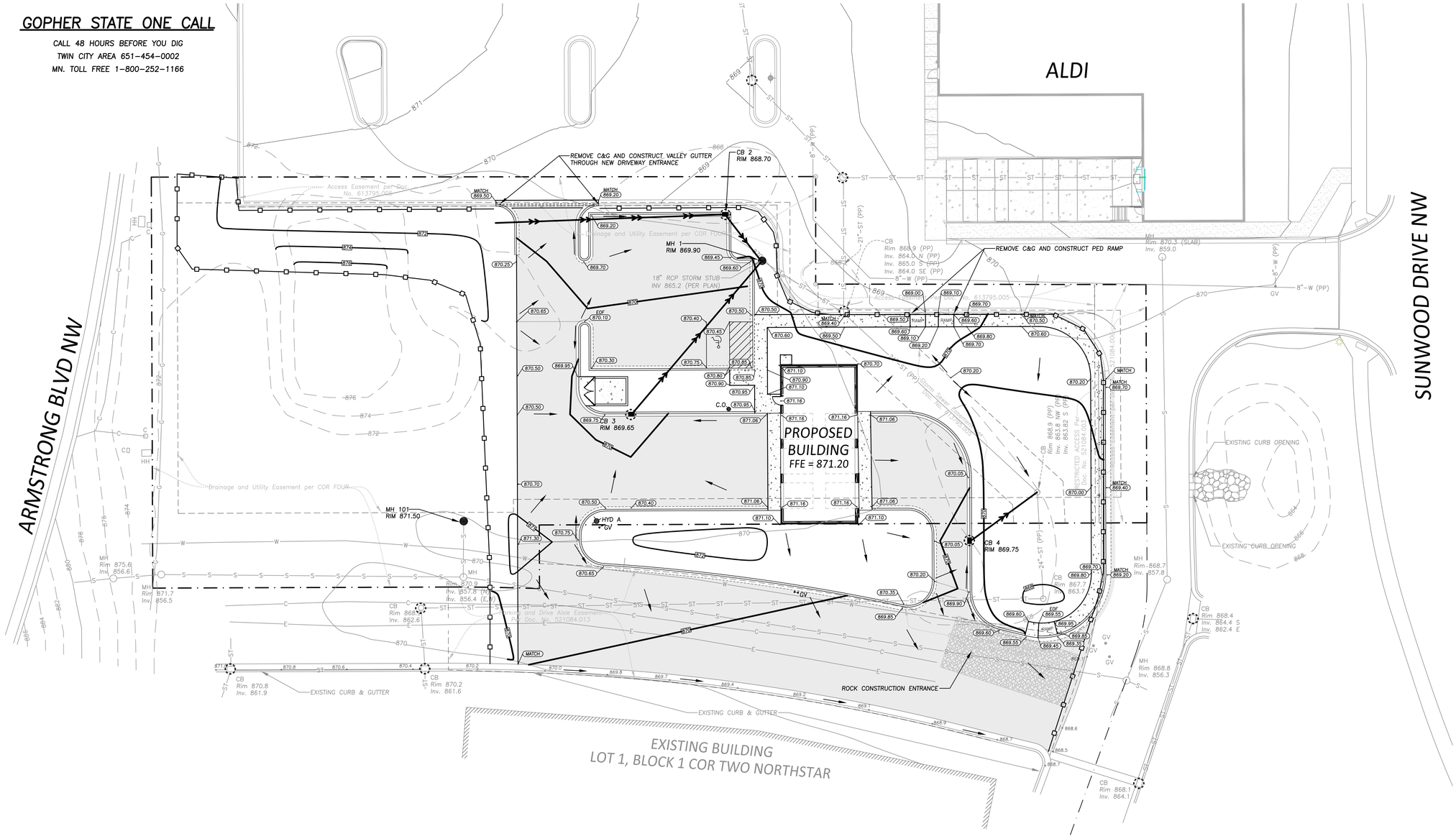
PRELIMINARY NOT FOR CONSTRUCTION
05/31/2024

revision / issue	no.	date

sheet title: SITE DIMENSION PLAN
sheet number: C2.0

GOPHER STATE ONE CALL

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GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited. A sweeper must be available on-site within 3 hours notice from the City.
4 – Each area disturbed by construction shall be restored per the specifications within 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
7 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

LEGEND

- PROPOSED MANHOLE
- C.S. PROPOSED CURB STOP
- C.O. PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED TIP-OUT CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- 1050 PROPOSED CONTOUR
- 1023.54 PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- C EXISTING BURIED COMMUNICATIONS LINE
- 980 EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

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7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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.

printed name: NICHOLAS P. ADAM
reg. #: 43856
sign date:

PRELIMINARY NOT FOR CONSTRUCTION
05/31/2024

revision / issue	no.	date

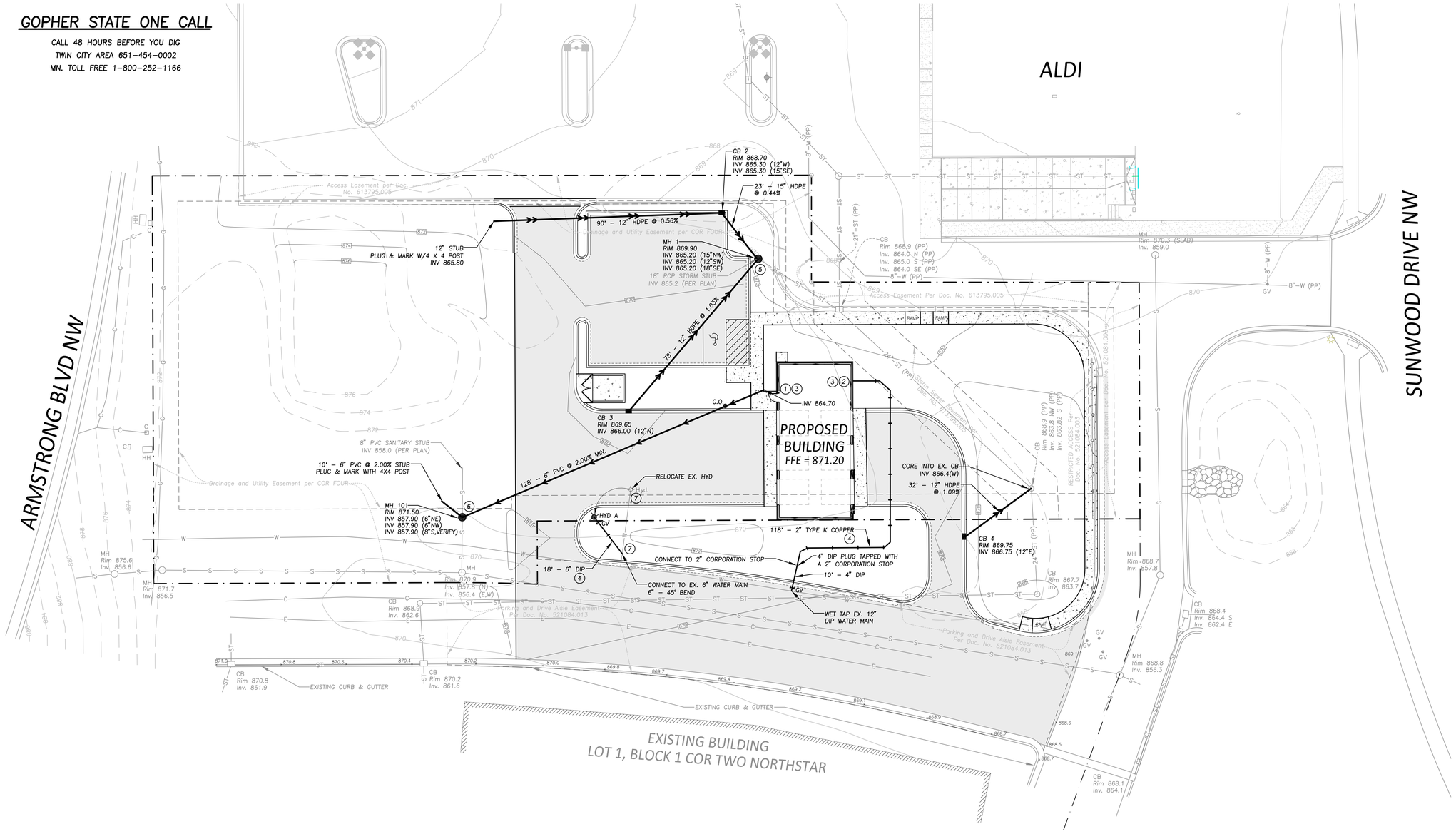
GRADING, DRAINAGE & EROSION CONTROL PLAN

sheet title

sheet number C3.0

GOPHER STATE ONE CALL

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MN. TOLL FREE 1-800-252-1166



UTILITY NOTES

1. All sewer services to extend to a point 5' from proposed building.
2. Bring water main into proposed building and cap at the floor.
3. Verify all service locations and inverts with mechanical engineer before construction.
4. All watermain to have a minimum of 7.5' of cover.
5. Construct storm sewer MH over existing 18" stub & verify invert.
6. Construct sanitary sewer MH over existing 8" stub, verify invert & remove 20' – 8" PVC to the north.
7. Remove 25' – 6" water main.

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	871.3

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
MH 1	48"	R-1642B
CB 2	48"	R-3067V
CB 3	24" X 36"	R-3067V
CB 4	24" X 36"	R-3067V
MH 101	48"	R-1642B

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING BURIED GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING BURIED COMMUNICATIONS LINE

N

0 10 20 40 60
Scale in Feet

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Eagan, MN 55122
Telephone: 651-452-5051
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PROJECT NO.: 241-1989.046
DRAWING FILE: 1989046.DWG

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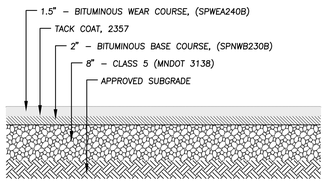
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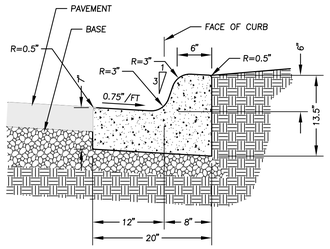
revision / issue	no.	date

sheet title: UTILITY PLAN
sheet number: C4.0



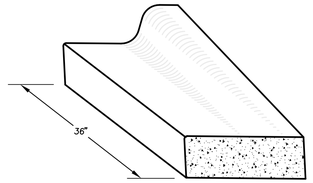
NOTE: VERIFY ADEQUACY OF PAVEMENT SECTION WITH ENGINEER AFTER SUBGRADE SOILS ARE EXPOSED AND BEFORE BITUMINOUS PAVEMENT IS PLACED.

1 / C5 — PAVEMENT SECTION
NO SCALE



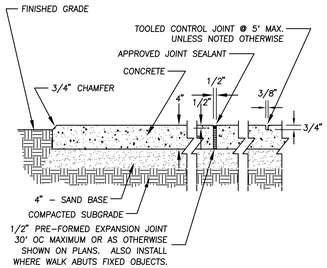
Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

2 / C5 — B612 CONCRETE CURB & GUTTER
NO SCALE

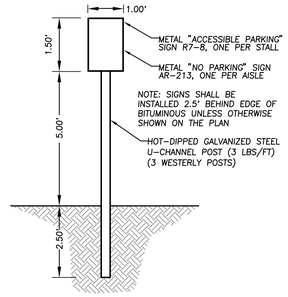


Note: Curb type B612 shown; similar for other curb types.

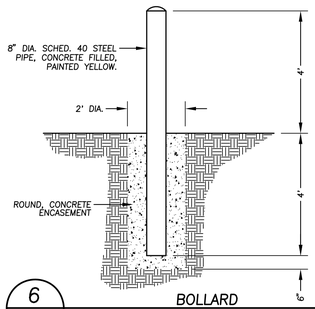
3 / C5 — CURB & GUTTER BEAVERTAIL
NO SCALE



4 / C5 — CONCRETE SIDEWALK
NO SCALE

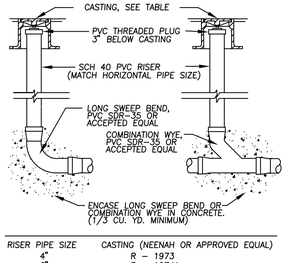


5 / C5 — ACCESSIBLE PARKING SIGN AND POST
NO SCALE



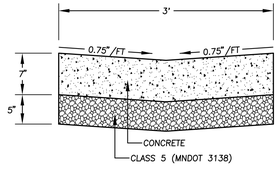
6 / C5 — BOLLARD
NO SCALE

END OF LINE CLEANOUT — IN LINE CLEANOUT

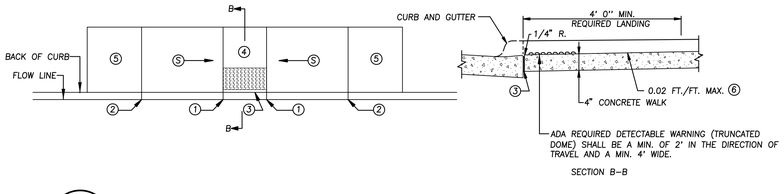


RISER PIPE SIZE	CASTING (NEENAH OR APPROVED EQUAL)
4"	R – 1973
6"	R – 1974A
8"	R – 1975A

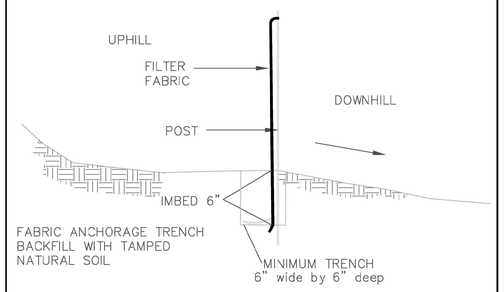
8 / C5 — SANITARY SEWER CLEANOUT
NO SCALE



7 / C5 — VALLEY GUTTER
NO SCALE



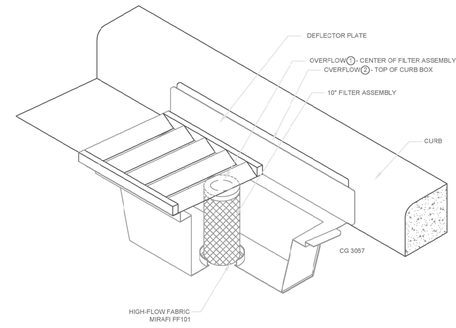
9 / C5 — PEDESTRIAN RAMP
NO SCALE



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

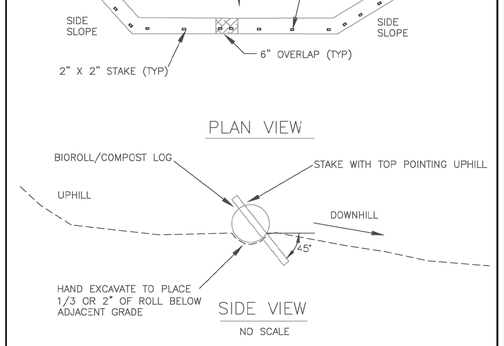


INLET PROTECTION – WIMCO OR EQUAL

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.

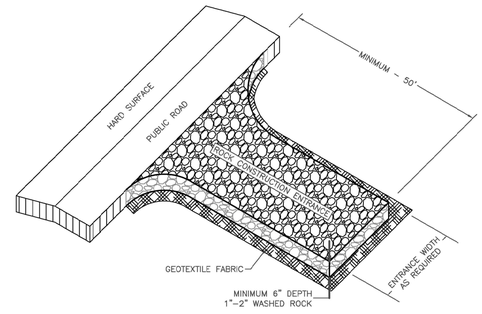
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



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

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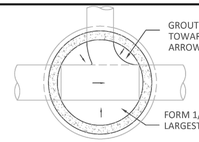
revision / issue	no.	date

sheet title: DETAILS
sheet number: C5.0

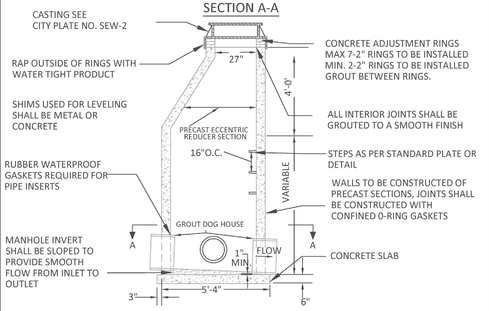
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE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

APPROVED: 7 – 2019	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



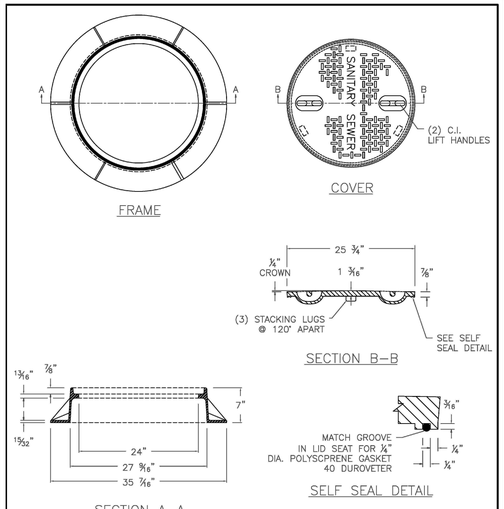
SECTION A-A



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

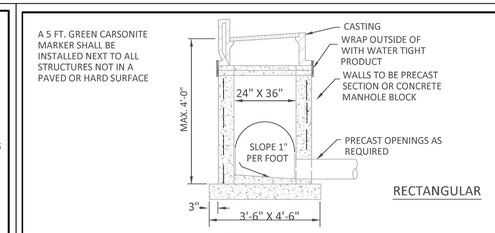
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1

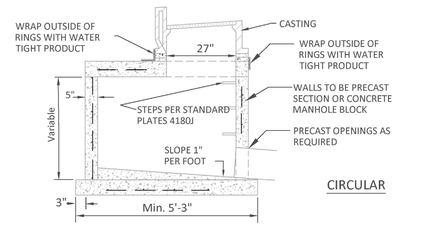


NOTE: NOT TO SCALE

APPROVED: 11 – 2015	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. SEW–2

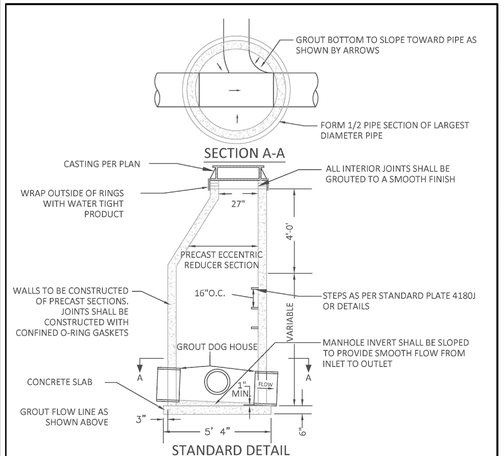
A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE





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: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1



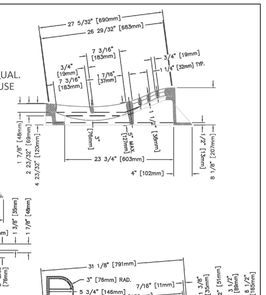
STANDARD DETAIL

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
5. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: STORM MANHOLE
		CITY PLATE No. STO-3

NOTE: SURMOUNTABLE CURB & GUTTER

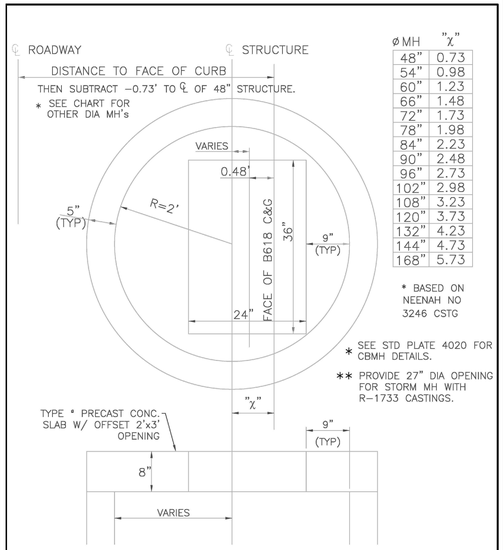
1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246AL OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246AL (BICYCLE SAFE) OR APPROVED EQUAL.

APPROVED: 4 - 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4



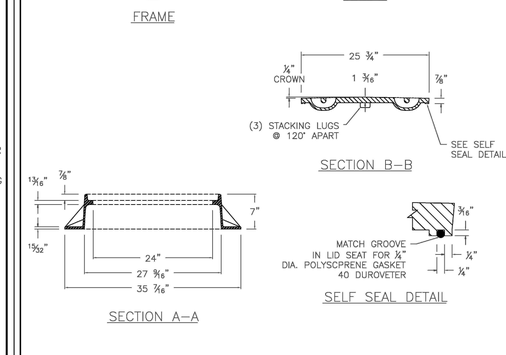
⌀ MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

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

APPROVED: 4 – 2005	City of RAMSEY	STANDARD DETAILS: SLAB TOP MANHOLE COVER
		CITY PLATE No. STO–5



NOTE: NOT TO SCALE

APPROVED: 2 – 2019	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. STO–14

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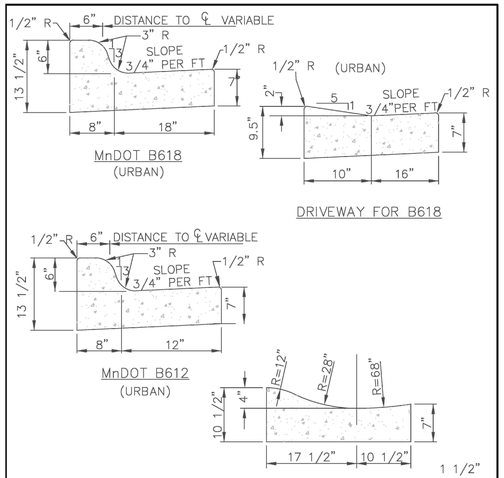
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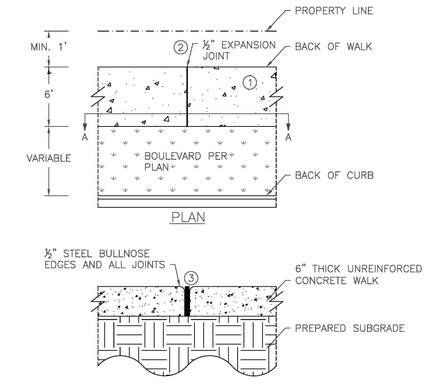
sheet title: DETAILS
sheet number: C5.1



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

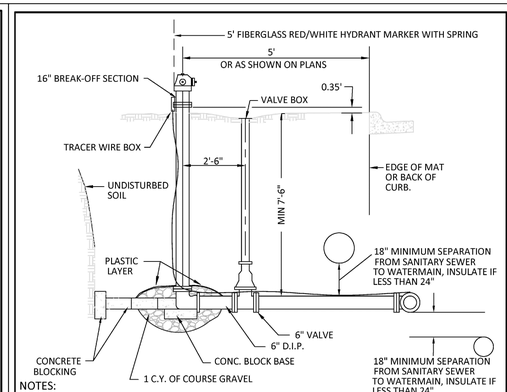


NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

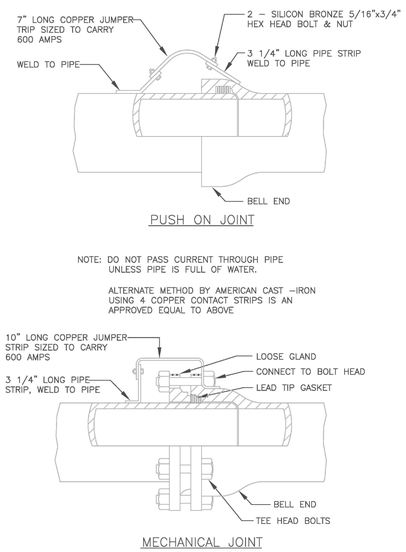
APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR–3



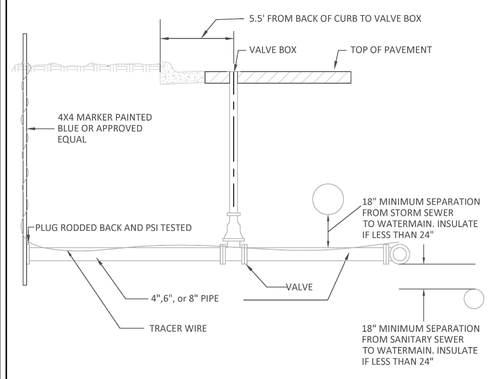
NOTES:

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



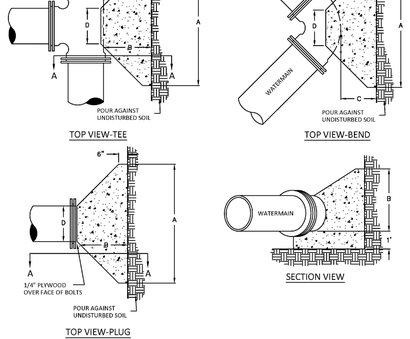
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT–4



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



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

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TAKE 5 OIL

7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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.

printed name: NICHOLAS P. ADAM
reg. #: 43856
sign date:

PRELIMINARY NOT FOR CONSTRUCTION
05/31/2024

revision / issue	no.	date

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241–1989.046
DRAWING FILE: 1989046.DWG

sheet title: DETAILS
sheet number: C5.2

SWPPP NOTES

THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW BUILDING, PARKING LOT AND ASSOCIATED SITE IMPROVEMENTS.

1. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
   - 1.1. INSTALL VEHICLE TRACKING BMP.
   - 1.2. INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
   - 1.3. CLEAR AND GRUB SITE.
   - 1.4. STRIP AND STOCKPILE TOPSOIL.
   - 1.5. REMOVE PAVEMENTS AND UTILITIES.
   - 1.6. ROUGH GRADE SITE.
   - 1.7. IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
   - 1.8. INSTALL UTILITIES.
   - 1.9. INSTALL BUILDING FOUNDATIONS (AS REQUIRED).
   - 1.10. INSTALL CURB AND GUTTER (AS REQUIRED).
   - 1.11. INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
   - 1.12. FINAL GRADE SITE.
   - 1.13. SEED AND MULCH.
   - 1.14. INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
   - 1.15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
   - 1.16. ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
   - 1.17. PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
   - 1.18. SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.
2. SITE DATA:
   - 2.1. SITE ADDRESS: 7990 SUNWOOD DRIVE NORTHWEST, RAMSEY, MN 55303
   - 2.2. SITE AREA: 1.16 ACRES
   - 2.3. AREA OF DISTURBANCE: 1.04 ACRES
   - 2.4. PRE-CONSTRUCTION IMPERVIOUS AREA: 0.02 ACRES
   - 2.5. POST-CONSTRUCTION IMPERVIOUS AREA: 0.49 ACRES
   - 2.6. PLANNED CONSTRUCTION START DATE: 8/1/24
   - 2.7. ESTIMATED CONSTRUCTION COMPLETION DATE: 6/1/25

   GENERAL SOIL TYPE: TYPE 'A'
3. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
4. NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.
5. THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED. HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
7. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.
8. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
9. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
10. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
11. SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.
12. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
13. NO ENGINE DEGREASING IS ALLOWED ON SITE.
14. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
15. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.B-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
16. DOCUMENT RETENTION: PERMITTEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.
17. SWPPP AMENDMENTS AND SUBMITTALS:
   - 17.1. CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
     - 17.1.1. UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
     - 17.1.2. THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
       - 17.1.2.1. TYPES AND/OR LOCATION OF BMP'S
       - 17.1.2.2. MATERIAL STORAGE AND SPILL RESPONSE
       - 17.1.2.3. FUELING PLANS
       - 17.1.2.4. LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
       - 17.1.2.5. PROJECT PHASING
     - 17.1.3. IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
     - 17.1.4. THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
     - 17.1.5. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
   - 17.2. THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
   - 17.3. IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
   - 17.4. IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.
   - 17.5. THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.
18. INSPECTION & MAINTENANCE
   - 18.1. A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
   - 18.2. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
   - 18.3. THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
     - 18.3.1. INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH,
     - 18.3.2. INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES,
     - 18.3.3. INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
   - 18.4. NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER
   - 18.5. INSPECTIONS MUST INCLUDE:
     - 18.5.1. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
     - 18.5.2. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
     - 18.5.3. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.
     - 18.5.4. INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
   - 18.6. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GUAGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
   - 18.7. ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 18.8. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 18.9. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
   - 18.10. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.
20. CONCRETE WASHOUT AREA:
   - 20.1. CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
   - 20.2. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   - 20.3. CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.
21. POLLUTION PREVENTION AND OTHER BMP'S:
   - 21.1. PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
   - 21.2. HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
   - 21.3. PORTABLE TOILETS MUST BE SECURED.
   - 21.4. ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
   - 21.5. ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.
22. EROSION PREVENTION PRACTICES:
   - 22.1. STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
   - 22.2. THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
   - 22.3. TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
   - 22.4. MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
   - 22.5. ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
   - 22.6. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.
23. SEDIMENT CONTROL PRACTICES:
   - 23.1. DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
   - 23.2. ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
   - 23.3. INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
   - 23.4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUSH MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
   - 23.5. SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
   - 23.6. THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.
24. TEMPORARY SEDIMENTATION BASIN:
   - 24.1. A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN MEEDING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.
25. DEWATERING:
   - 25.1. A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.
26. FINAL STABILIZATION:
   - 26.1. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
     - 26.1.1. SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
     - 26.1.2. PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERENNIAL VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
     - 26.1.3. ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
     - 26.1.4. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
     - 26.1.5. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.
     - 26.1.6. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
     - 26.1.7. FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.
27. TERMINATION OF COVERAGE:
   - 27.1. PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
     - 27.1.1. FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
     - 27.1.2. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

OWNER:
BY: GARAGE HOLDINGS, LLC
NAME: TIM EATON
TITLE: MANAGING DIRECTOR
PHONE:
EMAIL: TIM.EATON@GARAGEHOLDINGSLLC.COM

SWPPP DESIGNER:
BY: REHDER & ASSOCIATES, INC.
NAME: NICK ADAM
TITLE: PROFESSIONAL ENGINEER
PHONE: 651-452-5051
EMAIL: NADAM@REHDER.COM

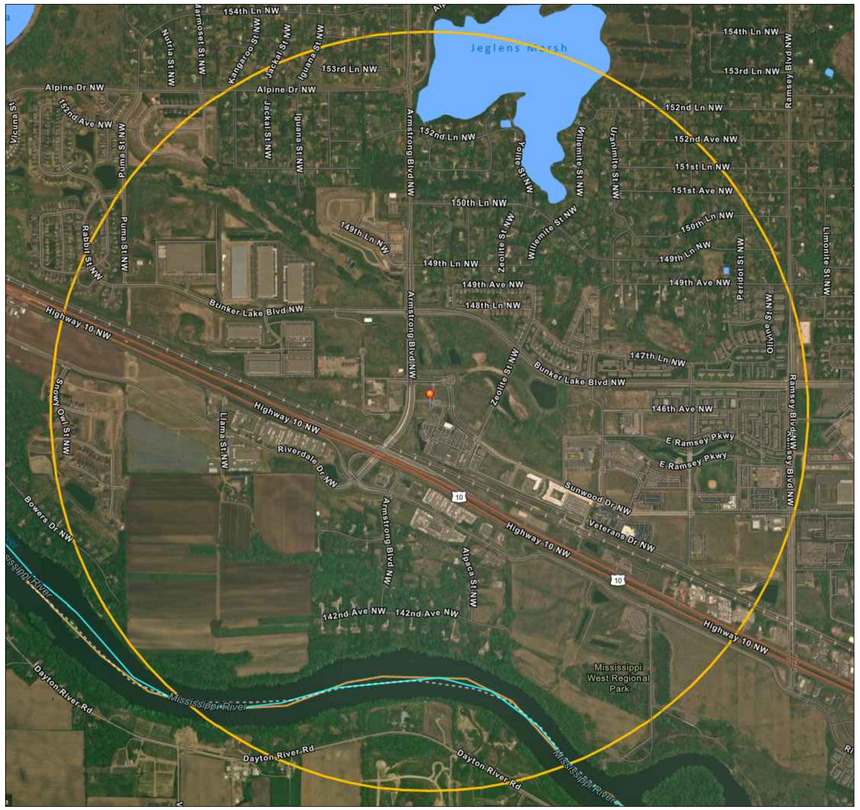
UNIVERSITY OF MINNESOTA
Nick Adam
Design of Construction SWPPP (May 31 2025)

CONTRACTOR:
BY:
NAME:
TITLE:
PHONE:
EMAIL:

CONSTRUCTION SWPPP MANAGER:
BY:
NAME:
TITLE:
PHONE:
EMAIL:

LONG TERM O&M MANAGER:
BY:
NAME:
TITLE:
PHONE:
EMAIL:

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
MISSISSIPPI RIVER	RIVER		X

PERMANENT STORMWATER MANAGEMENT SYSTEM

	INFILTRATION/FILTRATION
	WET SEDIMENTATION BASIN
X	REGIONAL PONDING
	X
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK)	50	TONS
SILT FENCE	315	L.F.
INLET PROTECTION (PRE-CASTING)	5	EACH
INLET PROTECTION (POST-CASTING)	11	EACH

SITE STABILIZATION COMPLETION:

STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:

A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS

MPCA COVERAGE LETTER

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241-1989.046
DRAWING FILE: 1989046.DWG

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TAKE 5 OIL

7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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.

printed name: NICHOLAS P. ADAM
reg. #: 43856
sign date:

PRELIMINARY NOT FOR CONSTRUCTION
05/31/2024

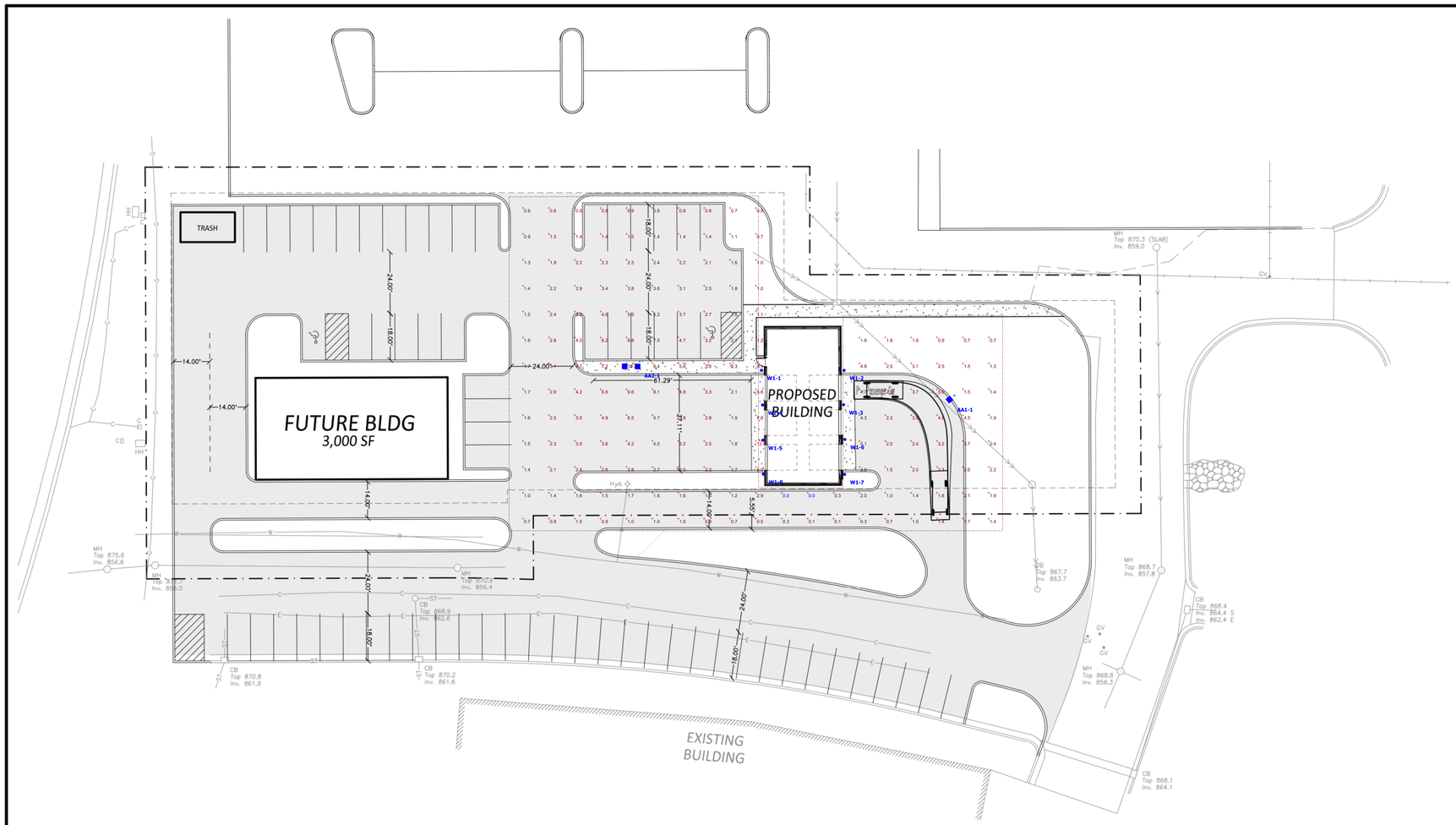
revision / issue	no.	date

sheet title: SWPPP
sheet number: C6.0

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	AA1		1	Lithonia Lighting	RSX2 LED P2 40K R3	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution	1	17202	0.92	114.07	 Max: 12401cd
	AA2		1	Lithonia Lighting	RSX2 LED P3 40K R3	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R3 Distribution	1	21736	0.92	299.96	 Max: 15670cd
	W1		8	Indy	LC4S 13LM 35K MVOLT W G4 80CRI ZT HM CS	INDY 4" DIA. 1-LED 1300LM, 35K 80 CRI, CYLINDER DOWNLIGHT W/ CLEAR SPECULAR ALZAK (CS) MEDIUM FLOOD HYPERBOLIC REFLECTOR (BEAM SPREAD: 37 DEGREES)	1	1413	0.92	11.74	 Max: 2544cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.7 fc	12.4 fc	0.0 fc	N/A	N/A

Note
1. Poles are 20' on 3' concrete base



PROGRESS PRINT
5-6-24

LEGEND
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS

N

0 10 20 40 60
Scale in Feet

Plan View
Scale - 1" = 20ft

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 130
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241-1989.046 DRAWING FILE: 1989.046.DWG

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.

PRELIMINARY

Name
Date
Reg. No.

Issued

SITE DIMENSION PLAN
TAKE 5 OIL CHANGE
CITY OF RAMSEY

SHEET NUMBER
C1

Muska Electric

Take 5 Oil Change - Ramsey
Site Lighting Layout

Designer
Date
05/08/2024
Scale
Not to Scale
Drawing No.
Summary

Boundary and Topographic Survey for:

DSGW ARCHITECTS

at 7990 Sunwood Drive NW – Ramsey, Minnesota

SURVEYOR'S NOTES

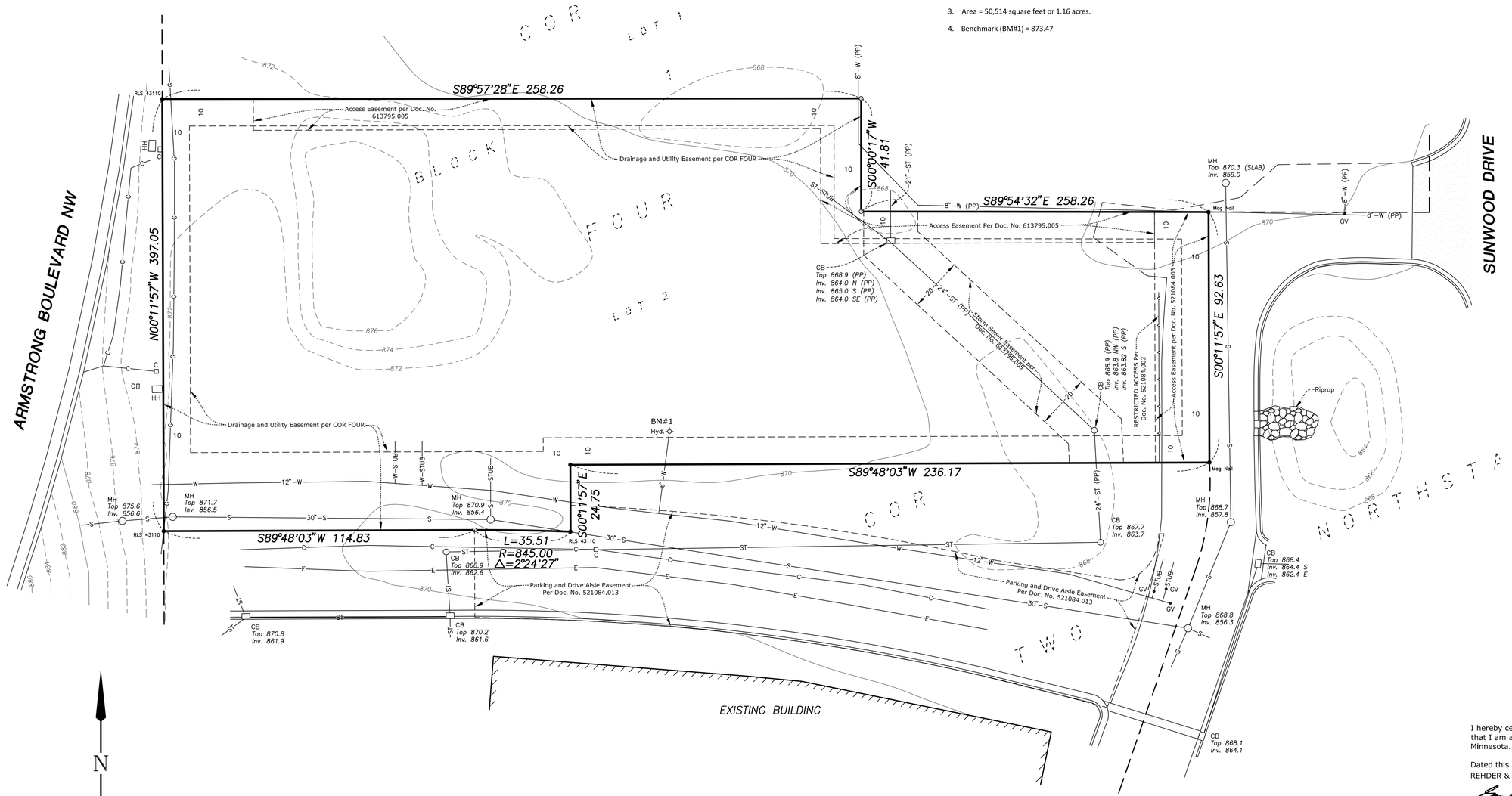
1. Orientation of the bearing system used for this survey is based on the COR FOUR plat, Anoka County, Minnesota. Vertical Datum: NAVD 88.
2. As shown on this survey map, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket No. 241201880) and the City of Ramsey. The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
3. Area = 50,514 square feet or 1.16 acres.
4. Benchmark (BM#1) = 873.47

PROPERTY DESCRIPTION

(Per the Anoka County GIS website.)

Lot 2, Block 1, COR FOUR, Anoka County, Minnesota.

* The surveyor was not provided with a property description.



LEGEND

- Iron Monument Found
- Iron Monument Set
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- (PP) Per Plan
- Hyd. Hydrant
- GV Gate Valve
- MH Manhole
- CB Catch Basin
- Inv. Invert Elevation
- HH Handhole
- C Communications Pedestal
- Concrete Surface
- Bituminous Surface
- G — Buried Gas
- C — Buried Communications
- E — Buried Electric

CERTIFICATION

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

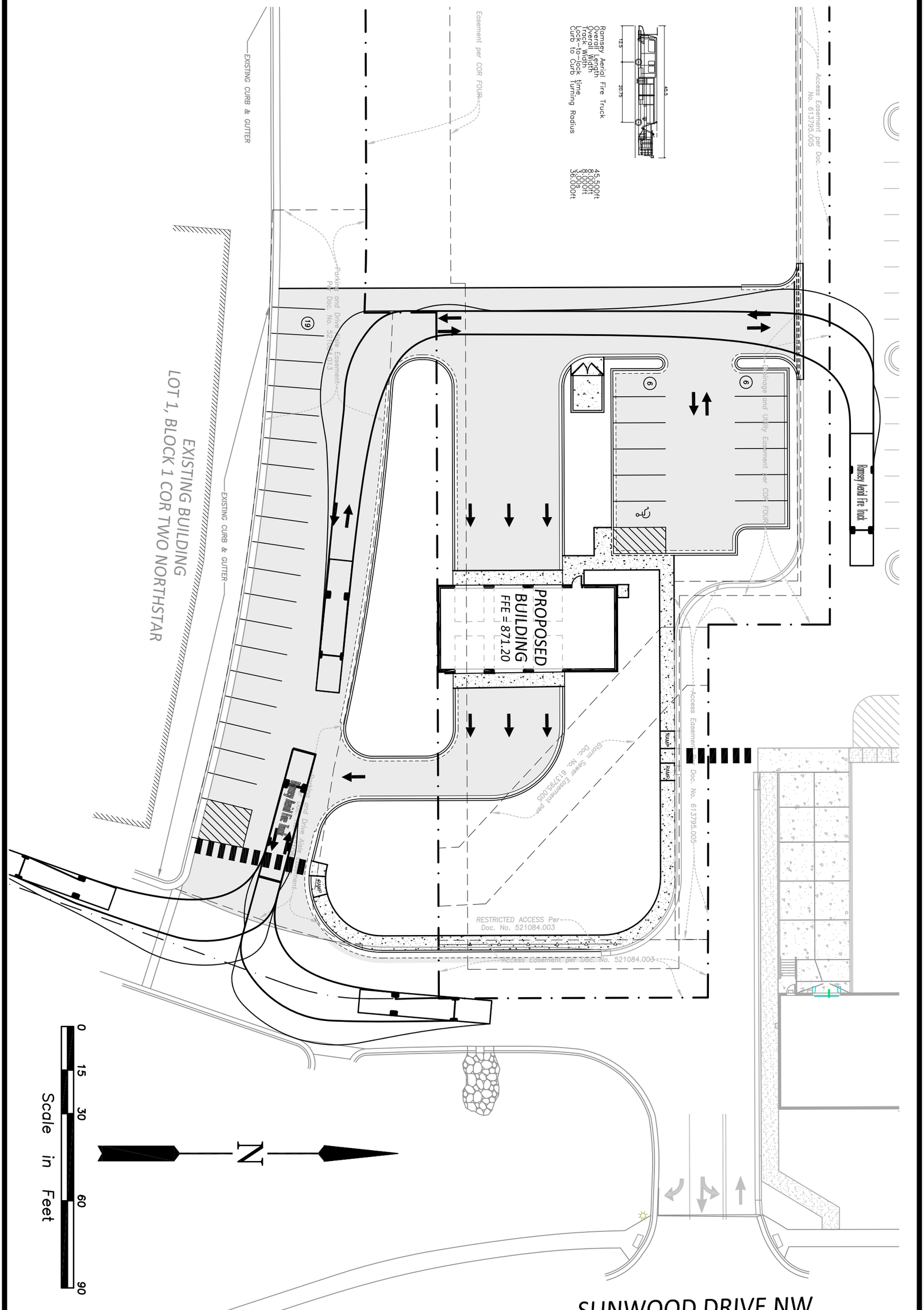
Dated this 8th day of May, 2024
REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Revision: May 10, 2024 - Update/added utility information and added easement

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

JOB: 244–1989.045



REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

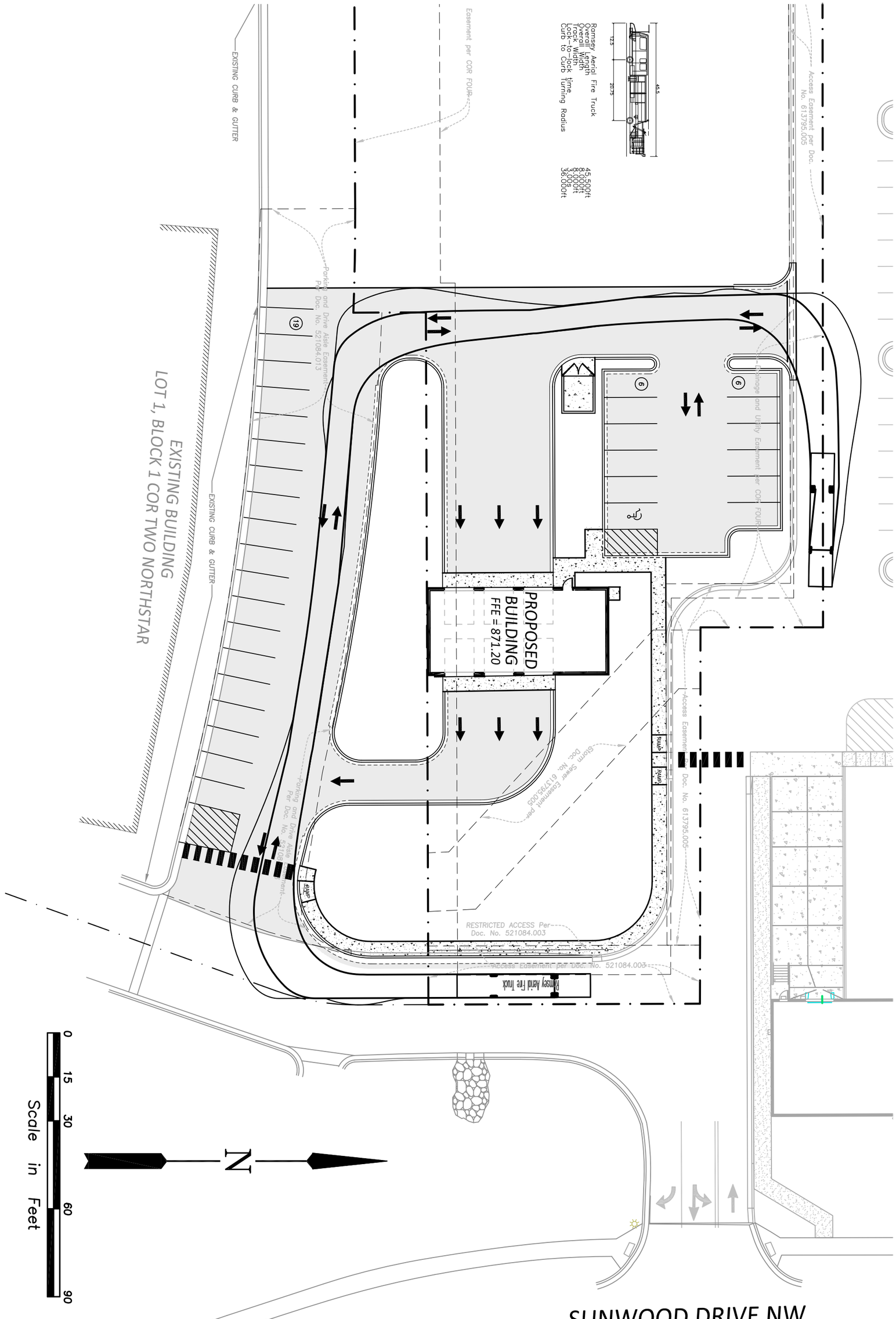
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PROJECT NO.: 241-1989.046 DRAWING FILE: 1989046.DWG

FIRE TRUCK EXHIBIT
TAKE 5 OIL
CITY OF RAMSEY

DATE: 5-31-24

SHEET: 1 OF 2



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Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241-1989.046 DRAWING FILE: 1989046.DWG

FIRE TRUCK EXHIBIT
TAKE 5 OIL
CITY OF RAMSEY

DATE: 5-31-24

SHEET: 2 OF 2

Municipal Landscape Requirements:

Business District - Take 5

Site Tree Requirements:
1 Tree per 50 LF of Site Perimeter
or
1 Tree per 1,000 SF of Building Footprint
whichever is greater

Site Shrub Requirements:
1 Shrub per 30 LF of Site Perimeter
or
1 Shrub per 300 SF of Building Footprint
whichever is greater

Road Frontage Plantings*:
1 Overstory Tree per 35 LF of Public Rd Frontage
*These plantings are credited toward the minimum planting requirements

Parking Lot Plantings*:
1 Tree per 10 Parking Spaces
*These plantings are credited toward the minimum planting requirements

Site Requirement Calculations:

Site Perimeter: approx. 808 LF
Building Footprint: approx. 1,860 SF

808 / 50 = 16 Trees or 1,860 / 1,000 = 1 Tree

808 / 30 = 26 Shrubs or 1,860 / 300 = 6 Shrubs

Public Rd Frontage: None

Parking Spaces: 12 Stalls

12 / 10 = 1 Parking Lot Tree*
*These plantings are credited toward the minimum planting requirements

Additional Requirements:

Tree Diversity:
-Minimum 25% Deciduous Overstory
-Minimum 25% Coniferous
-Maximum 25% Ornamental

Minimum Plant Sizes:
-2" Deciduous Overstory
-6' Hgt. Coniferous Tree
-1.5" Ornamental Tree
-24" Shrub (width or height)

Landscape rock is prohibited in landscape islands

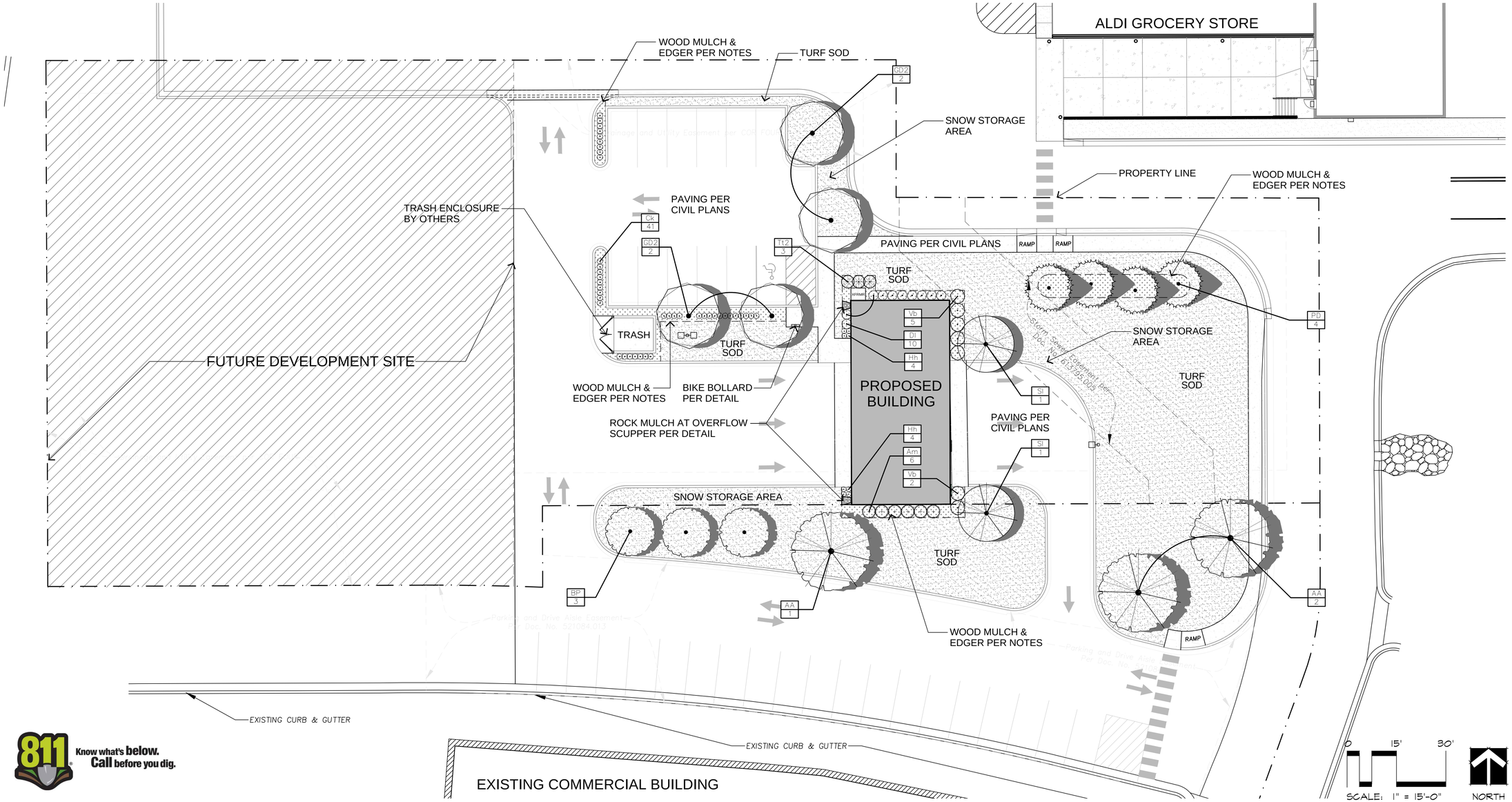
General Notes:

1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate any work in the right-of-way with City of Ramsey Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch.
5. Place a minimum of 4" topsoil, with not more than 35% and content. Topsoil inspection is required prior to installing sod and trees.
6. See Sheet L2.1 for Landscape Details, Notes, and Schedules.
7. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.

Landscape Legend:

New Turf Sod

New Wood Mulch



811 Know what's below. Call before you dig.

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CALYX DESIGN GROUP
Landscape Architecture | Site Design | Planning
475 N. Cleveland Ave, Suite 101A
Saint Paul, MN 55104
Phone: (651) 788-9018
www.calyxdesigngroup.com

Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

project #: 024031.00
date: 5/31/2024
drawn by: HL
checked by: BH

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.

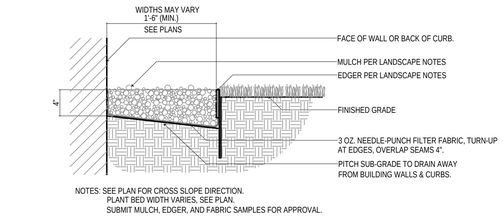
PRELIMINARY

signature:
printed name: Benjamin Hartberg, PLA, LEED AP
reg. #: 48084
sign date:

Preliminary Not For Construction
5/31/2024

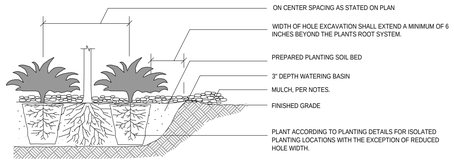
revision / issue	no.	date

sheet title: Landscape Plan
sheet number: L1.1

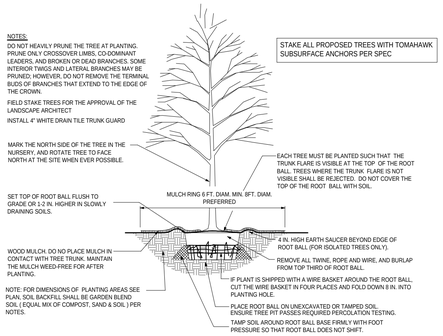


NOTES: SEE PLAN FOR CROSS SLOPE DIRECTION.
PLANT BED WIDTH VARIES, SEE PLAN.
SUBMIT MULCH, EDGER, AND FABRIC SAMPLES FOR APPROVAL.

1 TYP. WOOD MULCH DETAIL
L2.1 NOT TO SCALE



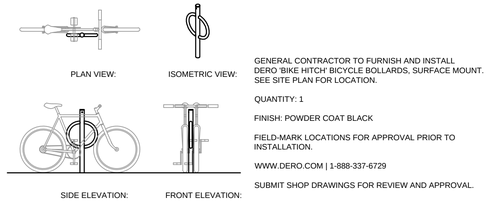
2 TYP. SHRUB & PERENNIAL PLANTING
L2.1 NOT TO SCALE



3 DECIDUOUS TREE PLANTING - SECTION
L2.1 NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES						
	PD	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	4
OVERSTORY TREE						
	AA	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2" Cal.	B&B	3
	BP	Betula platyphylla 'Fargo'	Dakota Pinnacle Birch	2" Cal.	B&B	3
	GD2	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2" Cal.	B&B	4
UNDERSTORY TREE						
	SI	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	2
SHRUBS						
	Am	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	5 gal. (Min. 24" Hgt.)	Pot	6
	Dl	Diervilla lonicera	Dwarf Bush Honeysuckle	5 gal. (Min. 24" Hgt.)	Pot	10
	Tt2	Thuja occidentalis `Techny Globe`	Techny Globe Arborvitae	5 gal. (Min. 24" Hgt.)	Pot	3
	Vb	Viburnum trilobum `Bailey Compact`	Compact American Cranberry Bush	5 gal. (Min. 24" Hgt.)	Pot	7
ANNUALS/PERENNIALS						
	Hh	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal.	Pot	8
GRASSES						
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	41



GENERAL CONTRACTOR TO FURNISH AND INSTALL DERO 'BIKE HITCH' BICYCLE BOLLARDS, SURFACE MOUNT. SEE SITE PLAN FOR LOCATION.

QUANTITY: 1

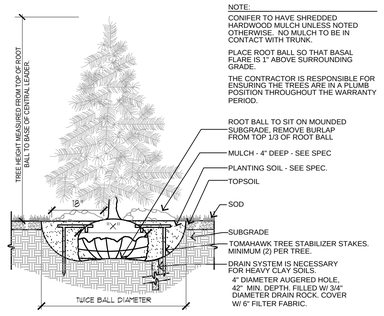
FINISH: POWDER COAT BLACK

FIELD-MARK LOCATIONS FOR APPROVAL PRIOR TO INSTALLATION.

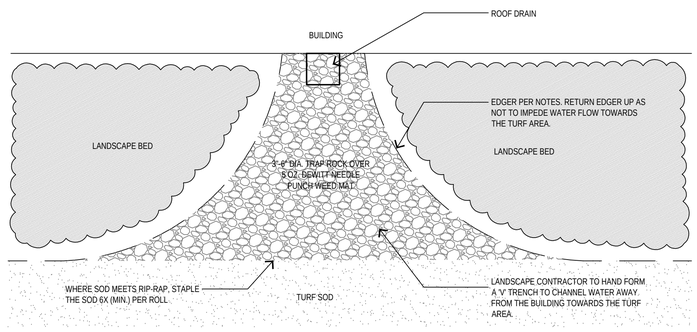
WWW.DERO.COM | 1-888-337-6729

SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

5 BIKE BOLLARD DETAIL
L2.1 NOT TO SCALE



4 CONIFEROUS TREE PLANTING - SECTION
L2.1 NOT TO SCALE



PLAN VIEW

6 ROCK MULCH AT OVERFLOW SCUPPERS DETAIL
L2.1 NOT TO SCALE

Landscape Notes & Requirements:

1. Tree saucer mulch to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail, including PVC trunk guards.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. Deciduous tree diameter is measured at breast-height (40" above final grade), in accordance with National Forestry and ANSI standards. Coniferous tree height is measured following planting installation, and is measured from final grade to the tip of the central leader. Bidders submitting pricing accept the above measurement conditions.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
7. All plant materials shall be fertilized upon installation as specified.
8. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
9. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
10. Contractor shall establish to their satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
11. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
12. The contractor shall guarantee newly planted material through TWO calendar years from the date of passing the City of Ramsey's landscape inspection. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall provide PVC tree trunk guards for all deciduous trees. Landscape contractor shall provide additional deer browse fencing protection measures for the plantings during the warranty period, as needed.
13. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
14. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
15. Both plant species substitutions and plan changes to plant locations will require approval of the City of Ramsey prior to installation. Landscape contractor is required to document approved changes.
16. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the Owner for review and approval. Coordinate irrigation connection point, controller, back-flow, rain sensor, sleeving, and valve locations with the general contractor. All irrigation systems must include a rain sensor and utilize water efficient technology, such as a weather-smart controller, moisture sensor, etc.
17. All edger shall be professional grade Coyote perforated steel industrial edging, $\frac{1}{8}$" thickness with black finish. Anchor every 18" on-center (minimum). Submit sample.
18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
19. Mulch: Where noted per plan, wood mulch areas shall receive 4" depth of locally available natural single-shred Western Red Cedar wood mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses. Dyed mulch is not accepted.
20. Ensure topsoil inspection is scheduled with the City of Ramsey no less than 5 days before planting is scheduled to occur. Corrections required by the city must be made & approved by the city prior to the start of landscape work.
21. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
22. Turf installation activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, and warranty.
23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the plan, including the stump to 30" below grade.
25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
28. See Site and Civil plans for grading, utilities, and additional information regarding the project.
29. Topsoil per City of Ramsey required detail ERO-6 for topsoil requirements. Slope away from building.
30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
31. Fencing (if noted) per Architect's Plans and Specifications.
32. All disturbed areas are to receive turf sod to establish final vegetation.

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

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Saint Paul, MN 55104
Phone: (651) 788-9018
www.calyxdesigngroup.com

Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

project #: 024031.00
date: 5/31/2024
drawn by: HL
checked by: BH

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 Landscape Architect under the laws of the State of Minnesota.

PRELIMINARY

signature:
printed name: Benjamin Hartberg, PLA, LEED AP
reg. #: 48084
sign date:

Preliminary Not For Construction
5/31/2024

revision / issue	no.	date

sheet title: Landscape Details
sheet number: L2.1

ARCHITECTURAL NARRATIVE FOR TAKE 5 OIL – RAMSEY, MN

CUP Submittal

Codes and Standards:

The following codes and standards will apply to this project.

- 2018 International Building Code
- 2020 MN Building Code
- 2020 Accessibility Code
- 2024 MN Energy Code
- 2020 NEC Code

Program

Take 5 offers fast, friendly, simple oil changes while you stay in-your-car. You'll be in and out in 10 minutes. You'll get free water, tire check, and fluid top off. This facility will incorporate 3 drive-thru bays for your oil change. One of those bays will have a lift capability to do tire rotations.

Take 5 is not an auto repair shop nor is it the intent to turn into that.

Site Plan

Phase 1 will include the Take 5 facility with a future restaurant development in Phase 2. Take 5 facility will coordinate with the future Aldi site to create a cohesive, convenient, and efficient site plan.

Twelve (12) parking spots will be included as part of the Take 5 development with one (1) being an ADA stall. Parking along the Northstar mall is being provided as part of the purchase agreement.

One trash enclosure 10' wide x 12' deep will be provided using rock-faced CMU block to enclose it. The CMU will match the color of the brick on the main Take 5 building.

Plan

The plan is a 30' wide x 62' long building (1,860 SF). The majority of the facility is (3) drive thru bays, but will also include a toilet, an office, and a storage room.

Once a week an oil truck will fill the South side oil tanks and every other week an oil truck will remove the waste from the North side. These are typically done during off hours, so as to not impede traffic and business operations.

Exterior Elevations

The design of the exterior will include face brick, EIFs, a precast band, aluminum canopy, pre-finished metal coping, and signage. See architectural exterior elevations for colored elevation renderings.

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Resolutions #24-169 and #24-170 Approving a Final Plat and Site Plan for "Skyline on Sunwood" for a mixed use building at 7545 Sunwood Drive NW (PSD LLC).

Purpose/Background:

Site Location

The proposed site is on the north side of Sunwood Drive, between Sapphire Street and Center Street, and south of 145th Avenue NW. The 4-acre site is zoned COR-1 Mixed Use Core Subdistrict and guided as Mixed Use in the 2040 Comprehensive Plan.

Building Use

The mixed-use building is comprised of residential rental apartments and retail spaces. The 133-unit residential portion of the building contains a mix of studio, 1-, 2-, and 3-bedroom units on floors 2, 3, and 4. Resident amenity spaces are on the first and third floors featuring a swimming pool, fitness room, community rooms, business suites, a golf simulator, and a rooftop patio. The first floor contains enclosed parking areas along the east and west legs of the building. The overall density of the residential portion of the building is approximately 33.25 units/acre.

The retail spaces, totaling approximately 13,776 square feet, are located on the first floor at the southeast and southwest corners of the building. The spaces are subdividable into six bays, three on each end. The anticipated construction type of the building will limit the use of the spaces to retail, personal service, and office users. Limited coffee shop and restaurant users (such as a sandwich shop) are possible, but due to the anticipated construction design and venting restrictions, full-scale restaurants are not possible.

Building Design

The building will have three parts in a general U-shape creating a courtyard for the parking lot. The side that fronts Sunwood Drive on the south will be four stories in height with a flat roof. It contains the main entrance to the apartments. This side also contains large windows for the retail spaces, all with direct access to the sidewalk along Sunwood Drive. The portion of the first floor with smaller windows has the resident business spaces behind them.

The east and west legs of the building are only three stories in height with a hip roof and gables, similar to the roofline of the nearby Parkview East Apartments. The east and west portions of the first floor closest to Sunwood Drive has retail frontage wrapping around with a retail storefront (one each on Sapphire Street and Center Street). The west (Center Street) leg has amenity spaces at its north end with the community room and a two-story pool atrium. The middle portion of the west leg and the remainder of the east leg of the building will have parking behind the exterior walls. Some windows are provided. On the second and third stories of the east and west legs contain residential units. A rooftop patio is proposed above the pool atrium on the west leg.

Exterior materials will consist of brick veneer, corrugated metal siding with a corten steel finish, and LP lap siding. Each unit will have a balcony and magic-pack HVAC units for each of the apartments. The materials are generally consistent with the COR-1 standards, though lap siding is considered a complimentary material and must be high quality (no vinyl siding).

On the interior of the courtyard, along the areas adjacent to the first floor parking garage, rows of attached individual "tuck under" garages are shown with standing seam metal roofs.

Attached to this report are the applicant's inspirational photos that he presented to the Planning Commission.

Access and Parking

Vehicular access to the site will be from two driveways off 145th Avenue on the north side of the site. The 166-space surface parking lot is in the courtyard of the building. A total of 92 enclosed garage spaces are provided on the east and west legs of the building. Adjacent to the parking lot are 33 "tuck under" single-stall garages. Along the north side of the site, a detached garage building with fourteen individual garage stalls is proposed. In all 305 spaces are proposed. The requirement for the residential portion of the building is 1.5 spaces per unit (200 spaces) and one space per 200 square feet of retail space (69 spaces). The site does have approximately 36 spaces more than City Code requires and the applicant has stated that his residential properties tend to have a greater parking need.

Customers driving to the retail spaces will not likely use the parking lot. There is ample on-street parking on the streets adjacent to the storefronts. It is strongly recommended that the building management create a policy that employees of businesses park in the parking lot to keep on-street parking convenient to the customers.

Pedestrian Connections

Sidewalks will be constructed along all four surrounding roadways. Adjacent to Sunwood Drive, the sidewalk will have small planter boxes mirroring the ones across the street in front of City Hall. Along Center Street, a ten foot sidewalk behind the curb is shown according the the COR Framework. This same type of sidewalk is shown adjacent to the retail space along Sapphire Street. The remainder of Sapphire Street and 145th Avenue will have a traditional sidewalk with a boulevard. Bike racks are shown in two locations along Sunwood Drive. All retail spaces and the front door of the apartments can be accessed directly from Sunwood Drive.

Landscaping

From the EPB's June 17 agenda, it was noted that there is a mix of evergreen and deciduous trees and shrubs, with the evergreens being located internal to the site. The Landscape Plan includes boulevard trees along Sapphire Street, Center Street, and 145th Avenue, and 'single' planting beds along Sunwood Drive (this matches what is across the street in front of the Ramsey Municipal Center). Most of Staff's review comments focus on the boulevards and sidewalks. Comments regarding the sidewalk and streetscape have since been revised. Irrigation is proposed for the site. Staff has requested that the irrigation system be extended to provide coverage of the boulevard plantings along Sapphire Street and 145th Avenue, as well as the planting beds along Sunwood Drive. This will be very beneficial for the plants during hot and dry stretches throughout the growing season.

Lighting

The applicant provided a lighting plan with photometrics. The light levels shown across the parking lot are generally adequate and meet City Code. All lights must be downcast and shielded. The cut sheet provided for the wall-mouted lights indicates that the desired light can be angled in various positions. These lights will need to be downcast to meet Code and prevent glare.

There are street lights along Sunwood Drive and Center Street--taller ones at intersections with the shorter ones along the block. It is recommended that two additional shorter light poles be installed along Sapphire Street in the vicinity of the retail storefront with the same 70-foot spacing in order to cary the street scape and retail feel around the corner from Sunwood Drive.

Storm Water Management

Storm water in the COR is handled through a regional storm water basin instead of on site. The applicant will need to have the Lower Rum River Watershed approval due to the size of the project. The applicant will contribute an equal amount of constructing on-site basins towards the costs of the regional basin.

Outdoor Amenities

The site also features a covered patio, pickleball court, and two dog parks. These amenities are locted in the

northwestern portion of the courtyard adjacent to the pool and community space. These spaces will be enclosed by vinyl-coated chain-link fences.

Utilities
The site is serviced by municipal water and sanitary sewer. There are some extra services that were installed anticipating multiple buildings on this block. The unused services will need to be removed by the applicant.

Signage
Signs in the COR must be an individual-letter design. Box signs are not allowed. The renderings show rectangles indicating the potential sign locations for the retail users and the plans note that there will be brick behind the signs. A sign for the apartment building is shown up near the roofline on the south facade. It is recommended that a sign allowance of 50 square feet be available at the first floor level near or above the apartment door so that it can be identified from the pedestrian/street level (this was granted for the Hilton Home2Suites building with a similar sign package). Another apartment sign is shown along the northwest roofline atop the pool atrium.

A monument sign is shown at the northeast corner of the site.

Public Safety
The City's Police and Fire Departments have reviewed the plans and provided input. The parking lot drive aisles are designed to accommodate the turning needs of a fire truck. The applicant has stated that he will work with staff at the time of building permit on a security plan for the building (key fob system, cameras, etc.).

Plat
A minor plat is proposed to replant the existing outlot into a buildable lot. Some right-of-way is dedicated for existing 145th Avenue NW at the northeast corner of the site. With the plat, site development fees and park dedication is required. Those fees will be set with a Development Agreement brought forth on a future Council agenda.

Notification:

Mailed notices were sent to property owners and residents 700 feet from the site. A proposed development sign was placed at the northeast corner of Sunwood Drive and Center Street. A legal notice was placed in the Anoka Union Hearld Newspaper.

Funding Source:

All costs associated with the proposed development are the responsibility of the applicant.

Recommendation:

At its meeting on June 27, the Planning Commission unanimously recommended approval of the site plan review.

Outcome/Action:

Two separate motions are proposed:

Motion to adopt Resolution #24-169 approving a final plat for "Skyline on Sunwood."

and

Motion to adopt Resolution #24-170 approving a Site Plan Review for a mixed-use building at 7545 Sunwood Drive Northwest.

Attachments

Location Map

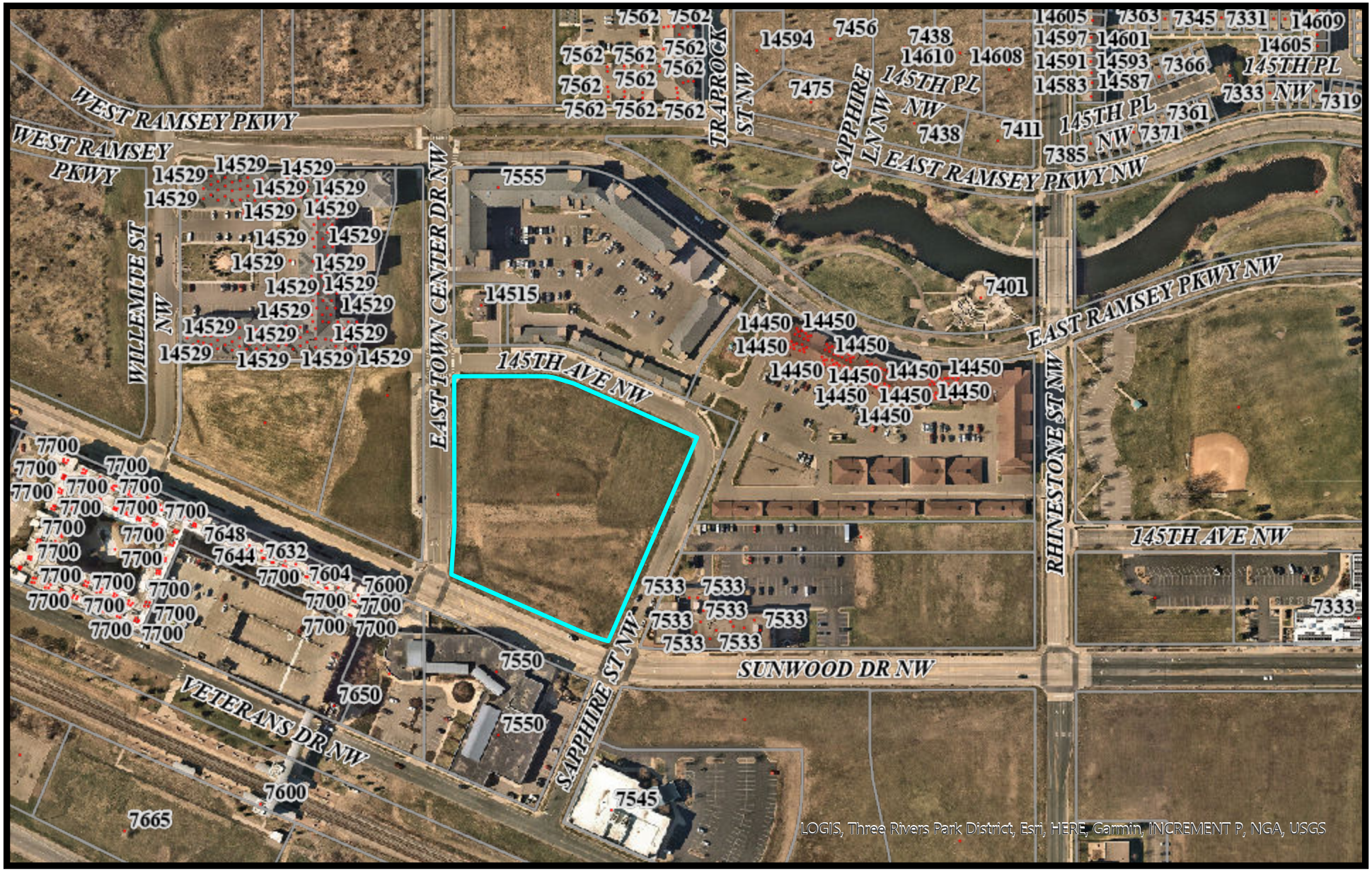
Resolution #24-169
Resolution #24-170
Architectural Plans
Civil Plans
Landscape Plan
Lighting Plan
Final Plat
Unresolved Changemarks 07-01-2024
Applicant's Inspirational Photos

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:10 PM
Form Started By: Todd Larson		Started On: 07/01/2024 10:01 AM
Final Approval Date: 07/03/2024		

28-32-25-42-0018

Skyline Apartments



Print Date: May 20, 2024

0 0.02 0.04 0.07 0.11 0.14 mi

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

RESOLUTION #24-169

A RESOLUTION APPROVING A FINAL PLAT FOR "SKYLINE ON SUNWOOD"

RECITALS

WHEREAS, The City of Ramsey received an application from PSD, LLC (the "Applicant") requesting a Final Plat on the property legally described as follows:

Outlot B, Ramsey Town Center 11th Addition, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, the Applicant is replatting one outlot, measuring approximately 4.03 acres in size into one buildable lot, necessitating the plat; and

WHEREAS, the Applicant will be constructing infrastructure including sidewalks, street lights, and streetscaping on the adjacent rights-of-way in conjunction with the development of a mixed-use building on the Subject Property; and

WHEREAS, the Applicant appeared before the Planning Commission for a public hearing on June 27, 2024, for the accompanying site plan review and that said public hearing was properly advertised; and

WHEREAS, the City Council reviewed the request at its meeting on July 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 Final Plat approval of Skyline on Sunwood for a plat with one mixed-use lot in accordance with relevant City Codes, subject to the following conditions:

1. Final legal form approved by the City Attorney.

2. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.

3. Approval of the Final Plat is contingent upon approval of a Development Agreement listing the platting and development fees.

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

RESOLUTION #24-170

A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A MIXED-USE BUILDING AT 7545 SUNWOOD DRIVE NORTHWEST

WHEREAS, The City of Ramsey received an application from PSD, LLC (the "**Applicant**"), requesting Site Plan approval on the property legally described as follows:

Lot 1, Block 1, Skyline on Sunwood, Anoka County, Minnesota

(the "**Subject Property**").

WHEREAS, the **Subject Property** is zoned COR-1, Mixed-Use Core Subdistrict, which is a mixed-use zoning designation within the COR zoning district, and guided for mixed uses in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the COR-1 zoning district and all developments of multiple-family dwellings with three or more attached units 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 June 27, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan at their regular meeting on June 27, 2024, and recommended approval; and

WHEREAS, the City Council reviewed the request at their meeting on July 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 for Skyline on Sunwood 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 **Applicant** enters into a Development Agreement with the City.

3. That the **Applicant** shall comply with all Staff comments as noted in ProjectDox, including, but not limited to:

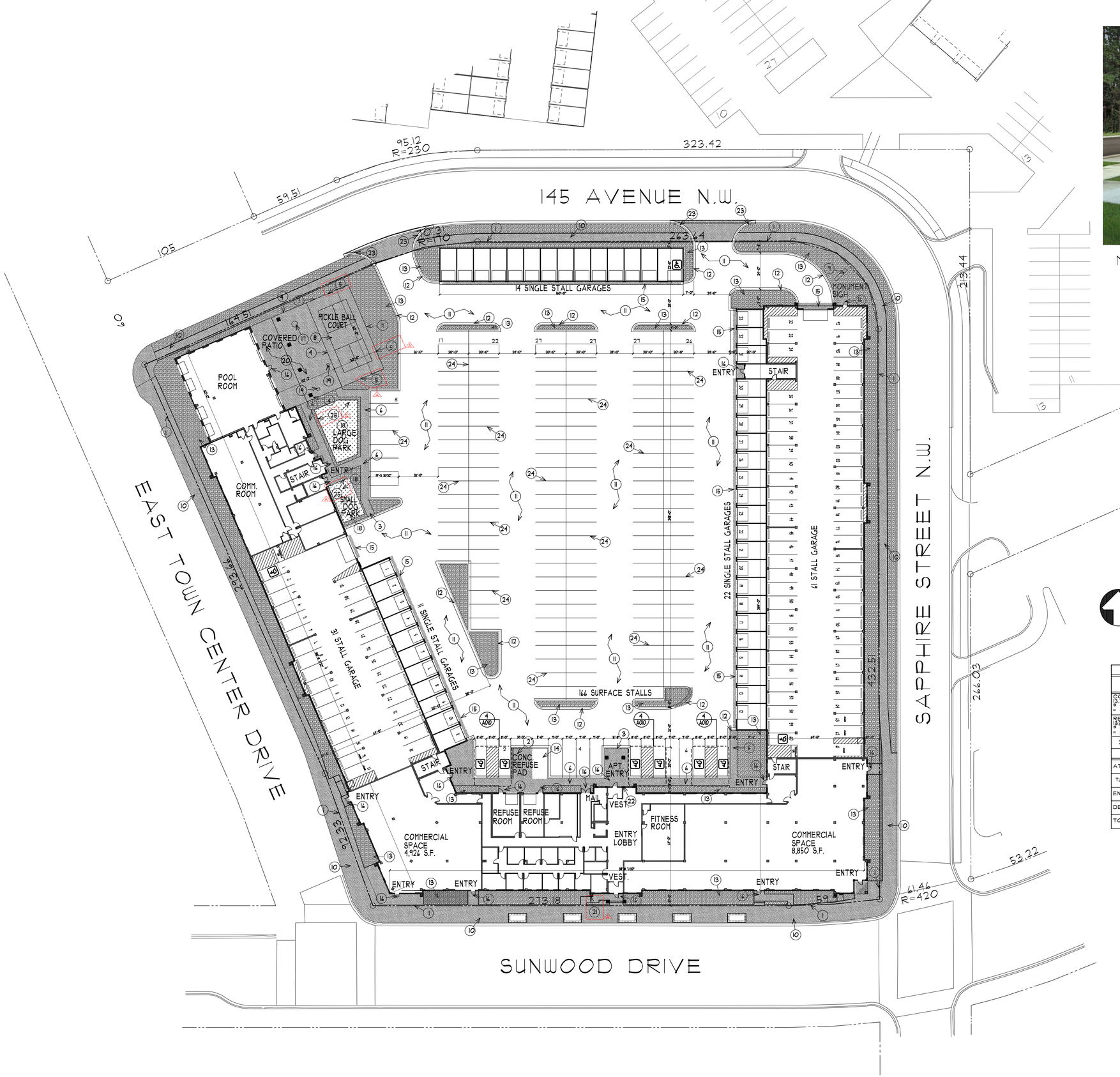
    a. All lighting, including the wall-mounted lights, must be downcast and shielded, including pole-mounted lights not exceeding 20 feet in height.
    b. Unused utility services must be removed.
    c. Installation of two shorter streetlights along the southern portion of Sapphire St. NW.

4. That the following sign package is approved as shown on building elevations dated May 13, 2024, as revised June 12, 2024:

a. Wall signage for each of the retail tenant spaces on the walls immediately above its doors and windows.
b. Wall signage for the apartments on the south wall at the top of the fourth floor façade and on the northwest wall at the top of the second floor façade. An additional sign not exceeding 50 square feet is permitted immediately above or next to the Sunwood Drive door.
c. A monument-style freestanding sign at the northeast corner of the property.

5. That a separate building permit and sign permit(s) are required.

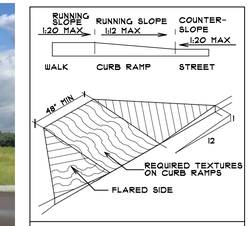
5) Securing all other necessary permits from other agencies and providing a copy of said permits to the City.



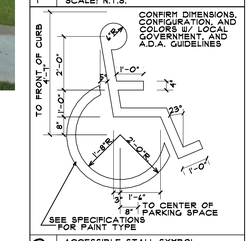
SITE PLAN
SCALE: 1" = 30'-0"



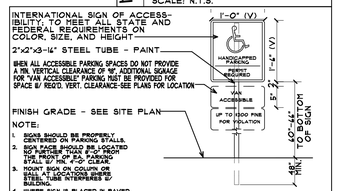
MONUMENT SIGN EXAMPLE



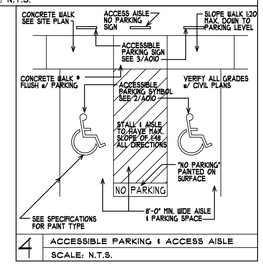
1 HANDICAP CURB CUT (TYP)
SCALE: N.T.S.



2 ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.



3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.



4 ACCESSIBLE PARKING & ACCESS AISLE
SCALE: N.T.S.

PARKING CALC. & UNIT MIX	
STALLS REQUIRED	
COMMERCIAL SPACE: 13,774 S.F. TOTAL 1ST FLOOR @ 3 STALLS PER 1,000 S.F. = 40 STALLS PROVIDED	
RESIDENTIAL SPACE: 133 UNITS TOTAL 2ND - 4TH FLOORS @ 1.5 STALLS PER UNIT = 200 STALLS REQUIRED	
240 TOTAL STALLS REQUIRED	
STALLS PROVIDED	
AT GRADE PARKING GARAGE	166
TUCK-UNDER GARAGE STALLS	33
ENCLOSED PARKING GARAGE STALLS	92
DETACHED GARAGE STALLS	14
TOTAL PARKING STALLS PROVIDED	305

SITE PLAN NUMBER NOTES:

1. PROPERTY LINE, VERIFY W/ SURVEY.
2. CONCRETE PAD FOR REFUSE PICKUP.
3. PROVIDE ACCESSIBLE CURB CUT, SEE DETAIL 1/A010 OR CIVIL PLANS FOR SLOPING REQMTS.
4. 6' HIGH BLACK VINYL CHAIN LINK FENCE.
5. 10' HIGH BLACK VINYL CHAIN LINK FENCE. ⚠A
6. CONCRETE SIDEWALK, SEE CIVIL PLANS.
7. RETAINING WALL, SEE CIVIL PLANS.
8. PICKLEBALL COURT, VERIFY EXTENTS & EQUIPMENT W/ OWNER/G.C.
9. MONUMENT SIGN TO MEET CITY REQT'S, SEE PLANS BY SIGN VENDOR. - PROVIDE ELECT. VERIFY LOCATION W/ OWNER.
10. CITY SIDEWALK TO MEET CITY REQUIREMENTS, SEE CIVIL PLANS.
11. NEW BITUMINOUS PARKING AND DRIVE, SEE CIVIL PLANS.
12. CONCRETE CURB & GUTTER, SEE CIVIL PLANS.
13. GREEN SPACE THIS AREA, LANDSCAPING TO MEET CITY REQUIREMENTS.
14. PAD FOR TRANSFORMER, SEE ELECT. PLANS.
15. CONCRETE APRON, VERIFY EXTENTS WITH G.C.
16. CONCRETE STOOP, SEE STRUCTURAL PLANS.
17. FIRE PIT W/ GAS WITH AUTO SHUTOFF TIMER, VERIFY LOCATION W/ OWNER.
18. DOG PARK; LANDSCAPE TO SPECIFY A FINISH, VERIFY EXTENTS W/ OWNER/G.C. ⚠A
19. GAS OUTDOOR GRILL W/ AUTO SHUTOFF TIMER, VERIFY FUEL SOURCE W/ OWNER.
20. CONCRETE PATIO, VERIFY STYLE WITH OWNER, SEE CIVIL PLANS FOR DRAINAGE.
21. FIRE DEPARTMENT BUILDING CONNECTION, VERIFY LOCATION W/ FIRE MARSHAL.
22. FIRE DEPARTMENT KEY BOX, VERIFY LOCATION W/ FIRE MARSHAL.
23. CURB CUT PER CITY SPECS. VERIFY W/ CIVIL PLANS.
24. PAINTED PARKING STRIPES.
25. 4' HIGH BLACK VINYL CHAIN LINK FENCE W/ GATE. ⚠A

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
St. Cloud, MN 56301
(763) 427-5955
www.colegrouparchitects.com

DAVID J. HACHIZAK
LICENSED ARCHITECT
55381
STATE OF MINNESOTA

These documents are not valid for building permit unless signed in ink or by digital signature. Copies are not valid.
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
Name: DAVID J. HACHIZAK

DEVELOPER:
PSD; LLC
MATT KUKER
7533 SUNWOOD DR NW
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED MIXED USE BLDG.:
SKYLINE ON SUNWOOD
RAMSEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS
	⚠A 06-12-24 ADDED SITE ELEMENTS

Project No.
22010
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN SUBMITTAL

A010

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PLOTTED: 06-12-24 FILE: 220705 COM: 5

CODE SUMMARY

1. BUILDING DESCRIPTION:

A NEW (1) STORY (14) STALL PRIVATE PARKING GARAGE

2. BLDG. SUMMARY:

2018 I.B.C., 2020 MINNESOTA STATE BUILDING CODE, AND OTHER RELATED CODES.

A. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
- U OCCUPANCY - PRIVATE PARKING GARAGE - (SECTION 312)

B. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHT: (TABLE 504.3, 504.4 & 506.2)
- U OCCUPANCY ALLOWED: 1 STORY OR 40'-0"
- U OCCUPANCY ACTUAL: 1 STORY & 14'-0" (TO ROOF PEAK)

ALLOWABLE AREA:

EACH PRIVATE GARAGE SHALL BE NOT GREATER THAN 1,000 S.F. IN AREA MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGES BY ONE HOUR FIRE BARRIERS I.B.C. 406.3.1

ALLOWABLE AREA: (506.2 & 506.3.2)

ALLOWABLE FLOOR AREA:	5,500 S.F.
FRONTAGE AREA INCREASE:	NA S.F.
TOTAL ALLOWABLE FLOOR AREA:	5,500 S.F.
FIRE AREA (14 STALL BLDG. ADA GARAGE):	3,520 S.F.

C. CHAPTER 6 - TYPE OF CONSTRUCTION
- TYPE V-B (NOT RATED)

D. CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES
- 706 FIRE WALLS - NOT REQUIRED
- 707 FIRE BARRIERS - PROVIDED

E. CHAPTER 9 - FIRE PROTECTION SYSTEMS
- SPRINKLER SYSTEM NOT REQUIRED

EXTERIOR MATERIAL SCHEDULE:

KEY	ITEM	COLOR
A	ADHERED THIN BRICK VENEER - MODULAR RUNNING BOND	DARK
B	ADHERED THIN BRICK VENEER - MODULAR SOLDIER COURSE	LIGHT GRAY
C	STONE CAP/ SILL BY THIN BRICK MFR	STANDARD COLOR - TBD
D	CORRUGATED METAL SIDING W/ EXPOSED FASTENERS	TBD BY OWNER
E	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 7" REVEAL	ABYSS BLACK OR CAVERN GRAY
F	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 5" REVEAL	QUARRY GRAY
G	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 5" REVEAL	WHITE GRANITE BY WOODTONE
H	LP SMARTSIDE 4X8 CEDAR WOOD GRAIN PANEL WITH MILL FINISH ALUMINUM. H-CHANNEL TRIM	QUARRY GRAY
J	LP SMARTSIDE CORNER TRIM (4" TYP. & 4" @ ITEM "G")	BLACK
K	PRE-FINISHED METAL FASCIA/SOFFIT	BLACK
L	PRE-FAB METAL COPING. FLASHING; COLOR TO MATCH ADJ. MAT.	COLOR MATCH ITEM "D"
M	ASPHALT SHINGLES	DARK GRAY
N	CONTINUOUS FILTERED RIDGE VENT	MATCH SHINGLES
P	STANDING SEAM METAL ROOF	BLACK
Q	PRE-FABRICATED ALUM. POWDER COAT SUNSHADE CANOPY BY OTHERS	COLOR MATCH ITEM "D"
R	PRE-FABRICATED ALUM. POWDER COAT COVERED CANOPY BY OTHERS	COLOR MATCH ITEM "D"
S	PRE-FABRICATED SUSPENDED ALUM. BALCONY (RODS ON OUTSIDE)	BLACK
T	ALUM. GUARD RAIL SYSTEM W/ TEMPERED GLASS @42" A.F.F. WALL MOUNTED TO PARAPET. LED STRIP LIGHT UNDER TOP RAIL.	BLACK RAIL SYSTEM - CLEAR GLAZING
U	VINYL WINDOWS	BLACK
V	VINYL WINDOWS	BLACK EXTERIOR - WHITE INTERIOR
W	ALUMINUM GARAGE DOOR W/ FULL VIEW GLAZING	BLACK FRAME - CLEAR GLAZING
X	INSULATED STEEL OVERHEAD DOOR	QUARRY GRAY
Y	PTAC/ MAGIC PAK LOUVER	PAINTED TO MATCH ADJ MATERIAL
Z	SIGNAGE LOCATION - VERIFY W/ OWNER (KEEP BRICK BEHIND IT)	N/A
AA	PRE-FABRICATED ALUM. POWDER COAT PERGOLA	BLACK
BB	LP SMARTSIDE HOR. TRIM BOAR W/ CEDAR MILL TEXTURE - 7" REVEAL	BLACK
CC	LP SMARTSIDE VERT. TRIM BOAR W/ CEDAR MILL TEXTURE - 5" REVEAL	BLACK
DD	RETAINING WALL	SEE CIVIL PLANS
EE	6' HIGH VINYL CHAIN LINK FENCE	BLACK
FF	SIGNAGE LOCATION - VERIFY W/ OWNER	DARK
GG	STAINED PRECAST	LIGHT GRAY
HH	10' HIGH VINYL CHAIN LINK FENCE	BLACK

NOTE: DOWNSPOUTS PAINTED TO MATCH ADJ. MTL.

NOTE: ALL MATERIALS TO MATCH APARTMENT BUILDING



ASPHALT SHINGLES
ITEM "M"



THIN BRICK VENEER
ITEM "A"



CORRUGATED
METAL SIDING
ITEM "D"



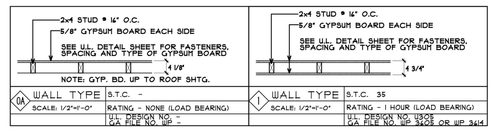
7" LP SIDING
ITEM "E"

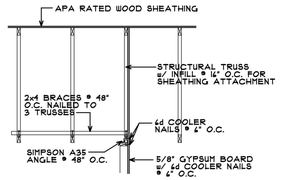


5" LP SIDING
ITEM "F"

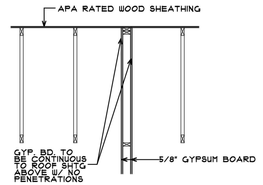


LP PANEL
ITEM "G"

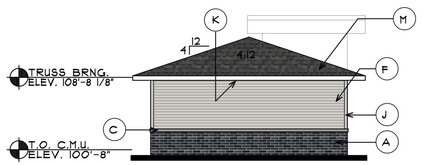




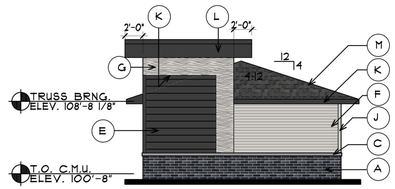
2 SHEATHING ATTACHMENT DETAIL
NO SCALE



3 FIRE BARRIER DETAIL
NO SCALE



GAR. LEFT ELEV.
SCALE: 1/8" = 1'-0"



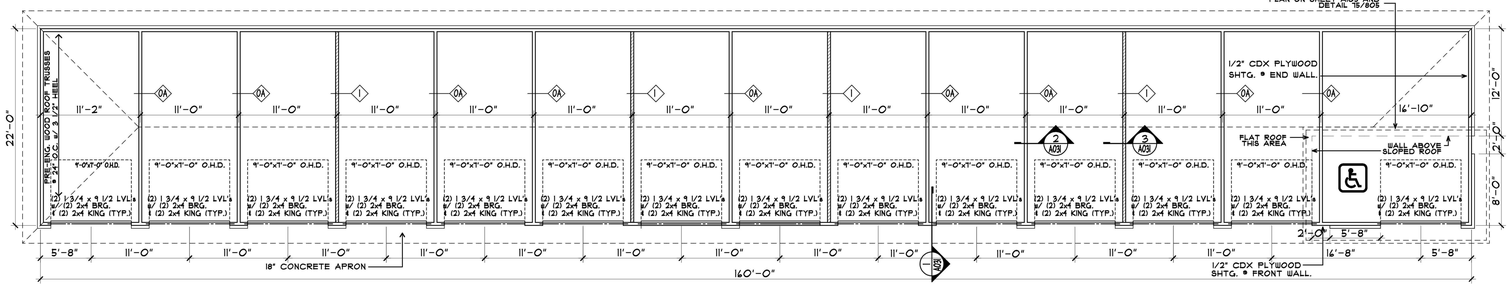
GAR. RIGHT ELEV.
SCALE: 1/8" = 1'-0"



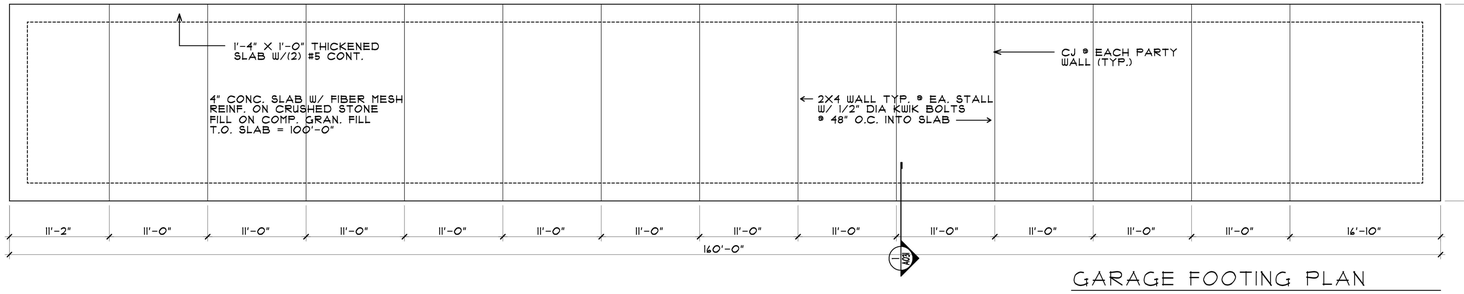
GARAGE REAR ELEV.
SCALE: 1/8" = 1'-0"



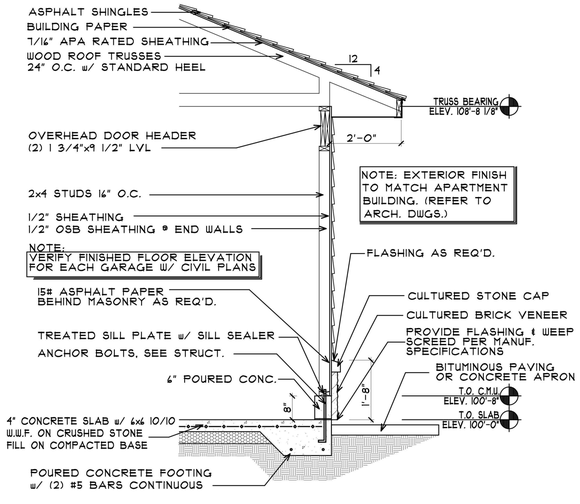
GARAGE FRONT ELEV.
SCALE: 1/8" = 1'-0"



GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



GARAGE FOOTING PLAN
SCALE: 1/8" = 1'-0"



WALL SECTION
SCALE: 1/2" = 1'-0"

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COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Minneapolis, MN. 55401
(320) 634-4570
www.colegrouparchitects.com

LICENSED ARCHITECT
DAVID MAJCHRZAK
55381
STATE OF MINNESOTA

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Name DAVID J. MAJCHRZAK

DEVELOPER:
PSD; LLC
MATT KUKER
7533 SUNWOOD DR NW
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED MIXED USE BLDG.:
SKYLINE
ON SUNWOOD
RAMSEY, MN

REVISIONS COMMENTS

Project No.
22010
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN
SUBMITTAL

A030

PLOTTED: 06-12-24 FILE: 220700 COM: 5

FIRST FLOOR PLAN
SCALE: 1" = 20'-0"

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COLE GROUP
ARCHITECTS LLC.
914 Park Avenue South
Suite 102
Sant. Cloud, MN 56301
(320) 654-4510
www.colegrouparchitects.com

DAVID MAJCHRZAK
LICENSED ARCHITECT
56301
STATE OF MINNESOTA

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Name DAVID J. MAJCHRZAK

DEVELOPER:
PSD; LLC
MATT KUKER
7533 SUNWOOD DR NW
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED MIXED USE BLDG.:
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RAMSEY, MN

REVISIONS COMMENTS

REVISIONS COMMENTS

Project No.
22010
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN SUBMITTAL

A101

PLOTTED: 05-13-24 FILE: 22070P COM: 5

ACCESSIBILITY	UNIT MIX							
	UNIT TYPE	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	S.F.	%	TOTAL
B	A1 (STUDIO) (1 BATH)	1	1	1	3	801 S.F.	2.3%	17 = 12.8 %
B	A2 (STUDIO) (1 BATH)	3	3	1	7	515 S.F.	5.2%	
B	A3 (STUDIO) (1 BATH)	1	1	1	2	712 S.F.	1.5%	
B	A4 (STUDIO) (1 BATH)	1	1	1	3	591 S.F.	2.3%	
A	A5 (STUDIO) (1 BATH)	–	–	1	1	543 S.F.	0.7%	
B	A6 (STUDIO) (1 BATH)	–	–	1	1	803 S.F.	0.7%	
B	B1 (1 BED) (1 BATH)	2	2	–	4	801 S.F.	3.0%	48 = 34.1 %
B	B2 (1 BED) (1 BATH)	8	8	2	18	774 S.F.	13.5%	
B	B3 (1 BED) (1 BATH)	6	4	3	13	749 S.F.	9.8%	
B	B4 (1 BED) (1 BATH)	1	1	–	2	745 S.F.	1.5%	
B	B5 (1 BED) (1 BATH w/ DEN)	–	2	–	2	848 S.F.	1.5%	
B	B6 (1 BED) (1 BATH w/ DEN)	1	1	–	2	878 S.F.	1.5%	
B	B7 (1 BED) (1 BATH)	1	1	1	3	753 S.F.	2.3%	
B	B8 (1 BED) (1 BATH)	1	1	1	3	1,049 S.F.	2.3%	
A	B9 (1 BED) (1 BATH)	1	–	–	1	955 S.F.	0.7%	
B	C1 (2 BED) (2 BATH)	1	1	1	3	1,049 S.F.	2.3%	64 = 48.1 %
B	C2 (2 BED) (2 BATH)	5	5	4	14	1,004 S.F.	10.5%	
B	C3 (2 BED) (2 BATH)	1	1	–	2	981 S.F.	1.5%	
B	C4 (2 BED) (1 BATH)	3	3	–	6	1,004 S.F.	4.5%	
B	C5 (2 BED) (1 BATH)	10	10	2	22	981 S.F.	14.5%	
B	C6 (2 BED) (1 BATH)	1	1	1	3	920 S.F.	2.3%	
B	C7 (2 BED) (2 BATH)	1	1	1	3	1,144 S.F.	2.3%	
B	C8 (2 BED) (2 BATH)	1	1	–	2	1,174 S.F.	1.5%	
B	C9 (2 BED) (2 BATH)	1	1	–	2	1,203 S.F.	1.5%	
A	C10 (2 BED) (1 BATH)	1	–	–	1	1,154 S.F.	0.7%	
B	C11 (2 BED) (2 BATH)	2	2	1	5	1,028 S.F.	3.8%	
B	C12 (2 BED) (2 BATH)	–	–	1	1	1,057 S.F.	0.7%	
B	D1 (3 BED) (2 BATH)	1	2	–	3	1,498 S.F.	2.3%	4 = 3.0 %
B	D2 (3 BED) (2 BATH)	1	–	–	1	1,448 S.F.	0.7%	
	TOTAL	54	51	23	133			

SECOND FLOOR PLAN
SCALE: 1" = 20'-0"

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DEVELOPER:
PSD; LLC
MATT KUKER
7533 SUNWOOD DR NW
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED MIXED USE BLDG.:
SKYLINE ON SUNWOOD
RAMSEY, MN

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Long Lake, MN 55301
(320) 587-4570
www.colegrouparchitects.com

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Name DAVID J. MAJCHRZAK

LICENSED ARCHITECT
DAVID J. MAJCHRZAK
59381
STATE OF MINNESOTA

REVISIONS COMMENTS

REVISIONS COMMENTS

Project No.
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Issue Date:
May 13th, 2024
Document Set:
SITE PLAN SUBMITTAL

A102

PLOTTED: 05-13-24 FILE: 22070P COM: 5

ACCESSIBILITY	UNIT MIX							
	UNIT TYPE	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	S.F.	%	TOTAL
B	A1 (STUDIO) (1 BATH)	1	1	1	3	801 S.F.	2.3%	17 = 12.8 %
B	A2 (STUDIO) (1 BATH)	3	3	1	7	515 S.F.	5.2%	
B	A3 (STUDIO) (1 BATH)	1	1	1	2	712 S.F.	1.5%	
B	A4 (STUDIO) (1 BATH)	1	1	1	3	591 S.F.	2.3%	
A	A5 (STUDIO) (1 BATH)	–	–	1	1	543 S.F.	0.7%	
B	A6 (STUDIO) (1 BATH)	–	–	1	1	603 S.F.	0.7%	
B	B1 (1 BED) (1 BATH)	2	2	–	4	801 S.F.	3.0%	48 = 34.1 %
B	B2 (1 BED) (1 BATH)	8	8	2	18	774 S.F.	13.5%	
B	B3 (1 BED) (1 BATH)	6	4	3	13	749 S.F.	9.8%	
B	B4 (1 BED) (1 BATH)	1	1	–	2	745 S.F.	1.5%	
B	B5 (1 BED) (1 BATH w/ DEN)	–	2	–	2	848 S.F.	1.5%	
B	B6 (1 BED) (1 BATH w/ DEN)	1	1	–	2	878 S.F.	1.5%	
B	B7 (1 BED) (1 BATH)	1	1	1	3	753 S.F.	2.3%	
B	B8 (1 BED) (1 BATH)	1	1	1	3	1,049 S.F.	2.3%	
A	B9 (1 BED) (1 BATH)	1	–	–	1	955 S.F.	0.7%	
B	C1 (2 BED) (2 BATH)	1	1	1	3	1,049 S.F.	2.3%	64 = 48.1 %
B	C2 (2 BED) (2 BATH)	5	5	4	14	1,004 S.F.	10.5%	
B	C3 (2 BED) (2 BATH)	1	1	–	2	981 S.F.	1.5%	
B	C4 (2 BED) (1 BATH)	3	3	–	6	1,004 S.F.	4.5%	
B	C5 (2 BED) (1 BATH)	10	10	2	22	981 S.F.	14.5%	
B	C6 (2 BED) (1 BATH)	1	1	1	3	920 S.F.	2.3%	
B	C7 (2 BED) (2 BATH)	1	1	1	3	1,144 S.F.	2.3%	
B	C8 (2 BED) (2 BATH)	1	1	–	2	1,174 S.F.	1.5%	
B	C9 (2 BED) (2 BATH)	1	1	–	2	1,203 S.F.	1.5%	
A	C10 (2 BED) (1 BATH)	1	–	–	1	1,154 S.F.	0.7%	
B	C11 (2 BED) (2 BATH)	2	2	1	5	1,028 S.F.	3.8%	
B	C12 (2 BED) (2 BATH)	–	–	1	1	1,051 S.F.	0.7%	
B	D1 (3 BED) (2 BATH)	1	2	–	3	1,498 S.F.	2.3%	4 = 3.0 %
B	D2 (3 BED) (2 BATH)	1	–	–	1	1,448 S.F.	0.7%	
	TOTAL	**54**	**51**	**23**	**133**			

THIRD FLOOR PLAN
SCALE: 1" = 20'-0"

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DEVELOPER:
PSD; LLC
MATT KUKER
7533 SUNWOOD DR NW
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED MIXED USE BLDG.:
SKYLINE ON SUNWOOD
RAMSEY, MN

COLE GROUP ARCHITECTS LLC
214 Park Avenue South
Suite 102
Saint Cloud, MN 55301
(320) 654-4510
www.colegrouparchitects.com

DAVID J. MACHRAK
LICENSED ARCHITECT
56381
STATE OF MINNESOTA

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Name DAVID J. MACHRAK

REVISIONS COMMENTS

Project No.
22070
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN SUBMITTAL

A103

PLOTTED: 05-13-24 FILE: 22070P COM: 5

ACCESSIBILITY	UNIT MIX							
	UNIT TYPE	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	S.F.	%	TOTAL
B	A1 (STUDIO) (1 BATH)	1	1	1	3	801 S.F.	2.3%	17 = 12.8 %
B	A2 (STUDIO) (1 BATH)	3	3	1	7	515 S.F.	5.2%	
B	A3 (STUDIO) (1 BATH)	1	1	1	2	712 S.F.	1.5%	
B	A4 (STUDIO) (1 BATH)	1	1	1	3	591 S.F.	2.3%	
A	A5 (STUDIO) (1 BATH)	–	–	1	1	543 S.F.	0.7%	
B	A6 (STUDIO) (1 BATH)	–	–	1	1	803 S.F.	0.7%	
B	B1 (1 BED) (1 BATH)	2	2	–	4	801 S.F.	3.0%	48 = 34.1 %
B	B2 (1 BED) (1 BATH)	8	8	2	18	774 S.F.	13.5%	
B	B3 (1 BED) (1 BATH)	6	4	3	13	749 S.F.	9.8%	
B	B4 (1 BED) (1 BATH)	1	1	–	2	745 S.F.	1.5%	
B	B5 (1 BED) (1 BATH W/ DEN)	–	2	–	2	848 S.F.	1.5%	
B	B6 (1 BED) (1 BATH W/ DEN)	1	1	–	2	878 S.F.	1.5%	
B	B7 (1 BED) (1 BATH)	1	1	1	3	753 S.F.	2.3%	
B	B8 (1 BED) (1 BATH)	1	1	1	3	1,044 S.F.	2.3%	
A	B9 (1 BED) (1 BATH)	1	–	–	1	955 S.F.	0.7%	
B	C1 (2 BED) (2 BATH)	1	1	1	3	1,049 S.F.	2.3%	64 = 48.1 %
B	C2 (2 BED) (2 BATH)	5	5	4	14	1,004 S.F.	10.5%	
B	C3 (2 BED) (2 BATH)	1	1	–	2	981 S.F.	1.5%	
B	C4 (2 BED) (1 BATH)	3	3	–	6	1,004 S.F.	4.5%	
B	C5 (2 BED) (1 BATH)	10	10	2	22	981 S.F.	14.5%	
B	C6 (2 BED) (1 BATH)	1	1	1	3	920 S.F.	2.3%	
B	C7 (2 BED) (2 BATH)	1	1	1	3	1,146 S.F.	2.3%	
B	C8 (2 BED) (2 BATH)	1	1	–	2	1,174 S.F.	1.5%	
B	C9 (2 BED) (2 BATH)	1	1	–	2	1,203 S.F.	1.5%	
A	C10 (2 BED) (1 BATH)	1	–	–	1	1,154 S.F.	0.7%	
B	C11 (2 BED) (2 BATH)	2	2	1	5	1,028 S.F.	3.8%	
B	C12 (2 BED) (2 BATH)	–	–	1	1	1,057 S.F.	0.7%	
B	D1 (3 BED) (2 BATH)	1	2	–	3	1,498 S.F.	2.3%	4 = 3.0 %
B	D2 (3 BED) (2 BATH)	1	–	–	1	1,448 S.F.	0.7%	
	TOTAL	**54**	**54**	**23**	**133**			

FOURTH FLOOR PLAN
SCALE: 1" = 20'-0"

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DEVELOPER:
PSD; LLC
MATT KUKER
7533 SUNWOOD DR NW
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Minneapolis, MN 55401
(320) 241-6570
www.colegrouparchitects.com

DAVID MAJCHRZAK
LICENSED ARCHITECT
50381
STATE OF MINNESOTA

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Name DAVID J. MAJCHRZAK

PROPOSED MIXED USE BLDG.:
SKYLINE ON SUNWOOD
RAMSEY, MN

REVISIONS COMMENTS

Project No.
22010
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN SUBMITTAL

PLOTTED: 05-13-24
FILE: 22070P
COM: 5

A104

ROOF NOTES:

- NOTE: SEE MECHANICAL PLANS FOR ROOF TOP HVAC UNIT LOCATIONS AND CURB DETAILS.
- NOTE: SEE PLUMBING PLANS FOR ROOF TOP PENETRATION LOCATIONS AND FLASHING DETAILS.
- SEAL ALL MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AIR TIGHT, UTILIZE ASTM APPROVED ASSEMBLIES WHERE FIRE RATED CONSTRUCTION IS INDICATED, SEE TEP PLANS FOR LOCATIONS.
- PAINT ALL ROOF TOP EQUIPMENT, VENT STACKS, EXHAUST FANS AND FLUES, ETC. TO MATCH ROOFING COLOR.
- INSTALL ALL VENT STACKS ON THE REAR SLOPE OF THE ROOF.
- BASE/CAP FLASHING, COUNTER FLASHING AND DRIP EDGE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES. IBC 1507.2.8)
- PROVIDE ICE & WATER SHIELD AT ALL ROOF EDGES (SEE B/A6D1 AND 2'-0" EACH SIDE OF VALLEYS.
- PROVIDE ATTIC DRAFT STOPS IN LINE WITH UNIT DEMISING WALLS AT UNITS OR 3,000 S.F. MAX. TYP. ONIT ALONG ONE SIDE OF CORRIDOR (SEE DETS. 23 & 24 A8D2)
- NOTE: VERIFY LOCATION OF ROOF HATCH w/ G.C.
- DRAFT STOPPING MATERIALS NOT LESS THAN:
  - 1/2" GYPSUM BOARD
  - 3/8" WOOD STRUCTURAL PANEL
  - 1/2" NOMINAL WOOD
  - 1" NOMINAL FIBERBOARD
  - CEMENT FIBERBOARD
- IF MAIN ROOF IS SHEATHED BEFORE CORNERS ARE FORMED PROVIDE MIN. 22"x30" OPENINGS IN ROOF SHEATHING FOR ACCESS AND VENTILATION.
- PROVIDE SNOW FALL PROTECTION AT ALL METAL ROOF EDGES.
- VERIFY WITH ROOFING MANUFACTURER THE UNDERLAYMENT REQUIREMENTS WHERE THE ROOF PITCH IS LESS THAN 4:0 i.e. ICE & WATER SHIELD.
- NOTE: LOCATE DOWNSPOUTS AS CLOSE TO INSIDE BENDS AS POSSIBLE
- PROVIDE DOWNSPOUT CONNECTION FROM ALL SHED ROOFS TO MAIN BAYS
- GUTTERS TO BE 6" K-STYLE. DOWNSPOUTS HEAVY DUTY SURFACE MOUNTED. SEE SPECIFICATIONS FOR RECOMMENDED TYPES.
- PROVIDE PRE-CAST CONCRETE SPLASH BLOCKS AT EACH DOWNSPOUT. VERIFY LOCATIONS
- PRE-FABRICATED DOWNSPOUTS CONNECT TO UNDERGROUND DRAINAGE SYSTEM. AIR GAP AT GRADE TO PREVENT BACK-UPS VERIFY LOCATIONS WITH CIVIL PLANS
- SHED ROOF HATCH IS PROVIDED. ALSO PROVIDE A PERMANENT LADDER FROM CATWALK TO HATCH IN ATTIC VERIFY LOCATION.
- NOTE: RUN SECONDARY OVERFLOW DRAINS TO THE 2ND FLOOR TRUSS CHASE. RUN UP TO AN EXTERIOR WALL TO AN OVERFLOW SCUPPER ON EXTERIOR WALL. SEE PLUMBING PLANS FOR LOCATIONS.
- NOTE: SECONDARY ROOF DRAIN ABOVE (2ND FLOOR) TO PRIMARY ROOF DRAIN.
- NOTE: RUN SECONDARY OVERFLOW DRAINS TO EXTERIOR WALL AS AN OVERFLOW SCUPPER. SEE PLUMBING PLANS FOR LOCATIONS.
- AT WALL-TO-PITCHED ROOF TRANSITIONS, COUNTER FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. IBC 1507.3.9)

ROOF PLAN KEY

- 2 HR. RATED LID ON TOP OF 2 HR. RATED SHAFT BELOW
- 1 HR. RATED LID ON TOP OF 1 HR. RATED SHAFT BELOW
- STATIC ATTIC VENT
- TURBINE ATTIC VENT OR RELIEF VENT AS REQ'D. BY ROOFING MANUF.
- SMART FIRE BARRIER TO UNDERSIDE OF ROOF SHEATHING
- FIRE WALL TO UNDERSIDE OF ROOF SHEATHING
- FLAT ROOF SLOPING TO DRAIN. VERIFY DRAIN LOCATIONS AND QUANTITIES W/ PLUMBING PLANS
- ICE & WATER SHIELD
- VAULT UNIT CEILING UP FROM 7'-0" TO 10'-0" AT 2/2 SLOPE - VERIFY LOCATION OF VAULTED AREA WITH UNIT PLANS BELOW
- METAL ROOF THIS AREA
- ASPHALT SHINGLE ROOF THIS AREA
- ROCK BALLAST ON MEMBRANE ROOF THIS AREA
- GYPSUM SHEATHING WITH NON-VENTED SOFFIT PANELS THIS AREA
- VENTED SOFFIT PANELS THIS AREA
- SNOW FILTERED RIDGE VENT
- WALL SOFFIT — GUTTERS — 6" GUTTER & 3"x4" DOUNSPOUT
- RAISED PARAPET OR ARCHITECTURAL FEATURE

ROOF PLAN
SCALE: 1" = 20'-0"

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56361
STATE OF MINNESOTA

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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 Architect under the laws of the state of MINNESOTA
Name DAVID J. MAJCHRZAK

PROPOSED MIXED USE BLDG.:
SKYLINE ON SUNWOOD
RAMSEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No.
22070
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN SUBMITTAL

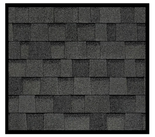
A105

PLOTTED: 05-13-24 FILE: 22070P COM: 5

EXTERIOR MATERIAL SCHEDULE:

KEY	ITEM	COLOR
A	ADHERED THIN BRICK VENEER - MODULAR RUNNING BOND	DARK
B	ADHERED THIN BRICK VENEER - MODULAR SOLDIER COURSE	LIGHT GRAY
C	STONE CAP/ SILL BY THIN BRICK MFR	STANDARD COLOR - TBD
D	CORRUGATED METAL SIDING W/ EXPOSED FASTENERS	TBD BY OWNER
E	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 7" REVEAL	ABYSS BLACK OR CAVERN GRAY
F	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 5" REVEAL	QUARRY GRAY
G	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 5" REVEAL	WHITE GRANITE BY WOODTONE
H	LP SMARTSIDE 4X8 CEDAR WOOD GRAIN PANEL WITH MILL FINISH ALUMINUM, H-CHANNEL TRIM	QUARRY GRAY
J	LP SMARTSIDE CORNER TRIM (4" TYP. & 4" @ ITEM "G")	BLACK
K	PRE-FINISHED METAL FASCIA/SOFFIT	BLACK
L	PRE-FAB METAL COPING FLASHING; COLOR TO MATCH ADJ. MAT.	COLOR MATCH ITEM "D"
M	ASPHALT SHINGLES	DARK GRAY
N	CONTINUOUS FILTERED RIDGE VENT	MATCH SHINGLES
P	STANDING SEAM METAL ROOF	BLACK
Q	PRE-FABRICATED ALUM. POWDER COAT SUNSHADE CANOPY BY OTHERS	COLOR MATCH ITEM "D"
R	PRE-FABRICATED ALUM. POWDER COAT COVERED CANOPY BY OTHERS	COLOR MATCH ITEM "D"
S	PRE-FABRICATED SUSPENDED ALUM. BALCONY (RODS ON OUTSIDE)	BLACK
T	ALUM. GUARD RAIL SYSTEM W/ TEMPERED GLASS @ 42" A.F.F. WALL MOUNTED TO PARAPET, LED STRIP LIGHT UNDER TOP RAIL	BLACK RAIL SYSTEM - CLEAR GLAZING
U	VINYL WINDOWS	BLACK
V	VINYL WINDOWS	BLACK EXTERIOR - WHITE INTERIOR
W	ALUMINUM GARAGE DOOR W/ FULL VIEW GLAZING	BLACK FRAME - CLEAR GLAZING
X	INSULATED STEEL OVERHEAD DOOR	QUARRY GRAY
Y	PTAC/ MAGIC PAK LOUVER	PAINTED TO MATCH ADJ MATERIAL
Z	SIGNAGE LOCATION - VERIFY W/ OWNER (KEEP BRICK BEHIND IT)	N/A
AA	PRE-FABRICATED ALUM. POWDER COAT PERGOLA	BLACK
BB	LP SMARTSIDE HOR. TRIM BOAR W/ CEDAR MILL TEXTURE - 7" REVEAL	BLACK
CC	LP SMARTSIDE VERT. TRIM BOAR W/ CEDAR MILL TEXTURE - 5" REVEAL	BLACK
DD	RETAINING WALL	SEE CIVIL PLANS
EE	6' HIGH VINYL CHAIN LINK FENCE	BLACK
FF	BACKLIT SIGNAGE LOCATION - VERIFY W/ OWNER	DARK
GG	STAINED PRECAST	QUARRY GRAY
HH	10' HIGH VINYL CHAIN LINK FENCE	BLACK

NOTE: DOWNSPOUTS PAINTED TO MATCH ADJ. MTL.



ASPHALT SHINGLES
ITEM "M"



THIN BRICK VENEER
ITEM "A"



CORRUGATED
METAL SIDING
ITEM "D"



7" LP SIDING
ITEM "E"



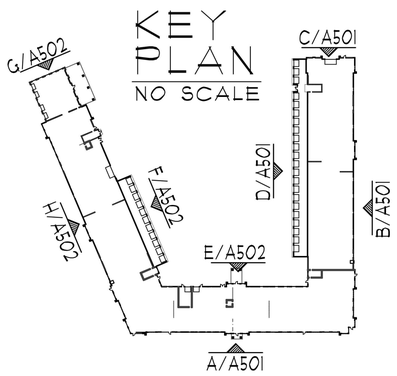
5" LP SIDING
ITEM "F"



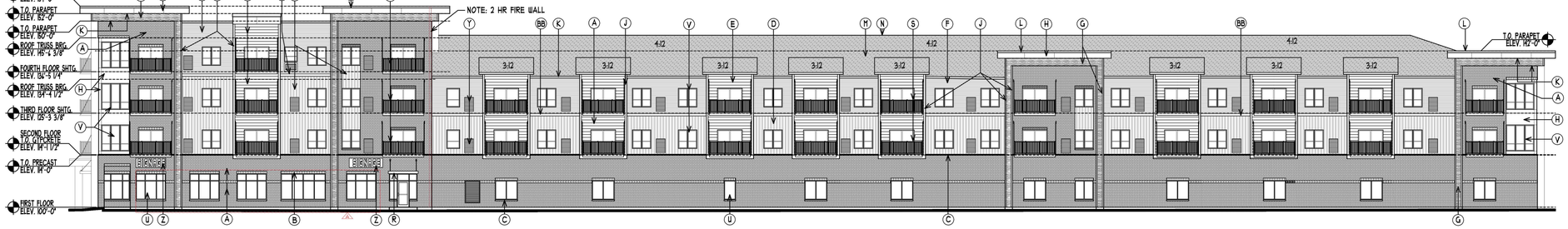
LP PANEL
ITEM "G"



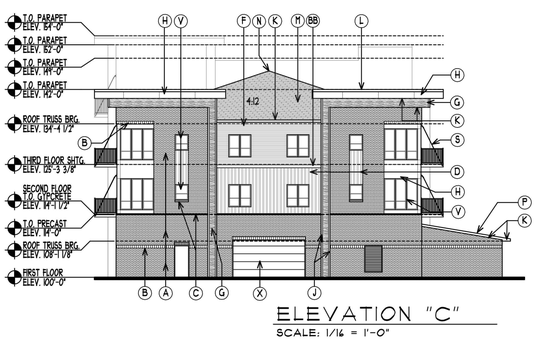
ELEVATION "A"
SCALE: 1/16 = 1'-0"



KEY PLAN
NO SCALE



ELEVATION "B"
SCALE: 1/16 = 1'-0"



ELEVATION "C"
SCALE: 1/16 = 1'-0"



ELEVATION "D"
SCALE: 1/16 = 1'-0"

FILE: 22070E COM: 3 PLOTTED: 06-12-24

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COLE GROUP
ARCHITECTS LLC.
216 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-6570
www.colegrouparchitects.com

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Name DAVID J. MAJCHRZAK

DAVID J. MAJCHRZAK
LICENSED ARCHITECT
68381
STATE OF MINNESOTA

DEVELOPER:
PSD; LLC
MATT KUKER
7533 SUNWOOD DR NW
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED MIXED USE BLDG.:
SKYLINE ON SUNWOOD
RAMSEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS
1 06-12-24 ADDENDUM #2 CITY RESPONSE	

Project No. 22070
Issue Date: May 13th, 2024

Document Set: SITE PLAN SUBMITTAL

A501



ASPHALT SHINGLES
ITEM "M"



THIN BRICK VENEER
ITEM "A"



CORRUGATED
METAL SIDING
ITEM "D"



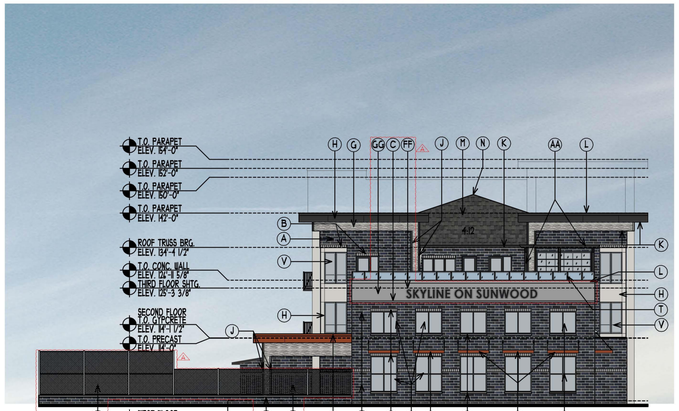
7" LP SIDING
ITEM "E"



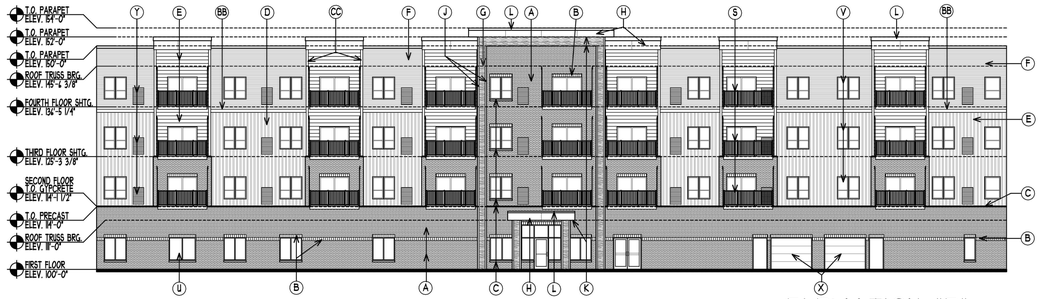
5" LP SIDING
ITEM "F"



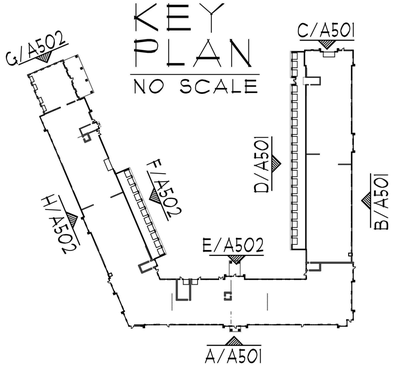
LP PANEL
ITEM "G"

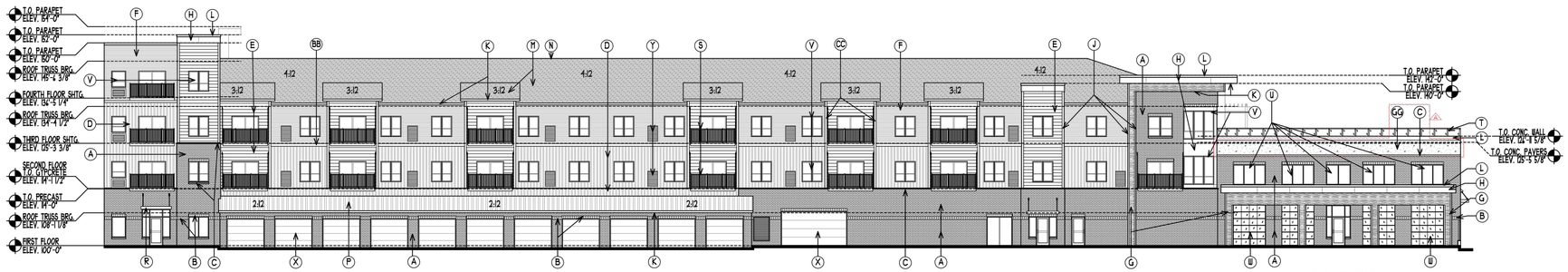


ELEVATION "G"
SCALE: 1/16 = 1'-0"



ELEVATION "E"
SCALE: 1/16 = 1'-0"





ELEVATION "F"
SCALE: 1/16 = 1'-0"



ELEVATION "H"
SCALE: 1/16 = 1'-0"

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NOTE: DOWNSPOUTS PAINTED TO MATCH ADJ. MTL.

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DAVID MAJCHRZAK
LICENSED ARCHITECT
55301
STATE OF MINNESOTA

DEVELOPER:
PSD; LLC
MATT KUKER
7533 SUNWOOD DR NW
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED MIXED USE BLDG.:
SKYLINE
ON SUNWOOD
RAMSEY, MN

REVISIONS	COMMENTS	REVISIONS	COMMENTS
1 05-13-24	ADDENDUM #1 CITY RESPONSE		

Project No. 22070
Issue Date: May 13th, 2024
Document Set: SITE PLAN SUBMITTAL

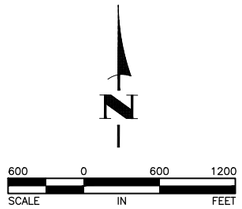
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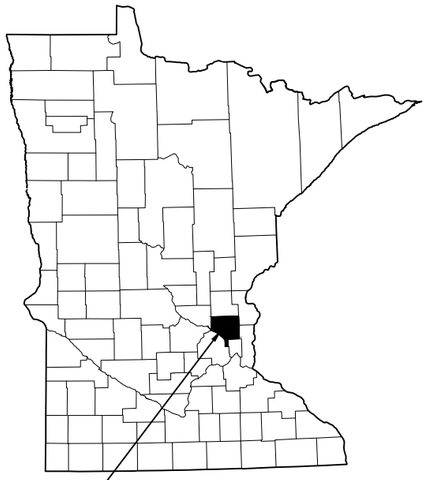
FILE: 22070E COM: 3 PLOTTED: 06-12-24

SKYLINE ON SUNWOOD

CITY OF RAMSEY, MINNESOTA







GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS SHALL APPLY.

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 22 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONSTRUCTION NOTES AND DETAILS
3–6	DETAILS
7	EXISTING CONDITIONS AND REMOVALS PLAN
8	GRADING, DRAINAGE AND EROSION CONTROL PLAN
9	STAKING PLAN
10	UTILITY PLAN
11	PAVING PLAN
12	FIRE TRUCK TURNING EXHIBIT
13–15	SWPPP
16–19	INTERSECTION AND ENTRANCE DETAILS
L1–L3	LANDSCAPE PLANS AND DETAILS

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

SHANE M. NELSON, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43381
LIC. NO.

DATE 5/10/24

DATE	REVISION
6/12/24	PER CITY COMMENTS

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38–2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763–427–5860 FAX 763–427–0520

Jun 12, 2024 – 12:50pm
K:\PRIVATE\2325.17\ENGINEERING\PLAN DWG\2325.17_TITLE.dwg

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 GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW REPORT PREPARED BY HAUGO GEOTECHNICAL SERVICES AND DATED JUNE 7, 2024 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. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.

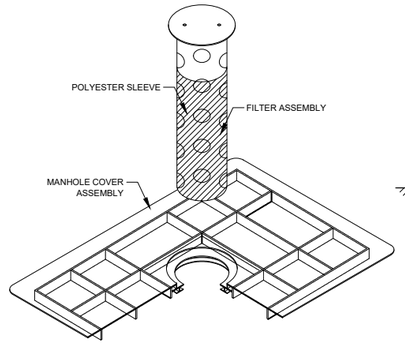
REFERENCE NOTES:

① TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 23 IS SHOWN.

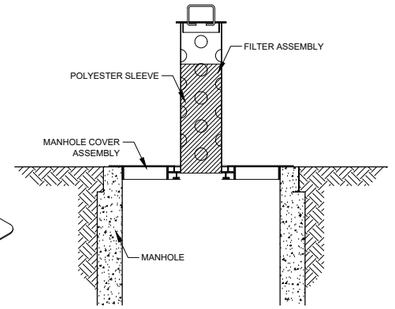
② TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODEL CG 3067 IS SHOWN.

③ TYPE 3 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 27 IS SHOWN.

④ SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.

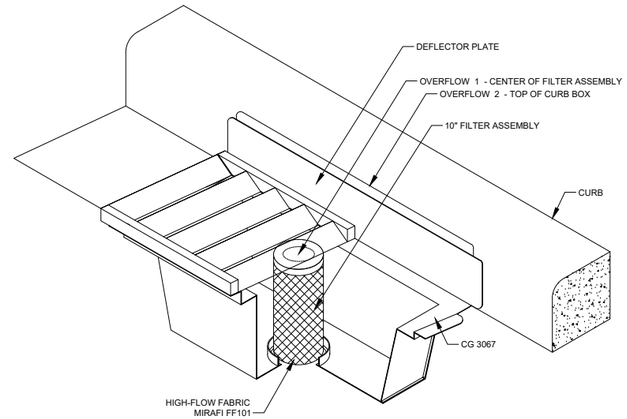


ISOMETRIC VIEW

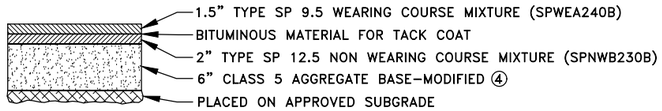


IN-PLACE ELEVATION VIEW

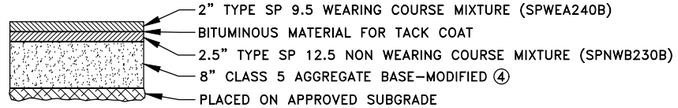
1/2 STORM DRAIN INLET PROTECTION TYPE 1 ①
PRE-CURB



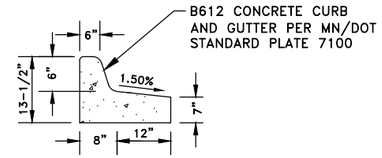
2/2 STORM DRAIN INLET PROTECTION TYPE 2 ②
POST-CURB



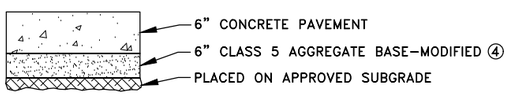
3/2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



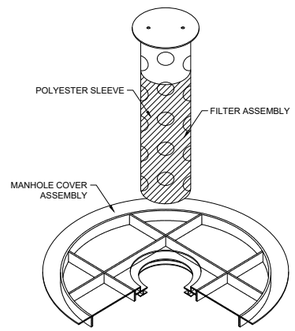
4/2 HEAVY DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



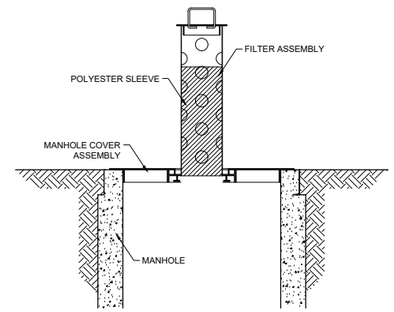
5/2 TIPOUT CURB DETAIL
NO SCALE



6/2 CONCRETE PAVEMENT SECTION
NO SCALE



ISOMETRIC VIEW



IN-PLACE ELEVATION VIEW

7/2 STORM DRAIN INLET PROTECTION TYPE 3 ③

DATE	REVISION
6/12/24	PER CITY COMMENTS

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SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

SKYLINE ON SUNWOOD

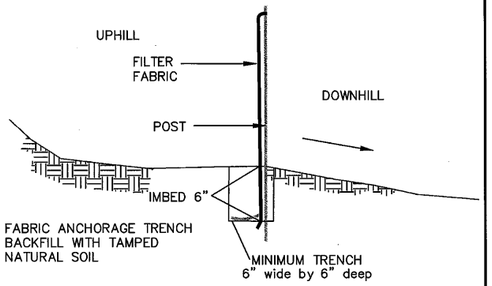
CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 19 SHEETS

2325.17

Jun 12, 2024 - 12:50pm
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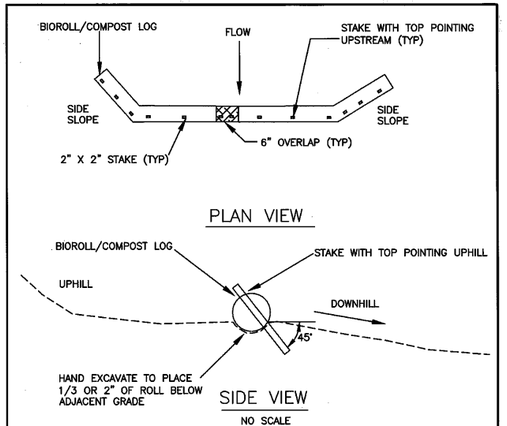


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

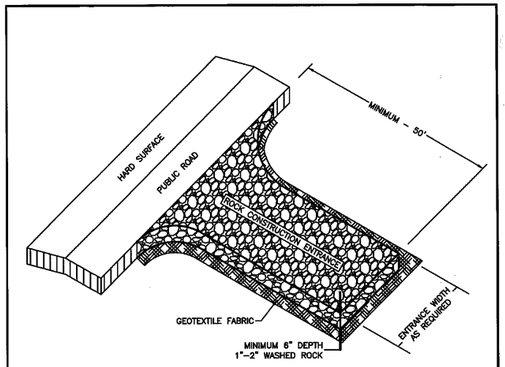
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1



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

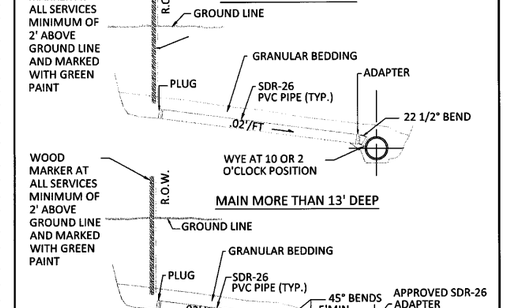
APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



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.

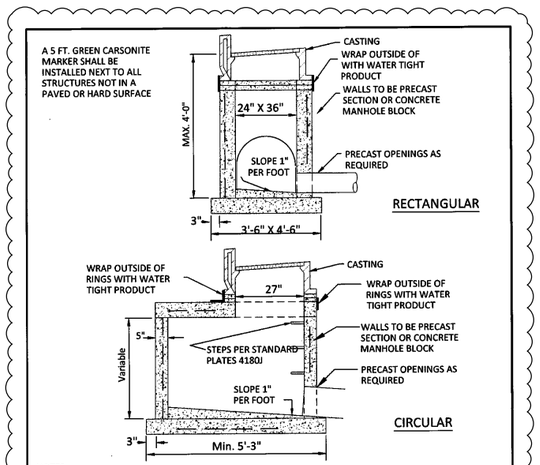
NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5



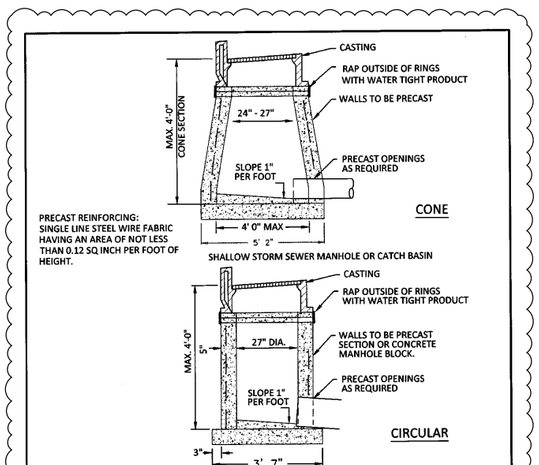
NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 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: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1

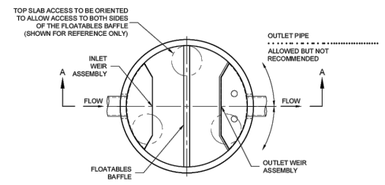


PRECAST REINFORCING:
SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

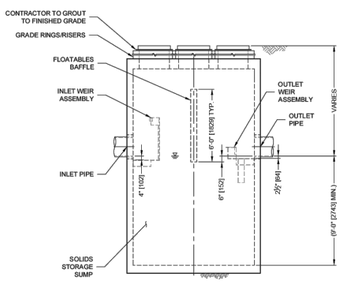
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE
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 WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: STORM AREA INLET
		CITY PLATE No. STO-2

SCICLONEX DESIGN NOTES
THE STANDARD SCX-10 CONFIGURATION IS SHOWN.



PLAN VIEW
TOP SLAB NOT SHOWN



SECTION A-A



FRAME AND COVER
(MAY VARY)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			9211
WATER QUALITY FLOW RATE (cfs [L/s])			5.05
PEAK FLOW RATE (cfs [L/s])			30.41
RETURN PERIOD OF PEAK FLOW (yrs)			100
RIM ELEVATION			865.47
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	858.67	RCP	30"
INLET PIPE 2			
OUTLET PIPE	858.62	RCP	30"
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. SCICLONEX WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. SCICLONEX STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. SCICLONEX STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE SCICLONEX MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

SciCloneX™
VORTEX SEDIMENTATION, BMP & FLOW CONTROL SYSTEM

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SCX-10
SCICLONEX
STANDARD DETAIL

1/3 SCICLONE SEPARATOR

NO SCALE

DATE	REVISION
6/12/24	PER CITY COMMENTS

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

SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

SKYLINE ON SUNWOOD

DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 19 SHEETS

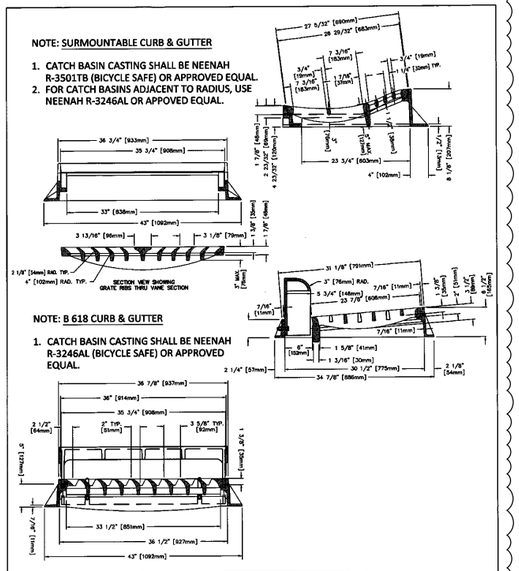
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NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246AL OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246AL (BICYCLE SAFE) OR APPROVED EQUAL.

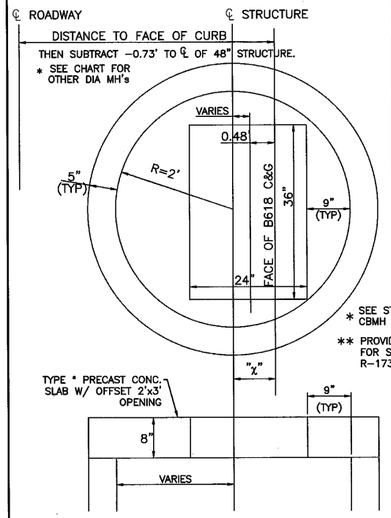
APPROVED:		STANDARD DETAILS:
4 - 2024	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

℄ ROADWAY ℄ STRUCTURE

DISTANCE TO FACE OF CURB

THEN SUBTRACT -0.73' TO ℄ OF 48" STRUCTURE.

* SEE CHART FOR OTHER DIA MH's



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

* BASED ON NEENAH NO 3246 CSTG

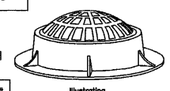
* SEE STD PLATE 4020 FOR CBMH DETAILS.

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

APPROVED:		STANDARD DETAILS:
4 - 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5

R-2560 Series
Beehive Grates with Frames

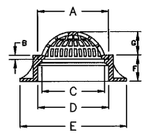
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R-2560-E

Catalog No.	Dimensions in Inches A	B	C	D	E	F	G	Wt. LBS
R-2560-A	12	11	11	12 1/2	19	4	4	90
R-2560-B	15 1/2	1 1/4	15	15	21	5	3	120
R-2560-C	18	1 1/4	15 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-C3	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	28 1/2	35 1/2	4	8	225
R-2560-EB	25 3/4	7/8	24 1/8	28 1/2	35 1/2	4	8	255
R-2560-E1	25 3/4	7/8	24 1/8	28 1/2	35 1/2	7	8	280
R-2560-E2	25 3/4	7/8	24 1/8	28 1/2	35 1/2	7	8	300
R-2560-E5	25 3/4	7/8	24 1/8	28 1/2	35 1/2	8	8	345
R-2560-E6	25 3/4	7/8	24 1/8	28 1/2	35 1/2	8	9	365
R-2560-E7	25 3/4	7/8	24 1/8	28 1/2	35 1/2	9	8	350
R-2560-E8	25 3/4	7/8	24 1/8	28 1/2	35 1/2	9	9	365
R-2560-E9	25 3/4	7/8	24 1/8	28 1/2	35 1/2	10	8	360
R-2560-E10	25 3/4	7/8	24 1/8	28 1/2	35 1/2	10	9	385
R-2560-G	32	1 1/2	30	36	46	7	4	535

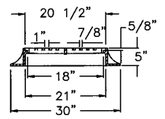
Furnished standard with ground bearing surfaces.



R-2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds

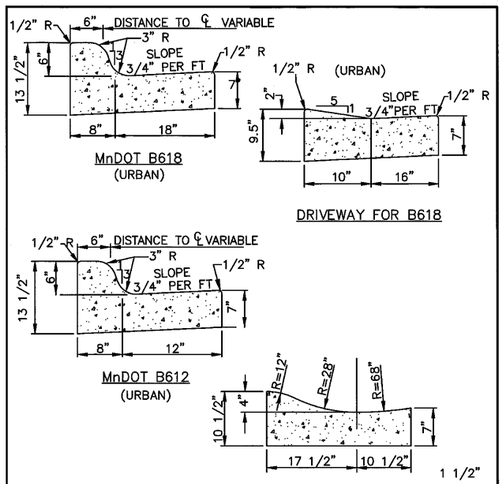


Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON-TRAFFIC AREAS
NTS

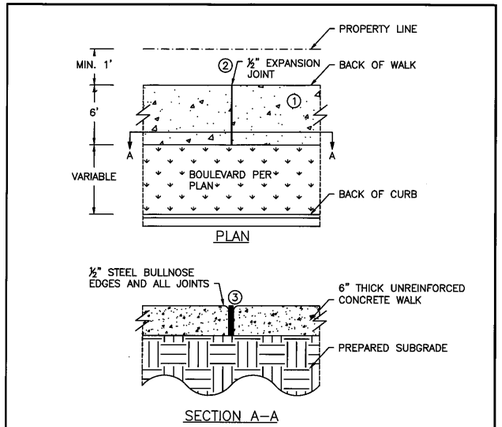
APPROVED:		STANDARD DETAILS:
9 - 2011	City of RAMSEY	STORM CASTING - NON TRAFFIC AREAS
		CITY PLATE No. STO-6



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



NOTE:

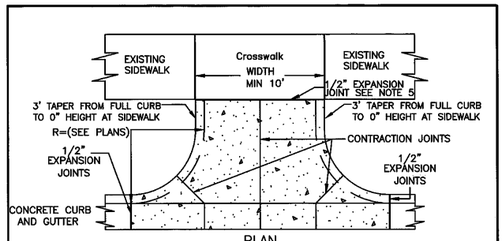
① BROOM FINISH CONCRETE WALK SURFACE

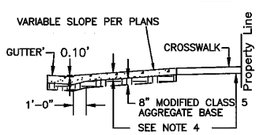
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

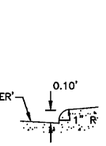
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
10 - 2015	City of RAMSEY	CONCRETE SIDEWALK
		CITY PLATE No. STR-3







NOTES:

1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	COMMERCIAL DRIVEWAY CURBCUT
		CITY PLATE No. STR-14

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
6/12/24	PER CITY COMMENTS

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

SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

SKYLINE ON SUNWOOD

DETAILS

CITY OF RAMSEY, MINNESOTA

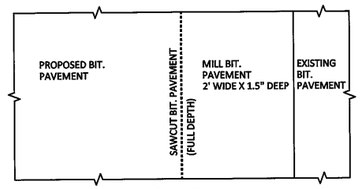
SHEET 4 OF 19 SHEETS

2325.17

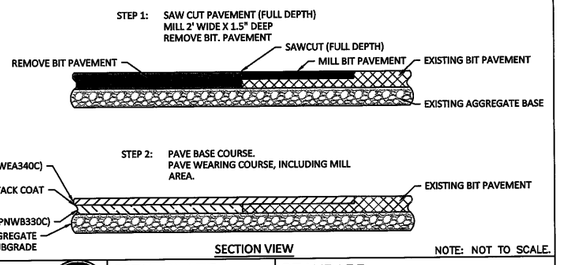
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NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



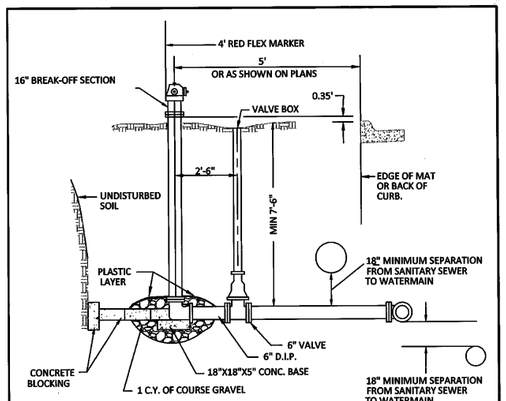
PLAN VIEW



SECTION VIEW

NOTE: NOT TO SCALE.

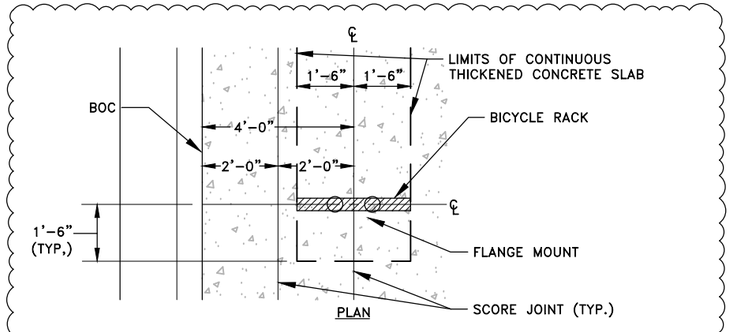
APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN



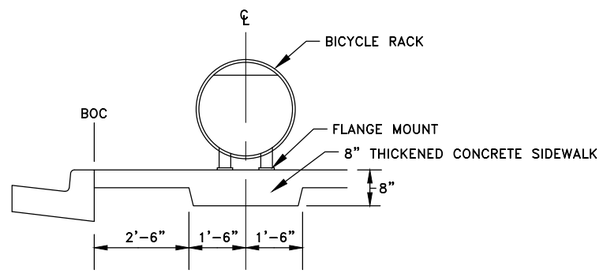
NOTES:

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 AFER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

APPROVED: 6 - 2017	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



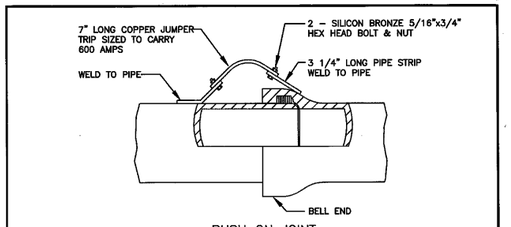
PLAN



SECTION

1/5 BICYCLE RACK

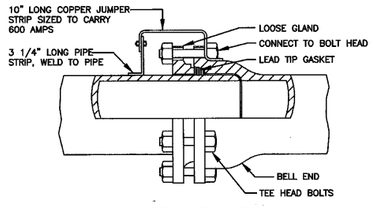
NO SCALE



PUSH ON JOINT

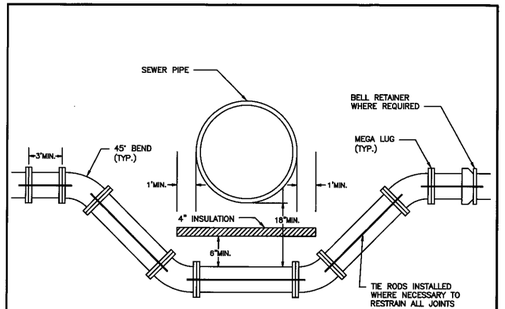
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST -IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



MECHANICAL JOINT

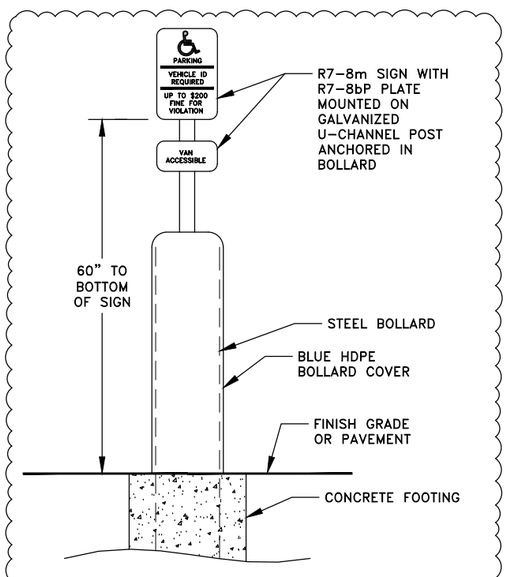
APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4



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.

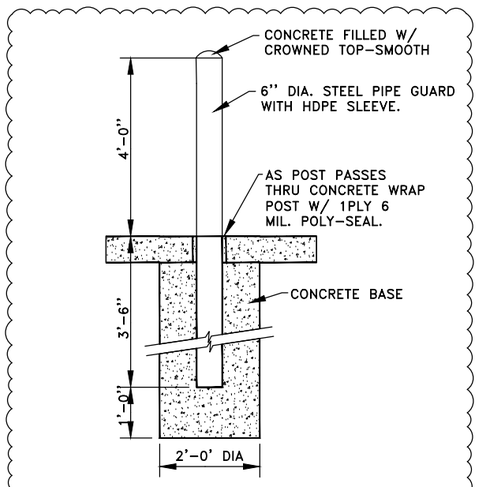
NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 - 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT-7



2/5 ADA BOLLARD SIGNAGE

NO SCALE



3/5 BOLLARD

NO SCALE

DATE	REVISION
6/12/24	REVISE BIKE RACK DETAIL, ADD BOLLARD DETAILS

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

SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
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SKYLINE ON SUNWOOD

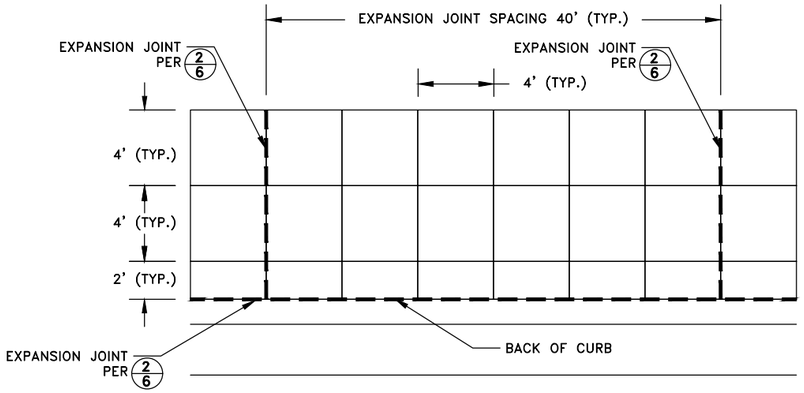
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 19 SHEETS

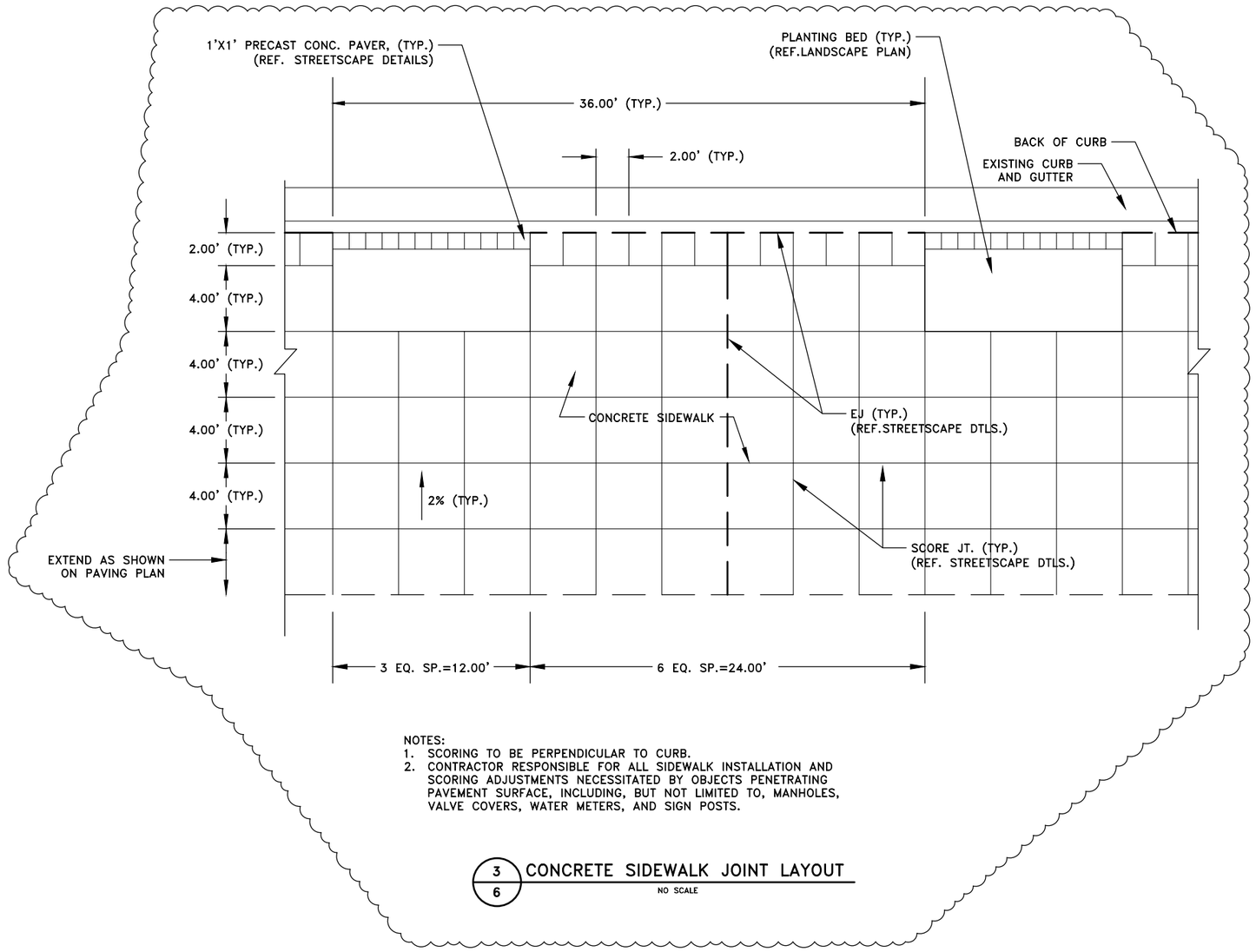
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Jun 12, 2024 - 12:50pm
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1/6 CONCRETE SIDEWALK JOINT LAYOUT

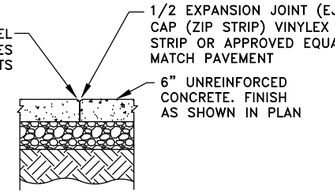
NO SCALE



NOTES:
1. SCORING TO BE PERPENDICULAR TO CURB.
2. CONTRACTOR RESPONSIBLE FOR ALL SIDEWALK INSTALLATION AND SCORING ADJUSTMENTS NECESSITATED BY OBJECTS PENETRATING PAVEMENT SURFACE, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE COVERS, WATER METERS, AND SIGN POSTS.

3/6 CONCRETE SIDEWALK JOINT LAYOUT

NO SCALE



NOTE
1. EXPANSION JOINT SHALL BE PLACED AT THE BACK OF CURB

2/6 CONCRETE SIDEWALK JOINT

NO SCALE

DATE	REVISION
6/12/24	REVISE SIDEWALK DETAIL

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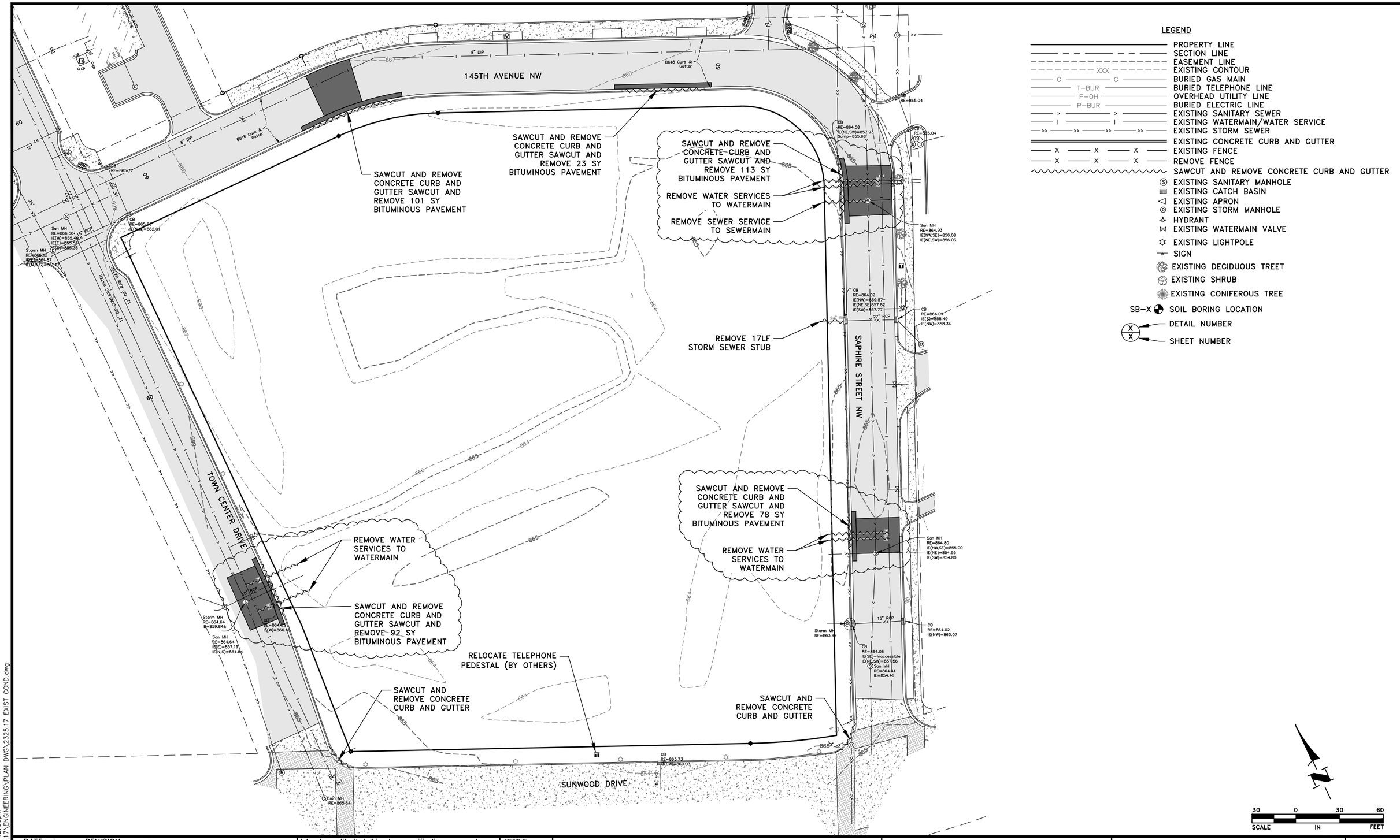
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 19 SHEETS

2325.17

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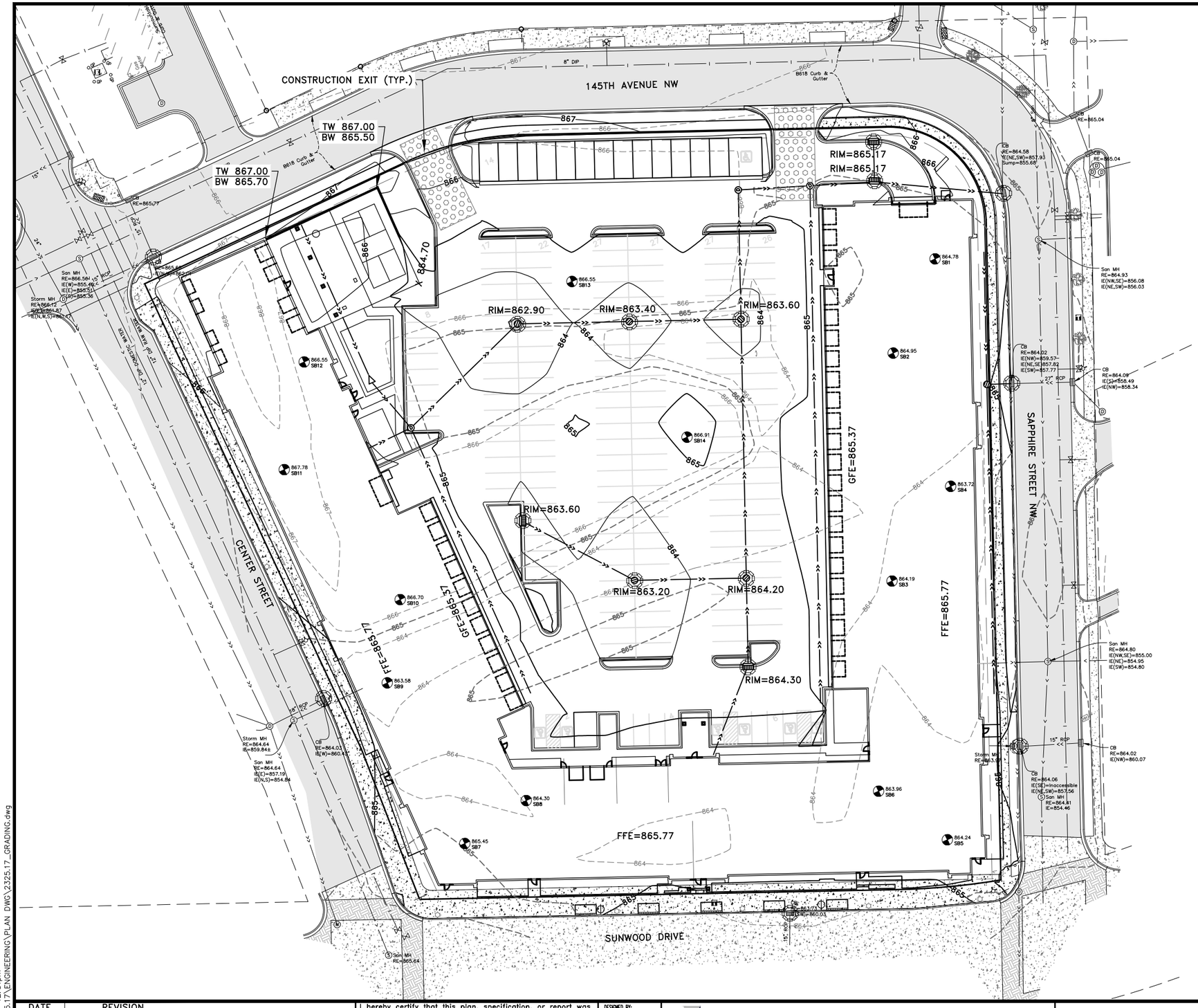
EXISTING CONDITIONS AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 7 OF 19 SHEETS

2325.17

Jun 12, 2024 - 12:50pm
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LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- G — G BURIED GAS MAIN
- T-BUR BURIED TELEPHONE LINE
- P-OH OVERHEAD UTILITY LINE
- P-BUR BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB AND GUTTER
- SB-X SOIL BORING LOCATION
- EXISTING LIGHTPOLE
- DETAIL NUMBER (X/X)
- SHEET NUMBER
- PROPOSED RIPRAP
- STORM DRAIN INLET PROTECTION DEVICE PER (1/2), (2/2) AND (7/2)
- TIPOUT CURB PER (5/2)
- SILT FENCE PER CITY PLATE NO. ERO-1
- DRAINAGE ARROW

GENERAL NOTES:

1. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
2. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
3. MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.

REFERENCE NOTES:

(1) PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

30 0 30 60
SCALE IN FEET

DATE	REVISION
6/12/24	PER CITY COMMENTS

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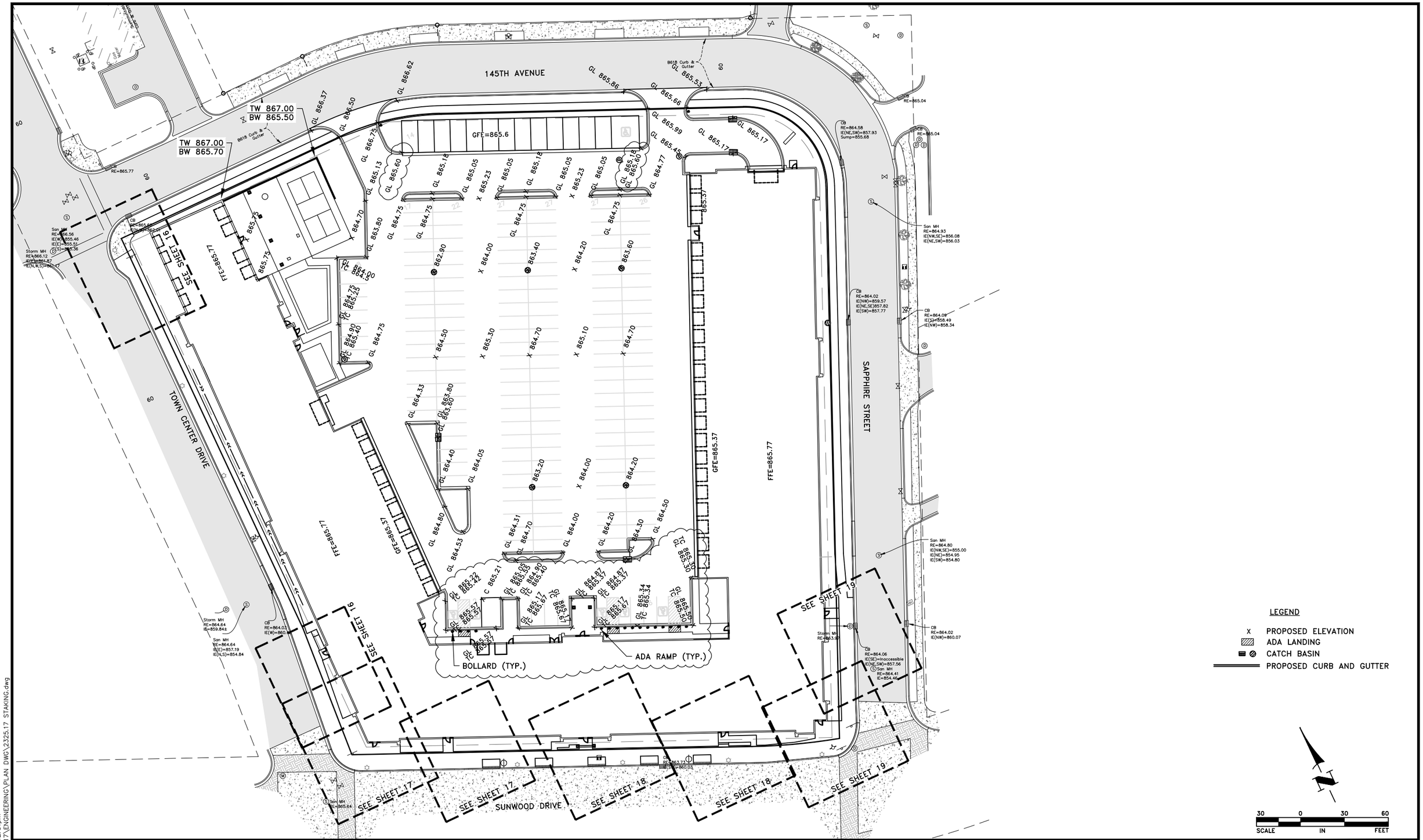
GRADING, DRAINAGE AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 19 SHEETS

2325.17

Jun 12, 2024 - 12:51pm
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DATE	REVISION
6/12/24	PER CITY COMMENTS

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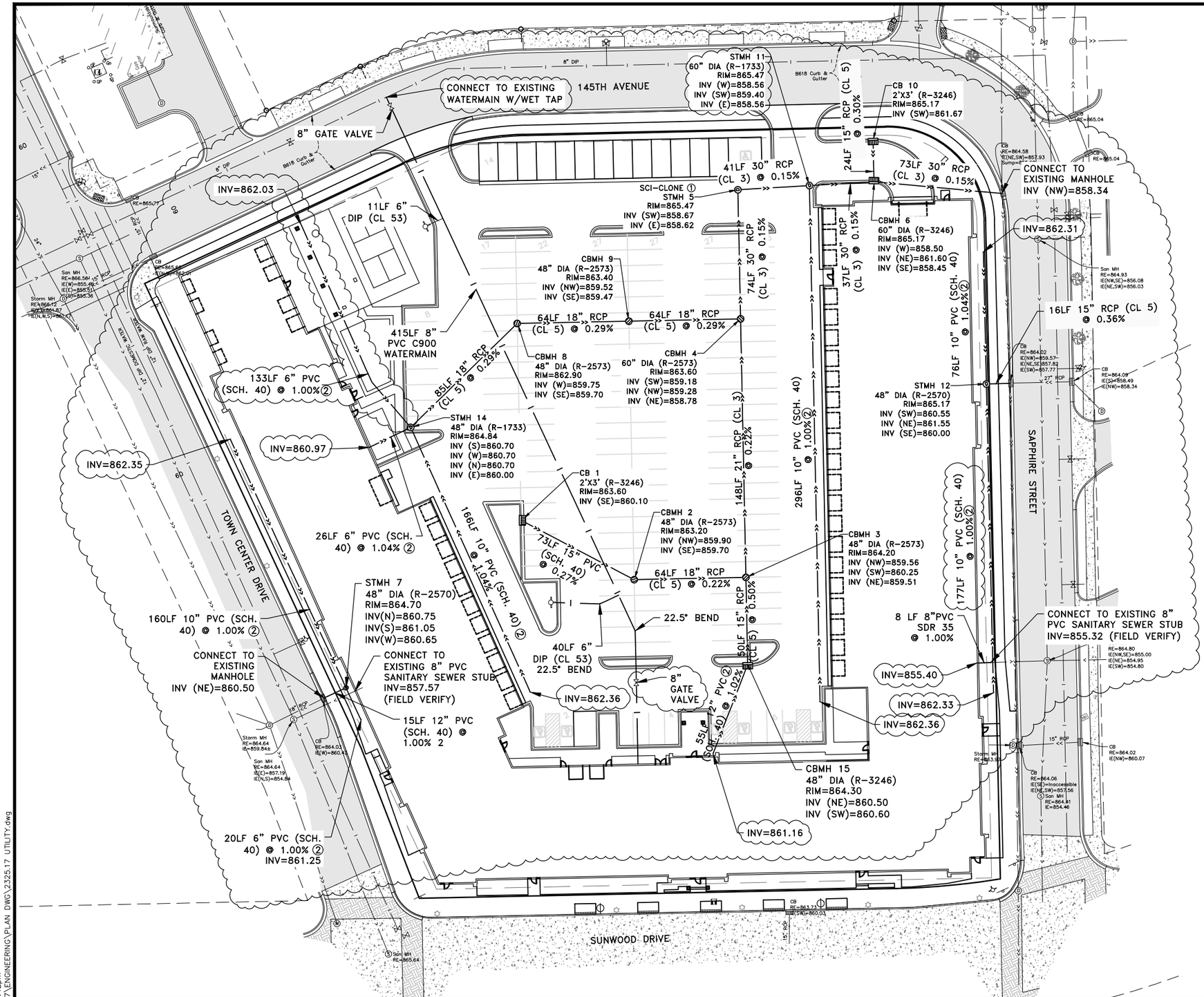
STAKING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 19 SHEETS

2325.17

Jun 12, 2024 – 12:51pm
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GENERAL NOTES:

1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.

REFERENCE NOTES:

① SEE 1/3

② THESE PIPES ARE INTENDED FOR ROOF DRAIN CONNECTIONS. CONTRACTOR TO VERIFY SIZE AND LOCATIONS BASED ON FINAL ROOF DRAIN LOCATIONS PRIOR TO INSTALLATION.

LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- G BURIED GAS MAIN
- BUR BURIED TELEPHONE LINE
- OH OVERHEAD UTILITY LINE
- BUR BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- Ⓢ EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- Ⓓ PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB AND GUTTER
- SB-X SOIL BORING LOCATION
- EXISTING LIGHTPOLE
- X/X DETAIL NUMBER / SHEET NUMBER
- PROPOSED RIPRAP
- STORM DRAIN INLET PROTECTION DEVICE PER 1/2, 2/2 AND 7/2
- TIPOUT CURB PER 5/2
- SILT FENCE PER CITY PLATE NO. ERO-1
- DRAINAGE ARROW

SCALE: 30 0 30 60 IN FEET

DATE	REVISION
6/12/24	PER CITY COMMENTS, ADD STORM & CASTING LABELS

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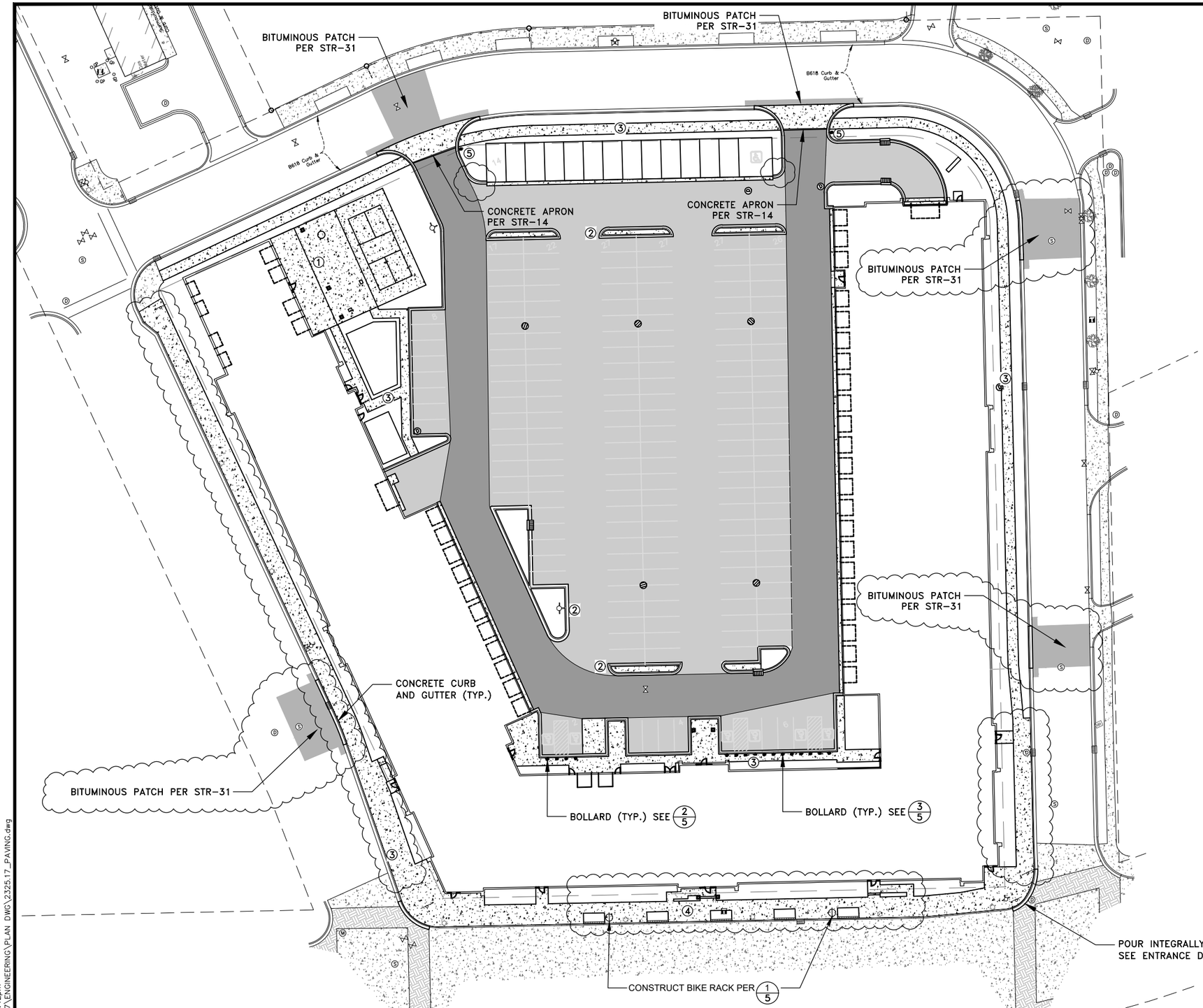
UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 19 SHEETS

2325.17

Jun 12, 2024 - 4:12pm
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LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT LINE
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- G BURIED GAS MAIN
- T-BUR BURIED TELEPHONE LINE
- P-OH OVERHEAD UTILITY LINE
- P-BUR BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING LIGHTPOLE
- EXISTING SANITARY MANHOLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB AND GUTTER 2
- SB-X SOIL BORING LOCATION
- DETAIL NUMBER (X/X)
- SHEET NUMBER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT PER 3/2
- PROPOSED HEAVY DUTY PAVEMENT PER 4/2

REFERENCE NOTES:

1. CONSTRUCT CONCRETE PAVEMENT PER 6/2.
2. UNLESS OTHERWISE NOTED, ALL CONCRETE CURB AND GUTTER WILL BE B612.
3. CONSTRUCT CONCRETE WALKS PER STR-3.
4. CONSTRUCT WALK PER 4/6.
5. STOP SIGN (30")

30 0 30 60
SCALE IN FEET

DATE	REVISION
6/12/24	PER CITY COMMENTS

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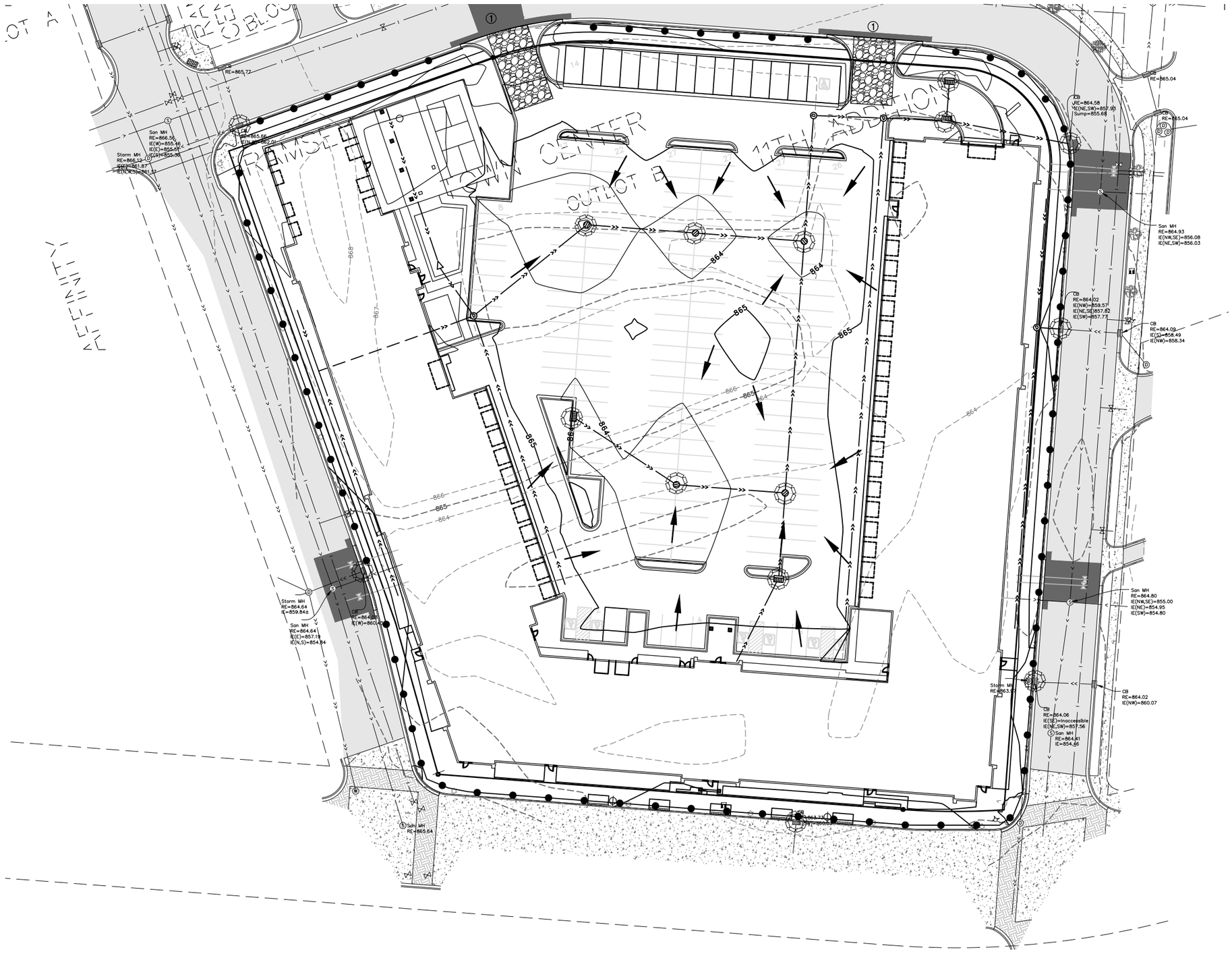
PAVING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 19 SHEETS

2325.17

Jun 12, 2024 - 4:12pm
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GENERAL NOTES:

1. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
2. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
3. MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.

REFERENCE NOTES:

(1) PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

DATE	REVISION
6/12/24	PER CITY COMMENTS

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SKYLINE ON SUNWOOD

SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 19 SHEETS

2325.17

Jun 12, 2024 – 12:51pm
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SWPPP NARRATIVE:

1. THE CONTRACTOR AND OWNER MUST APPLY FOR PERMIT COVERAGE UNDER THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM ISSUED AUGUST 1, 2018. COVERAGE WILL BEGIN 7 DAYS AFTER ONLINE SUBMISSION OF THE PERMIT APPLICATION.
2. THIS SWPPP INCLUDES BOTH PERMANENT AND TEMPORARY BEST MANAGEMENT PRACTICES (BMPs). THE LOCATION AND TYPE OF BMPs ARE DEPICTED ON THE GRADING, DRAINAGE AND EROSION CONTROL PLAN. CONSTRUCT ALL BMPs IN ACCORDANCE WITH THE APPLICABLE DETAILS IN THESE PLANS.
3. DISCHARGE OF ANY MATERIAL OTHER THAN STORMWATER OR DISCHARGES ASSOCIATED WITH DEWATERING FROM THE SITE ARE PROHIBITED.
4. THIS SWPPP IS NOT DESIGNED FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY. PERMITTEES MUST OBTAIN COVERAGE FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES UNDER A SEPARATE NPDES PERMIT AFTER DAY TO DAY OPERATION ACTIVITIES COMMENCE EVEN IF CONSTRUCTION IS ONGOING.
5. PERMITTEES MUST SUBMIT A NOTIFICATION OF TERMINATION WITHIN 30 DAYS OF TERMINATION OF PROJECT. THE CITY OF RAMSEY MUST APPROVE THE NOTICE OF TERMINATION BEFORE IT IS SUBMITTED TO THE MPCA.

PROJECT CONTACTS:

DESCRIPTION	COMPANY	CONTACT PERSON	PHONE
OWNER	PSD, LLC	BILL ROSU	612-369-3602
CONTRACTOR	TBD	TBD	
SWPPP DESIGNER	HAKANSON ANDERSON	SHANE NELSON	763-427-5860

ANTICIPATED CONSTRUCTION SEQUENCE:

1. PERIMETER SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
3. CLEARING AND GRUBBING.
4. CONSTRUCT GRADING, UTILITIES, BUILDING AND PARKING AREA.
5. STABILIZE ALL UPGRADIENT AREAS.

PROJECT INFORMATION:

DISTURBED AREA (ACRES)	4.4100
EXISTING IMPERVIOUS SURFACE (ACRES)	0.0000
PROPOSED IMPERVIOUS SURFACE (ACRES)	3.8000
PLANNED CONSTRUCTION START DATE	8/1/2024
ESTIMATED CONSTRUCTION COMPLETION DATE	10/1/2025
COUNTY	ANOKA
LATTITUE	45.2325
LONGITUDE	-93.4590

TEMPORARY SEDIMENT BASINS:

1. TEMPORARY SEDIMENT BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENT BASINS MUST HAVE A LIVE STORAGE FOR A 2 YEAR, 24 HOUR STORM EVENT OR 1800 CUBIC FEET PER ACRE DRAINED.

MORE THAN 10 ACRES OF DISTURBED AREA DRAINING TO COMMON LOCATION	NO
TEMPORARY SEDIMENT BASIN REQUIRED	NO
VOLUME REQ'D BASED ON 2-YEAR STORM OR 1800 CF / ACRE	NOT APPLICABLE

TIMING OF EROSION CONTROL:

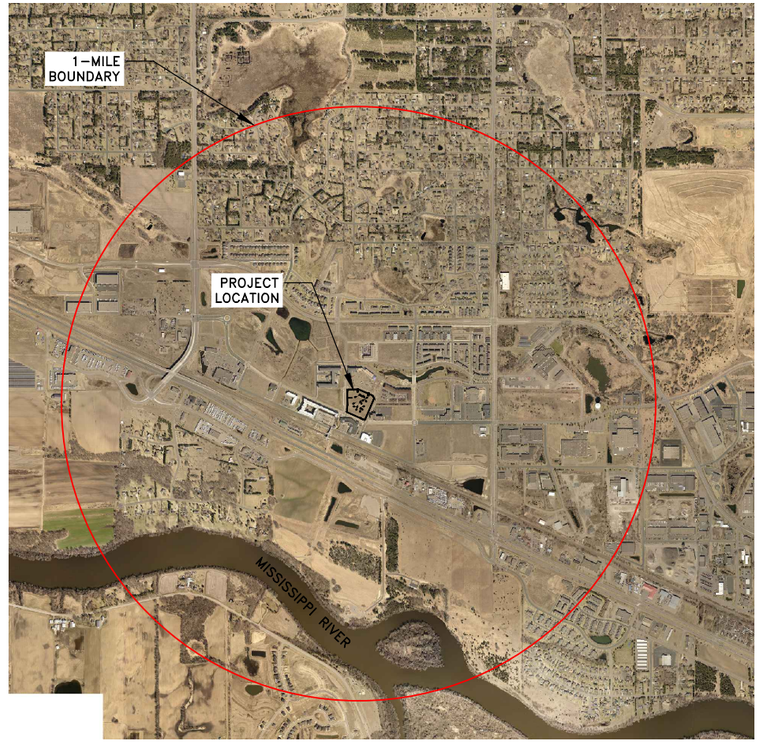
1. RIPRAP AND GEOTEXTILE FILTER SHALL BE INSTALLED WITHIN 24 HOURS OF THE OUTLET PLACEMENT
2. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING SEVEN CALENDAR DAYS.
3. ADJACENT TO SURFACE WATERS, STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAL FEET OF PERMANENT OR TEMPORARY DRAINAGE DITCHES OR SWALES WITHIN 24 HOURS.
4. DURING FISH SPAWNING TIME FRAMES, STABILIZE ALL EXPOSED AREAS WITHIN 200 FEET OF THE WATERS EDGE WITHIN 24 HOURS IF WITHIN THE RESTRICTION PERIOD.

ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL: SILT FENCE, SEDIMENT CONTROL LOGS	1377	LIN FEET
STORM DRAIN INLET PROTECTION	16	EACH
STABILIZED CONSTRUCTION EXIT	2	EACH

INSPECTIONS AND MAINTENANCE:

1. PERMITTEE MUST PROVIDE A TRAINED PERSON TO INSPECT THE SITE ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAT 1/2 INCH IN 24 HOURS.
2. DURING EACH INSPECTION, INSPECT CONSTRUCTION SITE EXIT LOCATIONS AND REMOVE ACCUMULATED SEDIMENT WITHIN ONE CALENDAR DAY OF DISCOVERY.
3. DURING EACH INSPECTION, INSPECT SILT FENCE AND SEDIMENT CONTROL LOGS AND PERFORM MAINTENANCE IF THEY ARE NON-FUNCTIONAL OR WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
4. DRAIN AND REMOVE SEDIMENT FROM SEDIMENT BASINS WHEN SEDIMENT COLLECTED REACHES 1/2 THE STORAGE VOLUME.
5. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES, FOR SEDIMENT DEPOSITION. IF NECESSARY, OBTAIN APPROVALS FOR REMOVING DELTAS FROM SURFACE WATERS AND REMOVE SEDIMENT AND STABILIZE WITHIN SEVEN CALENDAR DAYS OF DISCOVERY.
6. SEND INSPECTION LOG TO CITY INSPECTOR AFTER EVERY 1/2 INCH RAIN EVENT AND WEEKLY. COMPLETE HISTORY OF ALL INSPECTION LOGS MUST BE SENT TO THE CITY AFTER PROJECT COMPLETION.



RECEIVING WATERS:

1. A SUMMARY OF RECEIVING WATERS THAT ARE IDENTIFIED ON THE USGS 7.5 MIN QUAD MAPS AND ARE WITHIN ONE MILE OF THE PROJECT BOUNDARY ARE AS FOLLOWS:

NAME OF WATERBODY	TYPE	SPECIAL WATER WITHIN 1 MILE	IMPAIRED WATER WITHIN 1 MILE	TYPE OF IMPAIRMENT
MISSISSIPPI RIVER	RIVER	YES	YES	AQC, AQL, AQR

THIS SITE IS WITHIN ONE MILE OF THE MISSISSIPPI RIVER, WHICH IS BOTH AN IMPAIRED WATER AND A SCENIC AND RECREATIONAL RIVER SEGMENT PER THE MPCA. ALL REQUIREMENTS OF ITEMS 23.9, 23.10 AND 23.11 OF THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT APPLY TO THIS SITE.

ITEM 23.9 STATES THAT "PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES".

ITEM 23.10 STATES THAT "PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME".

ITEM 23.11 STATES THAT "PERMITTEES MUST INCLUDE AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAR FEET FROM A SPECIAL WATER (NOT INCLUDING TRIBUTARIES) AND MUST MAINTAIN THIS BUFFER ZONE AT ALL TIMES, BOTH DURING CONSTRUCTION AND AS A PERMANENT FEATURE POST CONSTRUCTION, EXCEPT WHERE A WATER CROSSING OR OTHER ENCROACHMENT IS NECESSARY TO COMPLETE THE PROJECT. PERMITTEES MUST FULLY DOCUMENT THE CIRCUMSTANCE AND REASONS THE BUFFER ENCROACHMENT IS NECESSARY IN THE SWPPP AND INCLUDE RESTORATION ACTIVITIES. THIS PERMIT ALLOWS REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER. PERMITTEES MUST MINIMIZE ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS BY THE USE OF ADDITIONAL OR REDUNDANT BMPS AND MUST DOCUMENT THIS IN THE SWPPP FOR THE PROJECT".

DATE	REVISION
6/12/24	PER CITY COMMENTS

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

SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

SKYLINE ON SUNWOOD

SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 19 SHEETS

2325.17

Jun 12, 2024 - 12:51pm
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DOCUMENT RETENTION:
1. THIS SWPPP SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES.
2. MAINTAIN RECORDS OF INSPECTIONS, INCLUDING TIME AND DATE.
3. NAME OF PERSONS CONDUCTION INSPECTIONS.
4. ACCURATE FINDINGS OF INSPECTIONS.
5. CORRECTIVE ACTIONS TAKEN.
6. DATE OF ALL RAINFALLS GREATER THAN 1/2 INCH IN 24 HOURS, INCLUDING AMOUNT OF RAINFALL IN EACH EVENT.
7. DESCRIPTION OF ANY DISCHARGE DISCOVERED DURING INSPECTIONS.
8. ANY AMENDMENTS NECESSARY TO THE SWPPP.

SWPPP PREPARER INFORMATION:
SHANE NELSON
SWPPP TRAINING: DESIGN OF CONSTRUCTION SWPPP

CONTRACTORS SWPPP MANAGER(S) INFORMATION:
NAME:
EMERGENCY PHONE NUMBER:
SWPPP TRAINING:
EXPIRATION:

PERMANENT STORMWATER MANAGEMENT:
1. THE FOLLOWING PERMANENT STORMWATER MANAGEMENT BMPs WILL BE CONSTRUCTED WITH THIS PROJECT. THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT IS INCORPORATED BY REFERENCE.

INFILTRATION BASIN	
FILTRATION BASIN	
WET SEDIMENTATION BASIN	
REGIONAL BASIN	X
NOT REQUIRED	

ENVIRONMENTAL CONSIDERATIONS:	
WAS ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT?	NO
ARE STORMWATER MITIGATION MEASURES REQUIRED FOR THIS PROJECT DUE TO ENDANGERED SPECIES REVIEW, ARCHEOLOGICAL OR OTHER REVIEW REQUIREMENT?	NO
IS COMPLIANCE WITH TEMPORARY SEDIMENT BASIN INFEASIBLE FOR THIS PROJECT?	NO
CHEMICAL AND/OR CHEMICAL TREATMENT PROCESS PROPOSED FOR ENHANCING SEDIMENTATION PROCESS?	NO

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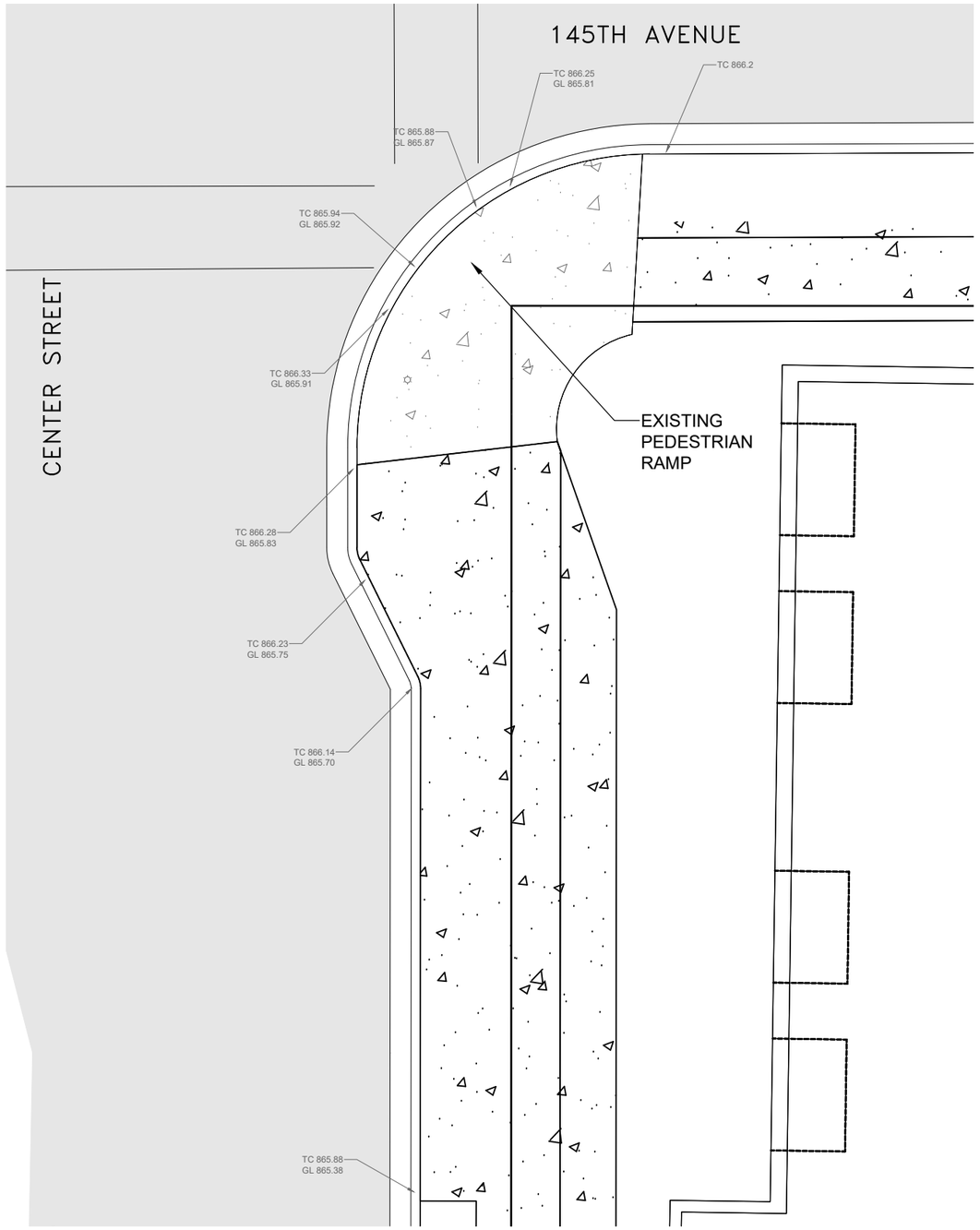
SKYLINE ON SUNWOOD

SWPPP

CITY OF RAMSEY, MINNESOTA

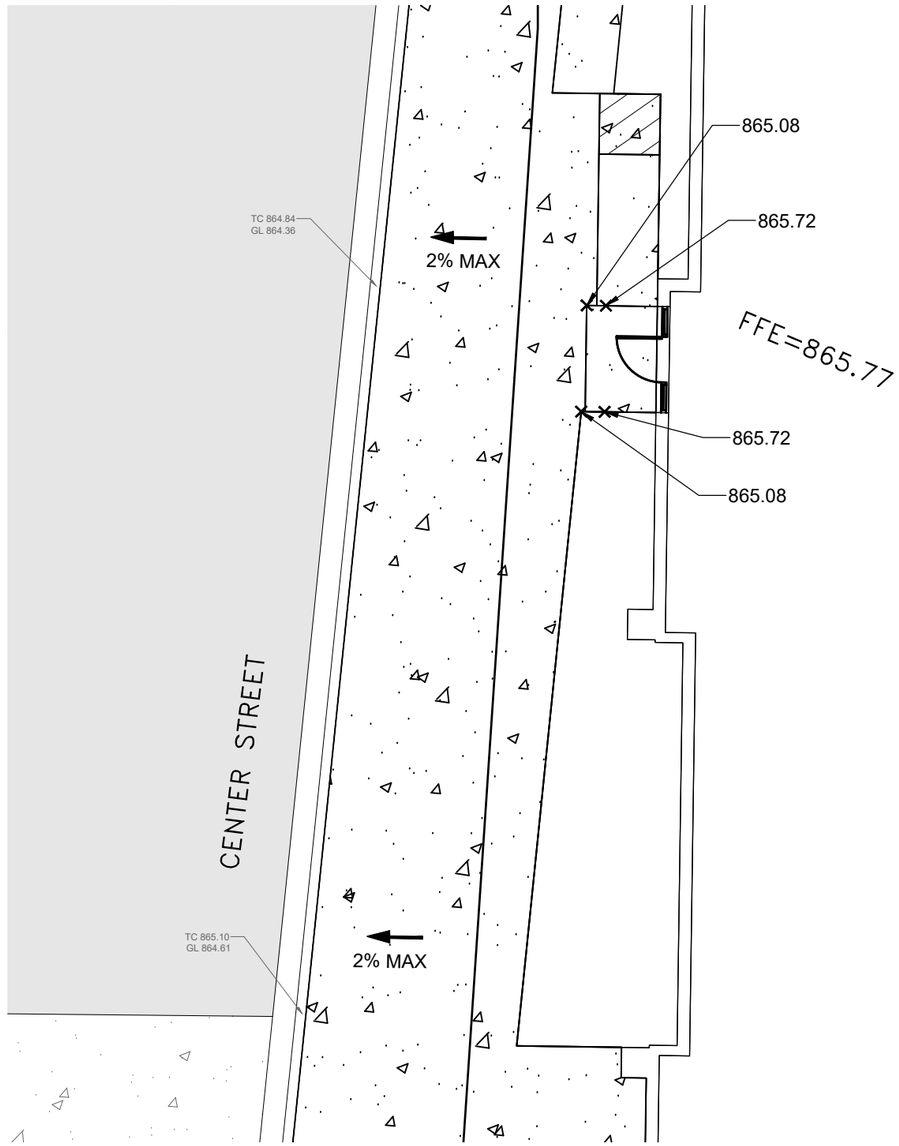
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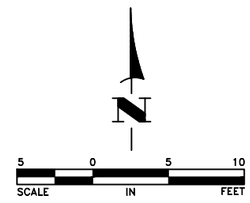
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LEGEND

LANDING AREA
MAX 2% SLOPE IN
ALL DIRECTIONS





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SKYLINE ON SUNWOOD

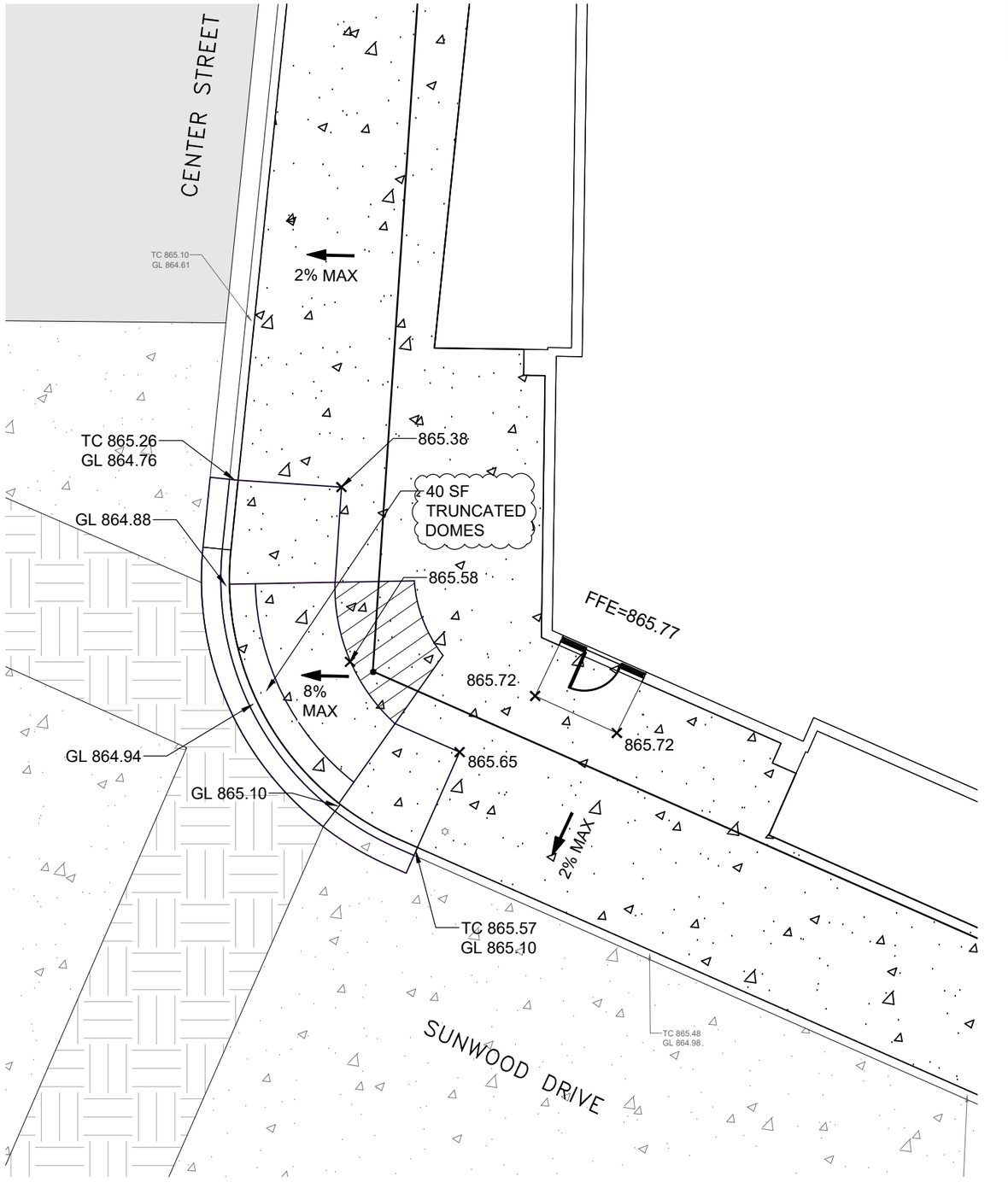
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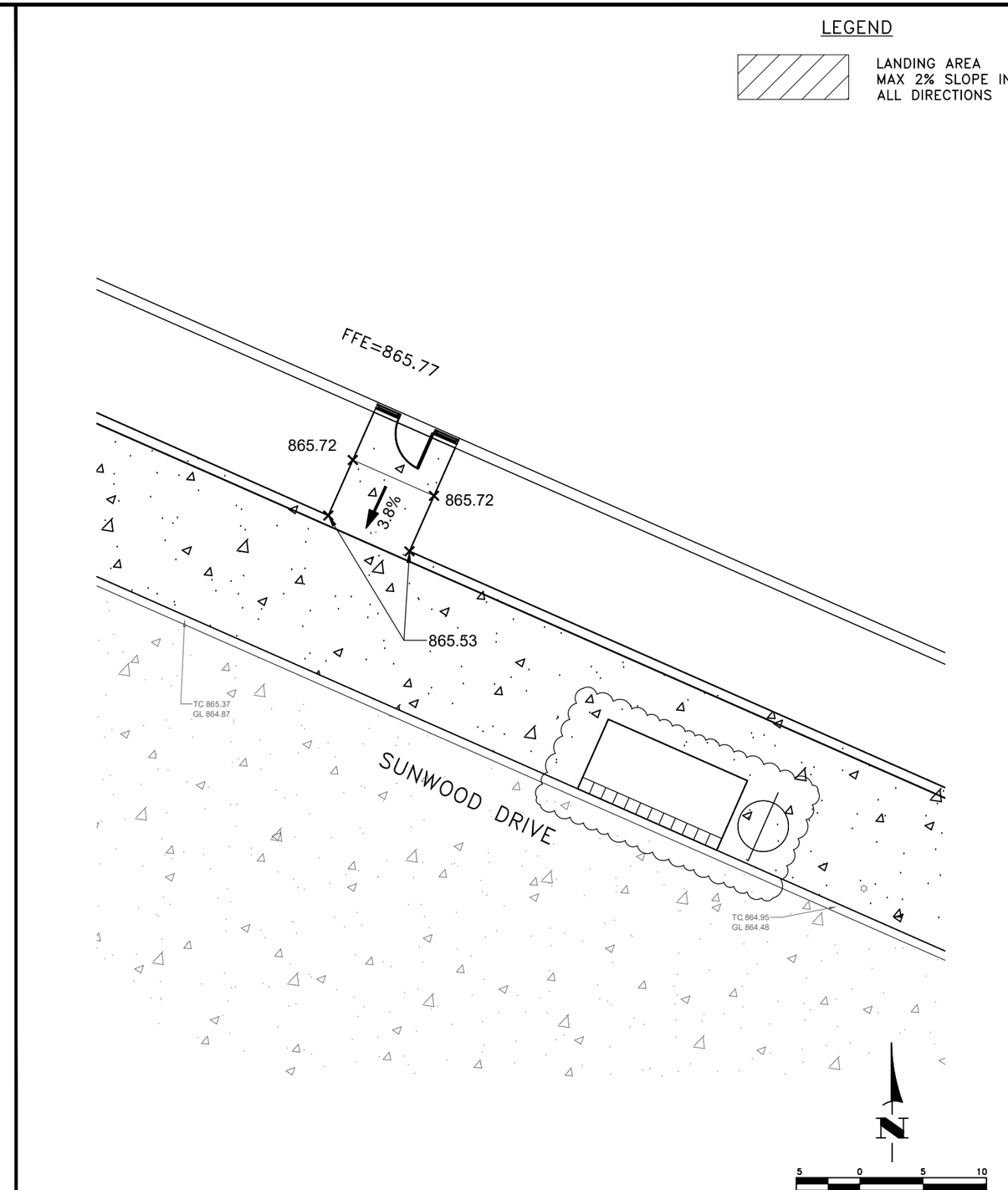
CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 19 SHEETS

2325.17

Jun 12, 2024 - 12:51pm
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SKYLINE ON SUNWOOD

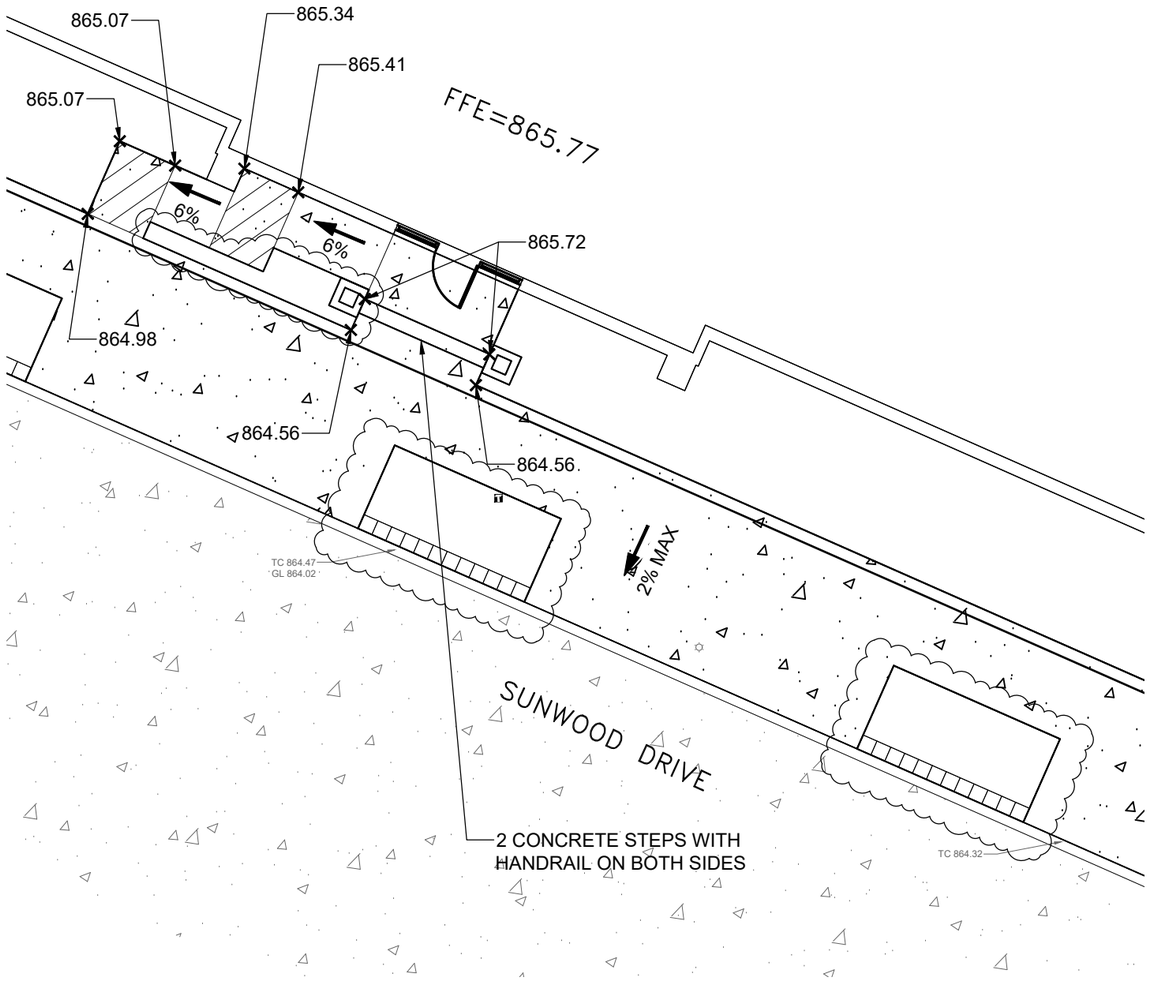
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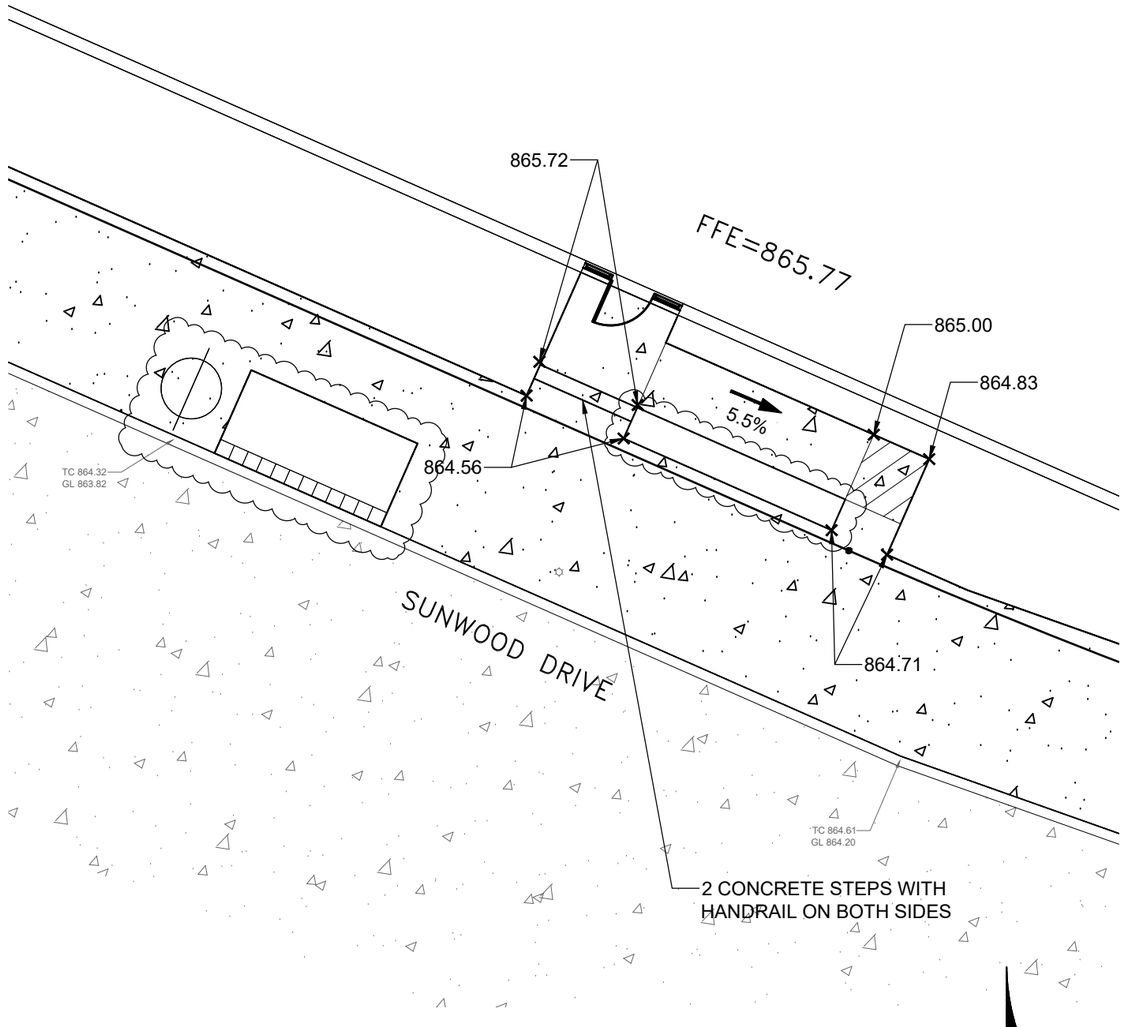
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 19 SHEETS

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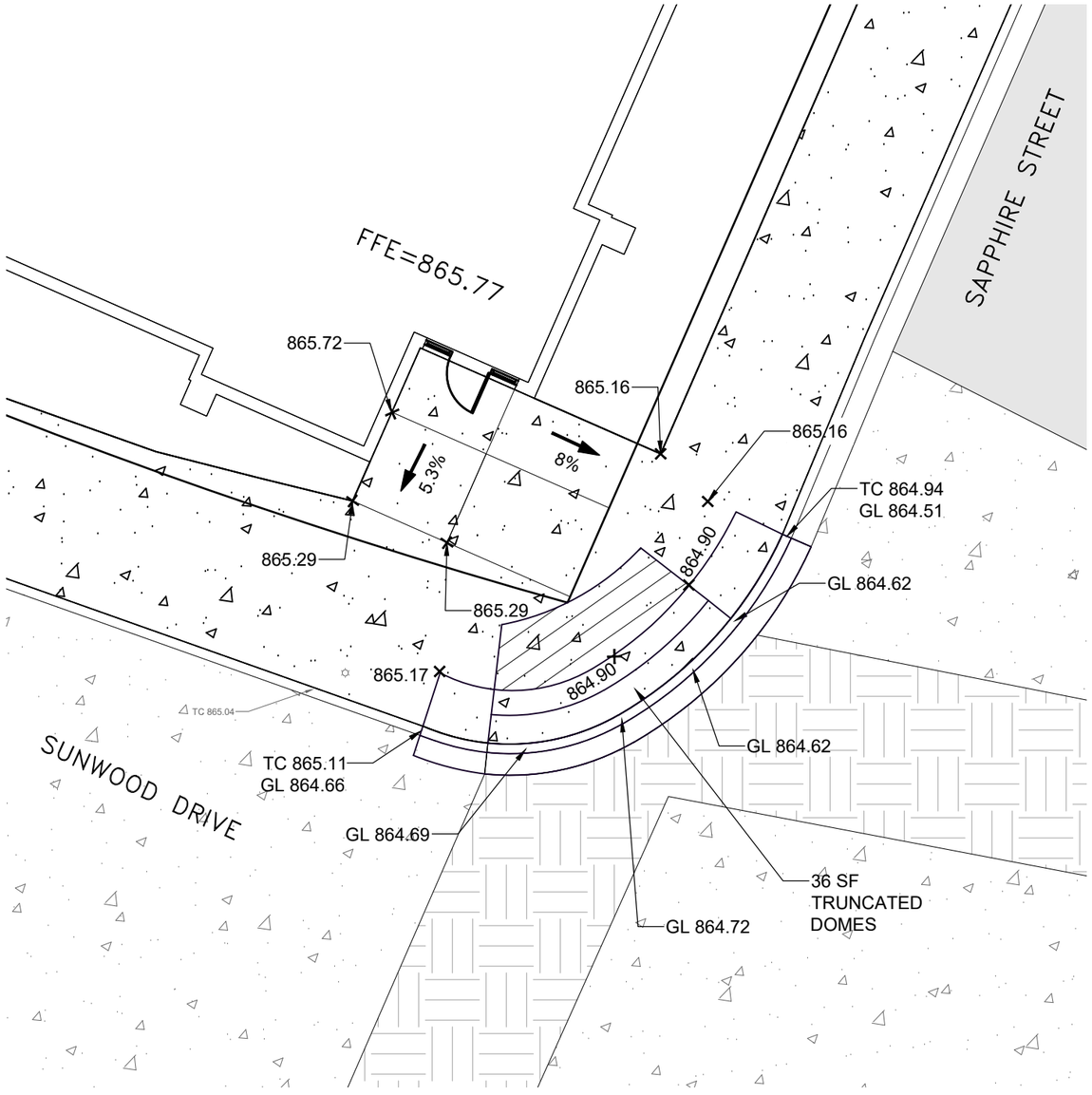
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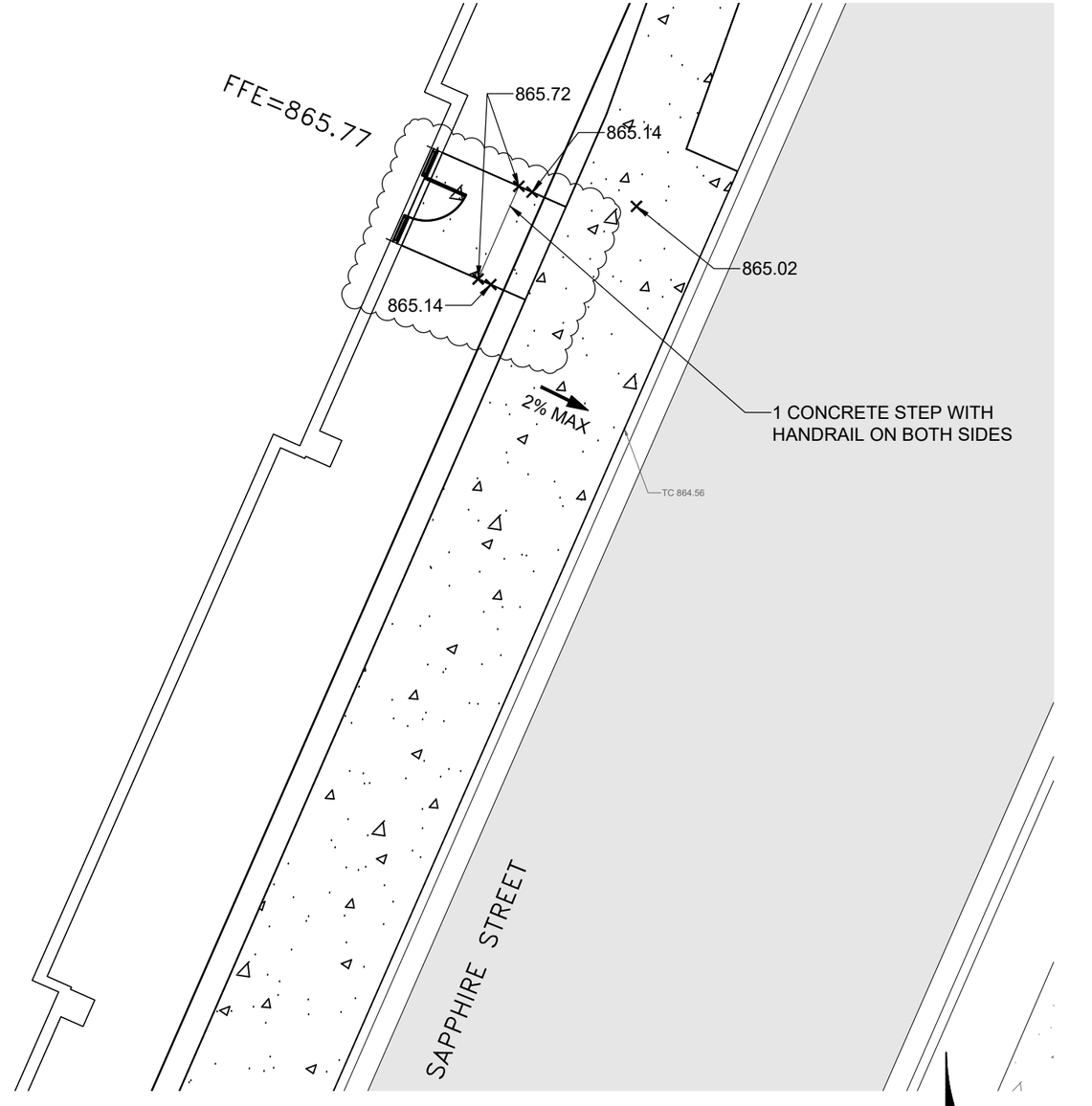
CITY OF RAMSEY, MINNESOTA

SHEET 18 OF 19 SHEETS

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SHANE M. NELSON, P.E.
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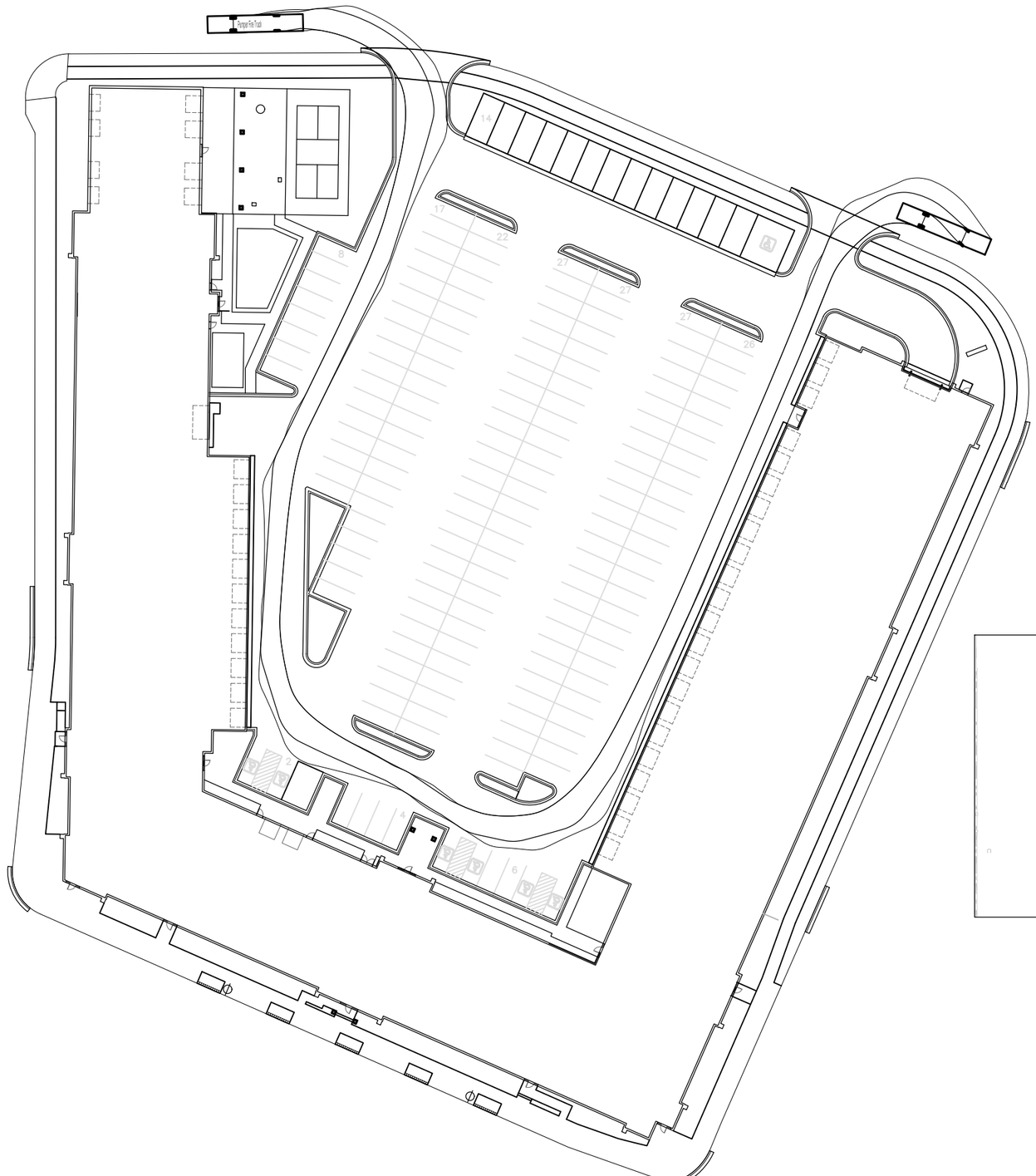
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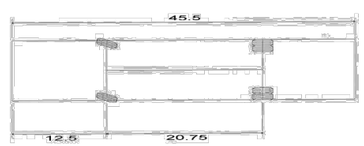
CITY OF RAMSEY, MINNESOTA

SHEET 19 OF 19 SHEETS

2325.17

Jun 12, 2024 – 12:52pm
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Pumper Fire Truck	
Overall Length	45.500ft
Overall Width	8.000ft
Overall Body Height	7.715ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

N

30 0 30 60
SCALE IN FEET

DATE	REVISION
6/12/24	PER CITY COMMENTS

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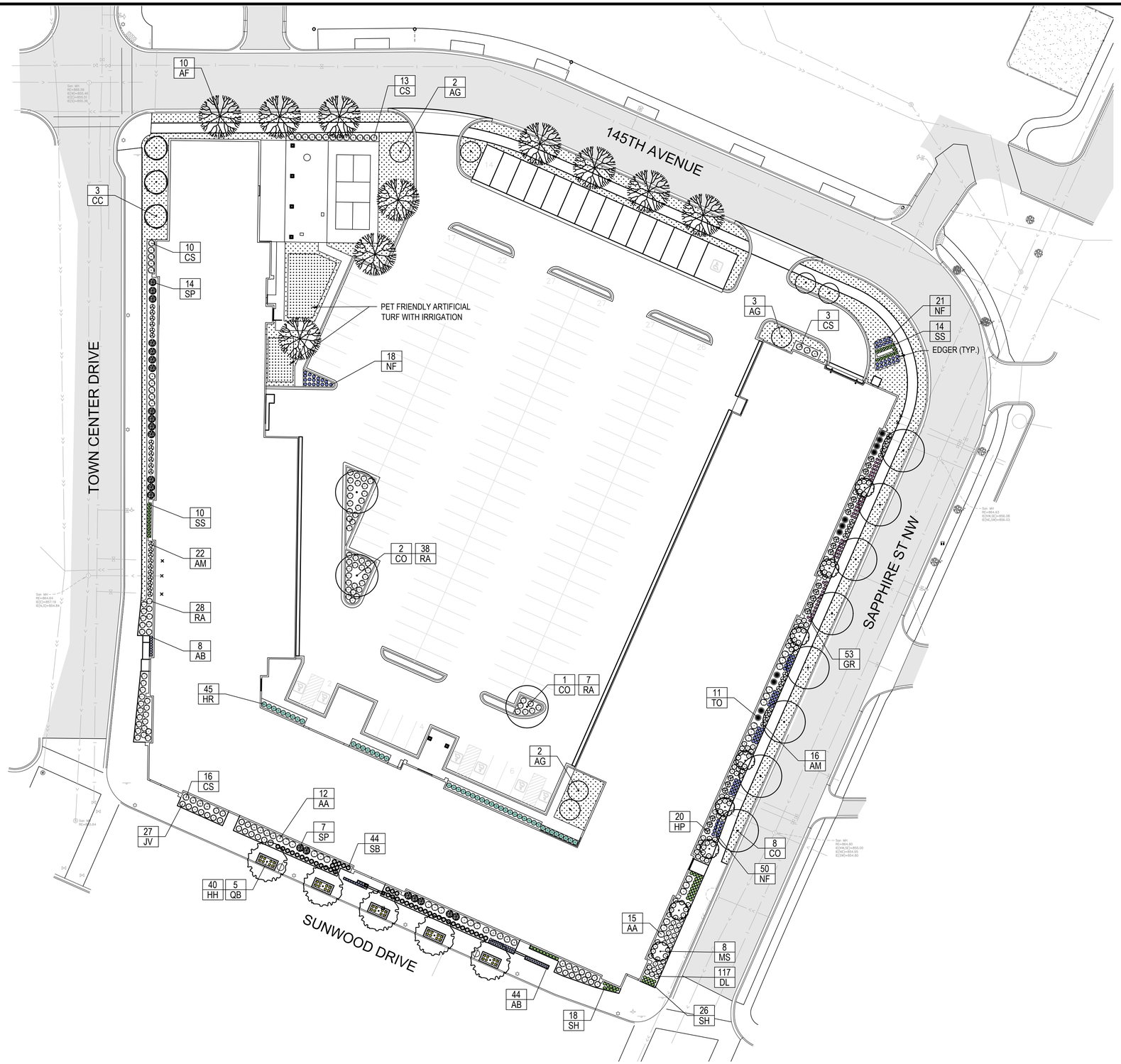
FIRE TRUCK TURNING EXHIBIT

CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 19 SHEETS

2325.17

Jun 12, 2024 – 12:51pm
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PLANT SCHEDULE

	QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
			OVERSTORY TREES			
	10	AF	ACER x FREEMANII 'JEFFERSRED'	2.5" cal.	BB	space 35' o.c, straight trunk,
			AUTUMN BLAZE MAPLE			single leader, 7' clear bole
	11	CO	CELTIS OCCIDENTALIS	2.5" cal.	BB	space 30' o.c, straight trunk,
			HACKBERRY			single leader, 7' clear bole
	5	QB	QUERCUS BICOLOR	2.5" CAL	BB	see plan for spacing, straight trunk,
			SWAMP WHITE OAK			single leader, 7' clear bole
			ORNAMENTAL TREES			
	7	AG	AMELANCHIER x GRANDIFLORA 'AUT. BRI	6' HT	BB	see plan for spacing, clump form
			AUTUMN BRILLIANCE SERVICEBERRY			
	58	CC	CRATAEGUS CRUS-GALLI VAR. INERMIS	2" CAL	BB	space 15' o.c., straight trunk,
			THORNLESS HAWTHORN			single leader
	8	MS	MALUS 'PINK SPIRES'	2" CAL	BB	space 15' o.c., straight trunk,
			PINK SPIRES CRABAPPLE			single leader
			EVERGREEN UPRIGHTS			
	11	TO	THUJA OCCIDENTALIS 'ART BOE'	#10	cont.	space 4' o.c.
			NORTH POLE ARBORVITAE			
			SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)			
	27	AA	AMELANCHIER ALNIFOLIA 'REGENT'	#5	cont.	space 4' o.c.
			REGENT SERVICEBERRY			
	39	AM	ARONIA MELANOCARPA 'MORTON'	#5	cont.	space 3 to 4' o.c.
			IROQUOIS BEAUTY CHOKEBERRY			
	42	CS	CORNUS SERICEA 'FIREDANCE'	#5	cont.	space 4' o.c.
			FIREDANCE REDTWIG DOGWOOD			
	117	DL	DIERVILLA LONICERA	#5	cont.	space 3' o.c.
			DWARF BUSH HONEYSUCKLE			
	20	HP	HYDRANGEA PANICULATA 'JANE'	#5	cont.	space 4' o.c.
			LITTLE LIME HYDRANGEA			
	27	JV	JUNIPERUS VIRGINIANA 'GREY OWL'	#5	#5	space 4' o.c.
			GREY OWL JUNIPER			
	73	RA	RHUS AROMATICA 'GRO-LOW'	#5	cont.	space 4 to 4.5' o.c.
			GRO-LOW SUMAC			
	44	SB	SPIREA BETULIFOLIA 'TOR'	#5	cont.	space 3' o.c.
			TOR SPIREA			
	21	SP	SYRINGA PATULA ' MISS KIM'	#5	cont.	space 5' o.c.
			MISS KIM LILAC			
			PERENNIALS			
	52	AB	AMSONIA 'BLUE ICE'	#1	cont.	space 1.5' o.c.
			BLUE ICE AMSONIA			
	53	GR	GERANIUM 'ROZANNE'	#1	cont.	space 2' o.c.
			ROZANNE GERANIUM			
	40	HH	HEMEROCALLIS 'HAPPY RETURNS'	#1	cont.	space 2' o.c.
			HAPPY RETURNS DAYLILY			
	45	HR	HOSTA ROYAL STANDARD	#1	cont.	space 2' o.c.
			ROYAL STANDARD HOSTA			
	89	NF	NEPETA FAASSENII 'WALKER'S LOW'	#1	cont.	space 2-2.5' o.c.
			WALKER'S LOW CATMINT			
	24	SS	SCHIZACHRIUM SCOPARIUM	#1	cont.	space 2' o.c.
			LITTLE BLUESTEM			
	44	SH	SPOROBOLUS HETEROLEPIS	#1	cont.	space 2' o.c.
			PRAIRIE DROPSEED			

NOTES:
1. SEE SHEET L2 - L3 FOR PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
2. ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL.
3. CONTRACTOR TO PROVIDE LOAD TICKETS TO THE CITY FOR ALL TOPSOIL IMPORTED TO THE SITE PRIOR TO ANY LANDSCAPE WORK OCCURING.
4. ALL LANDSCAPED AREAS TO BE IRRIGATED, INCLUDING LANDSCAPING IN CITY RIGHT-OF-WAY ALONG SUNWOOD DRIVE, SAPPHIRE STREET, AND 145TH AVENUE. SEE SHEET L2 FOR IRRIGATION SPECS.

LEGEND

SOD

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SCALE IN FEET

DATE	
06.12.2024	PLAN REVISIONS PER CITY COMMENTS AND BASE CHANGES

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: .\landscape submittal\signature.jpg

License # 24236 Date 03.09.2023

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

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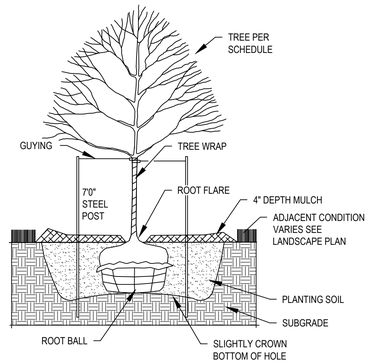
SKYLINE ON SUNWOOD

LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

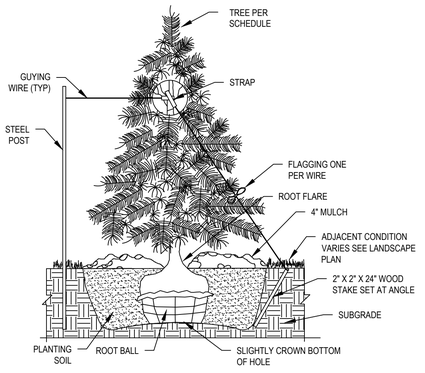
SHEET L1 OF L3 SHEETS

PLANTING DETAILS



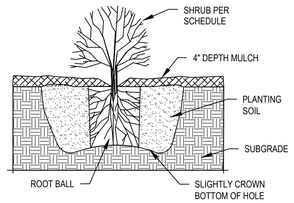
NOTES:
1. Remove dead or damaged branches. Retain the natural form of the tree. Do not cut the leader.
2. Width of planting hole: 18" min. larger than root ball, on all sides.
3. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath 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 or reject plant.
8. Slit remaining burlap at 6" intervals.
9. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plants and fill voids.
10. Backfill voids and water a second time.
11. Place double 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. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post with 10 gauge wire. Remove within one year.
13. Wrap trunk in fall, remove wrap in spring.
14. Refer to plan and specs. for additional information.

1 L2 TREE PLANTING DETAIL
NOT TO SCALE



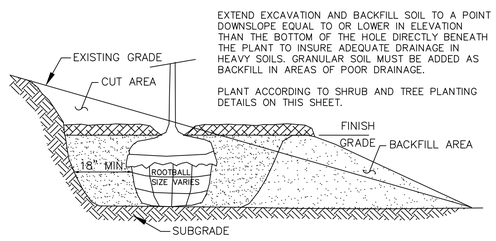
NOTES:
1. Width of planting hole: 18" min. larger than root ball, on all sides.
2. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath the root ball.
3. Scarify bottom and sides of hole prior to planting.
4. Set plant on undisturbed soil or thoroughly compacted planting soil.
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 or reject plant.
8. Slit remaining burlap at 6" intervals.
9. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plant and fill voids.
10. Backfill voids and water a second time.
11. Place double shredded hardwood mulch within 48 hours of the second watering. No mulch to be in contact w/ trunk or branches.
12. Two alternate methods of staking trees are illustrated in detail.
13. Contractor is responsible for maintaining trees in a plumb position throughout the guarantee period. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post or stake with 10 gauge wire. Remove within one year.
14. 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 the root flare is at or up to 2" above the finished grade.
6. Plumb and backfill with planting soil. Thoroughly water in shrub prior to placing mulch.
7. Place double shredded hardwood mulch. Do not place any mulch on vegetation or in contact with trunk/stems.
8. Refer to plan and specs. for additional information.

3 L2 SHRUB PLANTING DETAIL
NOT TO SCALE

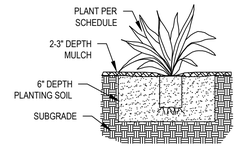


NOTES:

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.

4 L2 PLANTING ON A SLOPE DETAIL
NOT TO SCALE



NOTES:
1. Plant into prepared planting bed.
2. Plant at same depth as in container.
3. Place double 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.

5 L2 PERENNIAL PLANTING 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.
   - B. Edging: Heavy duty poly edger: 5" depth w/ v-lip to prevent frost heave, and steel stakes, black color, Sure-loc Elite-Edge or equal.
   - C. Mulch: Mink 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.
   - 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 noted on plan. Sod all landscape areas not called out for other plant material.
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, sandy loam, free of debris and seeds, and conforming to MnDOT 3877.2 Common Topsoil Borrow.
4. SOIL PREPARATION
   - A. Verify all sod areas have a minimum of 4" of topsoil.
   - 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. 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 turf areas and planting beds.
   - C. Turf: Turf 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. Winterization: System to accommodate winterization by blowing system dry with compressed air.
   - F. Install the irrigation system per contractor's plan and specifications.
   - G. Instructions: Contractor to instruct the Owner in proper operation and maintenance of the system.
   - H. 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	
06.12.2024	PLAN REVISIONS PER CITY COMMENTS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet

Signature: [landscape submittal signature.jpg]

License # 24236 Date 03.09.2023

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

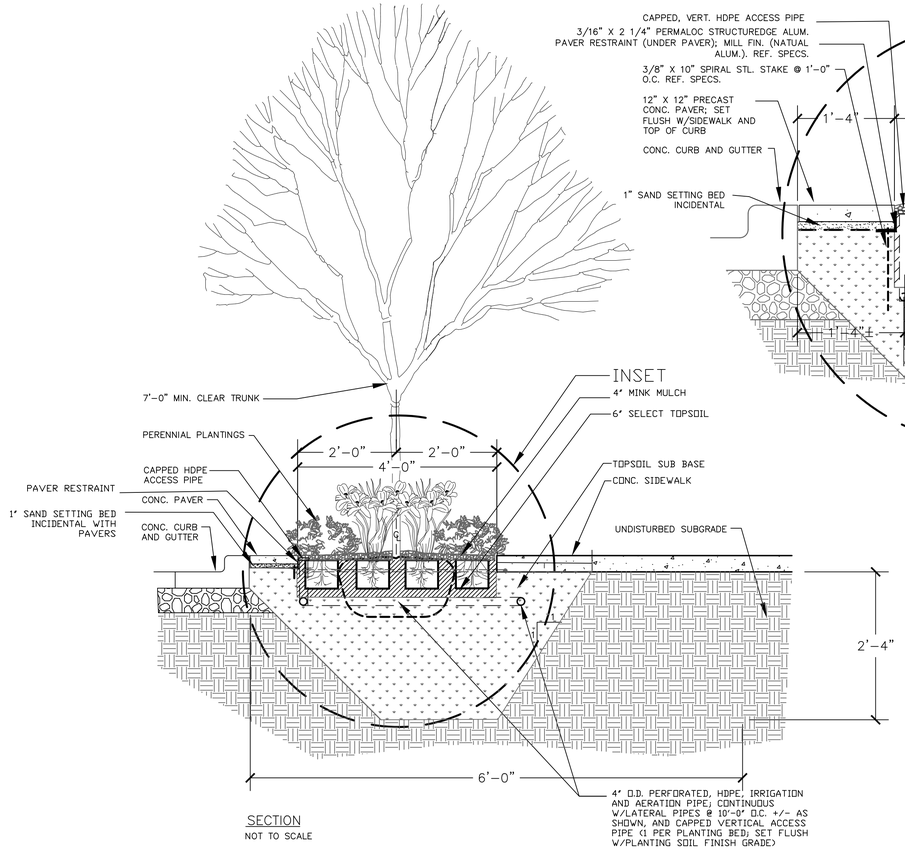
Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

SKYLINE ON SUNWOOD

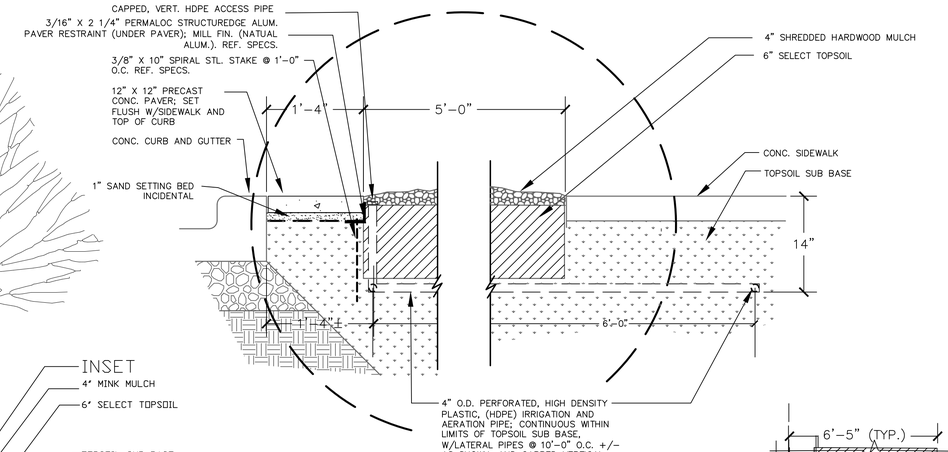
PLANTING DETAILS & LANDSCAPE SPECS.

CITY OF RAMSEY, MINNESOTA

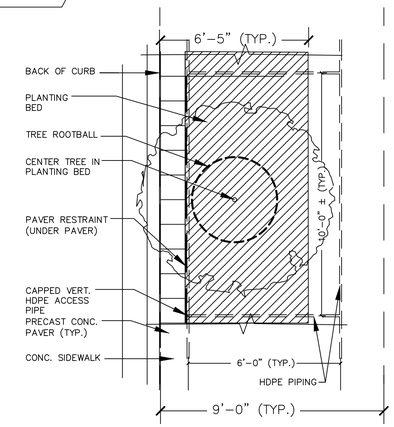
SHEET L2 OF L3 SHEETS



SECTION
NOT TO SCALE



INSET
NOT TO SCALE



PLAN
NOT TO SCALE

1 SUNWOOD DRIVE PLANTING BED
NOT TO SCALE

DATE	
06.12.2024	PLAN REVISIONS PER CITY COMMENTS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet

Signature: ...\landscape submittal\signature.jpg

License # 24236 Date 03.09.2023

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(651) 695-0273 carmen@simonetdesign.com
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SKYLINE ON SUNWOOD

SIDEWALK PLANTER DETAIL

CITY OF RAMSEY, MINNESOTA

SHEET L3 OF L3 SHEETS

POWER & COMMUNICATION LEGEND

	120V DUPLEX OULET		MOTOR EQUIPMENT CONNECTION
	120V QUAD OUTLET		ELECTRICAL DISCONNECT
	208 OR 240 VOLT RECEPTACLE		ELECTRICAL CONNECTION W/DISCONNECT
	120V CEILING RECEPTACLE		
	DATA/COMMUNICATION OUTLET		ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
	TELEPHONE OUTLET		
	TV OUTLET		ELECTRICAL PANEL
	DATA/TV COMBO OUTLET	T	THERMOSTAT MOUNTED AT 48" A.F.F.
FB	FLOOR BOX	CO	SMOKE/CO ALARM
J	JUNCTION BOX	S	SMOKE ALARM
E	E-STOP FOR GRILL OR FIRE PIT	NO2	NITROGEN DIOXIDE DETECTOR
T	TIMER FOR FRILL OR FIRE PIT	CO2	CARBON MONOXIDE DETECTOR
BC	BELOW COUNTER OUTLET	S	SMOKE DAMPER
AC	ABOVE COUNTER OUTLET		
D	DEDICATED RECEPTACLE		
GFI	GROUND FAULT CIRCUIT INTERRUPTER		
WP/GFI	WEATHER PROOF COVER WITH GFI		
FS	FIRE/SMOKE DAMPER		

LIGHTING LEGEND

	RECESSED 2X4 FIXTURE	S	SINGLE POLE SWITCH
	RECESSED 2X2 FIXTURE	S_3	THREE WAY SWITCH
	SURFACE MOUNT 1X4 FIXTURE	S_4	FOUR WAY SWITCH
	SURFACE MOUNT 2X4 FIXTURE	OC1	OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC2	
	CEILING MOUNTED STRIP FIXTURE	VS	VACANCY SENSORS
	RECESSED OR DISC FIXTURE	OC3	CEILING OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC4	
	SURFACE CEILING MOUNTED FIXTURE	TC	LIGHTING CONTROL TIME CLOCK
	PENDANT MOUNTED FIXTURE	NL	INDICATES NIGHT LIGHT FIXTURE
	EXTERIOR POLE MOUNTED FIXTURE	a,b	INDICATES LIGHT FIXTURE SWITCH LEG
	BOLLARD OR GROUND MOUNTED FIXTURE	P-X	INDICATES PANEL AND CIRCUIT NUMBER
	EMERGENCY LIGHTING FIXTURE	1	INDICATES LIGHT FIXTURE TYPE
	EMERGENCY EXIT SIGN	EX	INDICATES EXISTING FIXTURE
	EMERGENCY EXIT SIGN WITH EMERGENCY HEADS	RL	INDICATES RELOCATED FIXTURE
	EXTERIOR EMERGENCY EGRESS LIGHT	TC	INDICATES TIME CLOCK CONTROLLED FIXTURE
		EM	INDICATES FIXTURE EMERGENCY OR STANDBY POWER

SITE NOTES

1. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
2. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
3. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
4. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
5. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
6. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
7. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
8. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
9. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

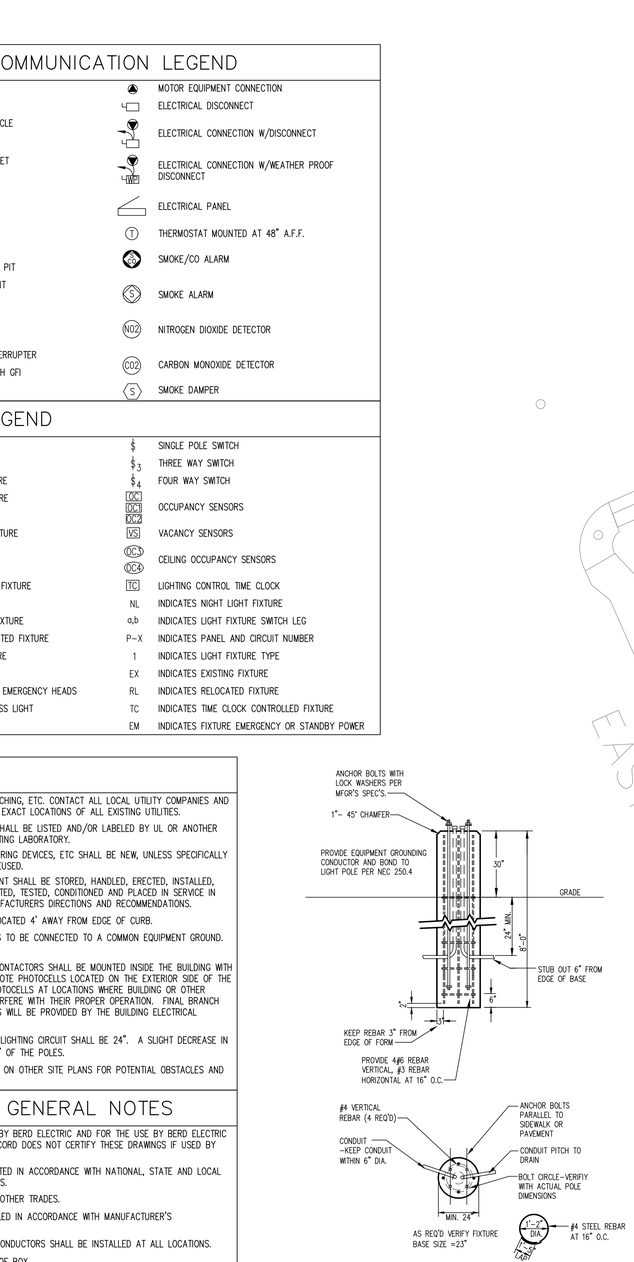
ELECTRICAL GENERAL NOTES

1. THIS PLAN WAS ENGINEERED BY BERD ELECTRIC AND FOR THE USE BY BERD ELECTRIC ONLY. THE ENGINEER OF RECORD DOES NOT CERTIFY THESE DRAWINGS IF USED BY OTHER PARTIES.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
6. ALL MEASUREMENTS TO TOP OF BOX.
7. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
8. DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
9. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
10. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.

LIGHTING FIXTURE SCHEDULE – EXTERIOR

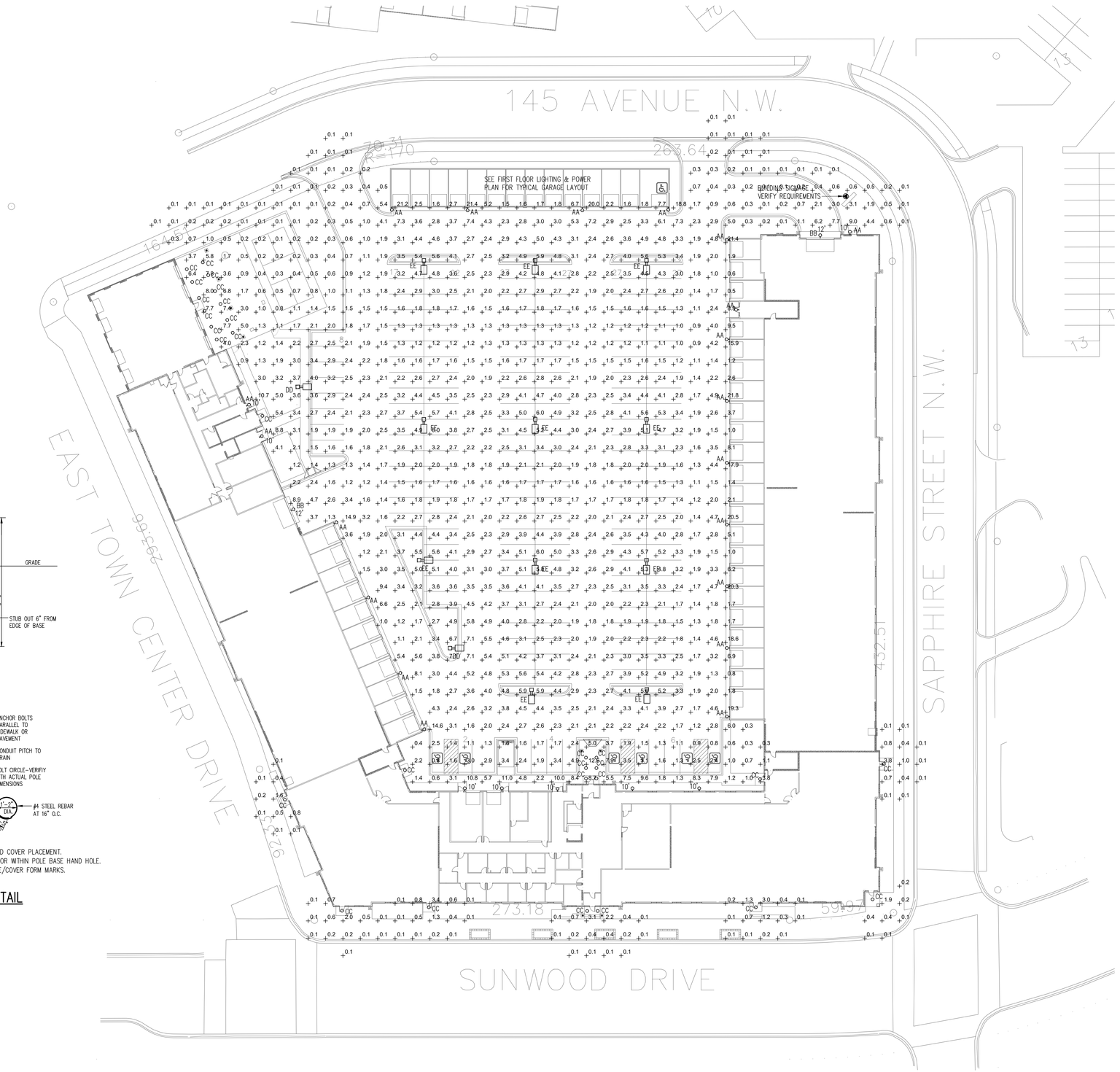
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	27	SMALL EXTERIOR WALL PACK	MWP10
BB	LED	27	MEDIUM EXTERIOR WALL PACK	MWP10
CC	LED	15	EXTERIOR RECESSED DOWNLIGHT	–
DD	LED	100	POLE MOUNT FIXTURE, TYPE III OPTICS, 20' MOUNTING HEIGHT	MAL05
EE	LED	100	POLE MOUNT FIXTURE, TYPE V OPTICS, 20' MOUNTING HEIGHT	MAL05

NOTES:



NOTE:
1.) USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
2.)INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 / E1.2 POLE BASE DETAIL
NOT TO SCALE



1 / E1.2 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'

PRELIMINARY SET

BERD ELECTRIC LLC
1 Industrial Boulevard • Sauk Rapids, MN 56379
Phone: 320-656-0697
FAX: 320-656-0312

DATE	REVISION	DESCRIPTION	BY
-/-/--	1	-	-
-/-/--	2	-	-
-/-/--	3	-	-
-/-/--	4	-	-

DATE: 5/6/24
SCALE: AS SHOWN
DRAWN BY: DJK
CHECKED BY: DJK
JOB NO. 774

SKYLINE ON SUNWOOD
RAMSEY, MN
–

SITE PHOTOMETRIC PLAN

DRAWING NO.
E1.2

POWER & COMMUNICATION LEGEND

	120V DUPLEX OULET		MOTOR EQUIPMENT CONNECTION
	120V QUAD OUTLET		ELECTRICAL DISCONNECT
	208 OR 240 VOLT RECEPTACLE		ELECTRICAL CONNECTION W/DISCONNECT
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J	JUNCTION BOX	CO	SMOKE/CO ALARM
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T	TIMER FOR FRILL OR FIRE PIT	NO2	NITROGEN DIOXIDE DETECTOR
BC	BELOW COUNTER OUTLET		
AC	ABOVE COUNTER OUTLET	CO2	CARBON MONOXIDE DETECTOR
D	DEDICATED RECEPTACLE		
GFI	GROUND FAULT CIRCUIT INTERRUPTER	S	SMOKE DAMPER
WP/GFI	WEATHER PROOF COVER WITH GFI		
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LIGHTING LEGEND

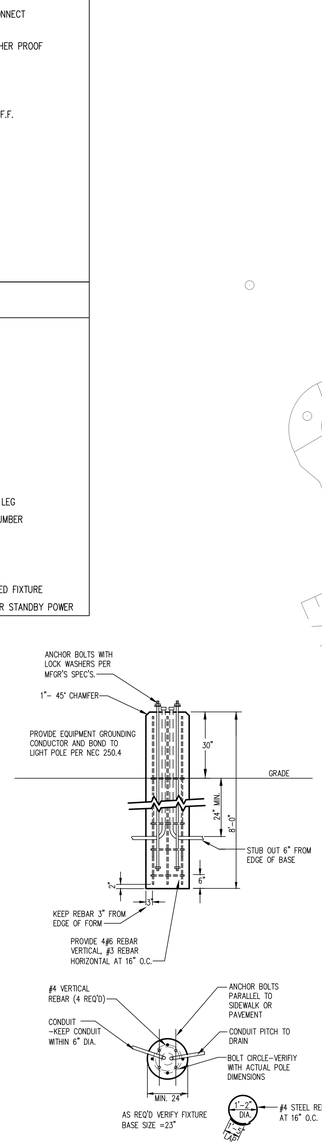
	RECESSED 2X4 FIXTURE	$	SINGLE POLE SWITCH
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	SURFACE MOUNT 2X4 FIXTURE	OC1	OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC2	
	CEILING MOUNTED STRIP FIXTURE	VS	VACANCY SENSORS
	RECESSED OR DISC FIXTURE	OC3	CEILING OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC4	
	SURFACE CEILING MOUNTED FIXTURE	TC	LIGHTING CONTROL TIME CLOCK
	PENDANT MOUNTED FIXTURE	NL	INDICATES NIGHT LIGHT FIXTURE
	EXTERIOR POLE MOUNTED FIXTURE	a,b	INDICATES LIGHT FIXTURE SWITCH LEG
	BOLLARD OR GROUND MOUNTED FIXTURE	P-X	INDICATES PANEL AND CIRCUIT NUMBER
	EMERGENCY LIGHTING FIXTURE	1	INDICATES LIGHT FIXTURE TYPE
	EMERGENCY EXIT SIGN	EX	INDICATES EXISTING FIXTURE
	EMERGENCY EXIT SIGN WITH EMERGENCY HEADS	RL	INDICATES RELOCATED FIXTURE
	EXTERIOR EMERGENCY EGRESS LIGHT	TC	INDICATES TIME CLOCK CONTROLLED FIXTURE
		EM	INDICATES FIXTURE EMERGENCY OR STANDBY POWER

SITE NOTES

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9. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

ELECTRICAL GENERAL NOTES

1. THIS PLAN WAS ENGINEERED BY BERD ELECTRIC AND FOR THE USE BY BERD ELECTRIC ONLY. THE ENGINEER OF RECORD DOES NOT CERTIFY THESE DRAWINGS IF USED BY OTHER PARTIES.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
6. ALL MEASUREMENTS TO TOP OF BOX.
7. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
8. DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
9. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
10. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.



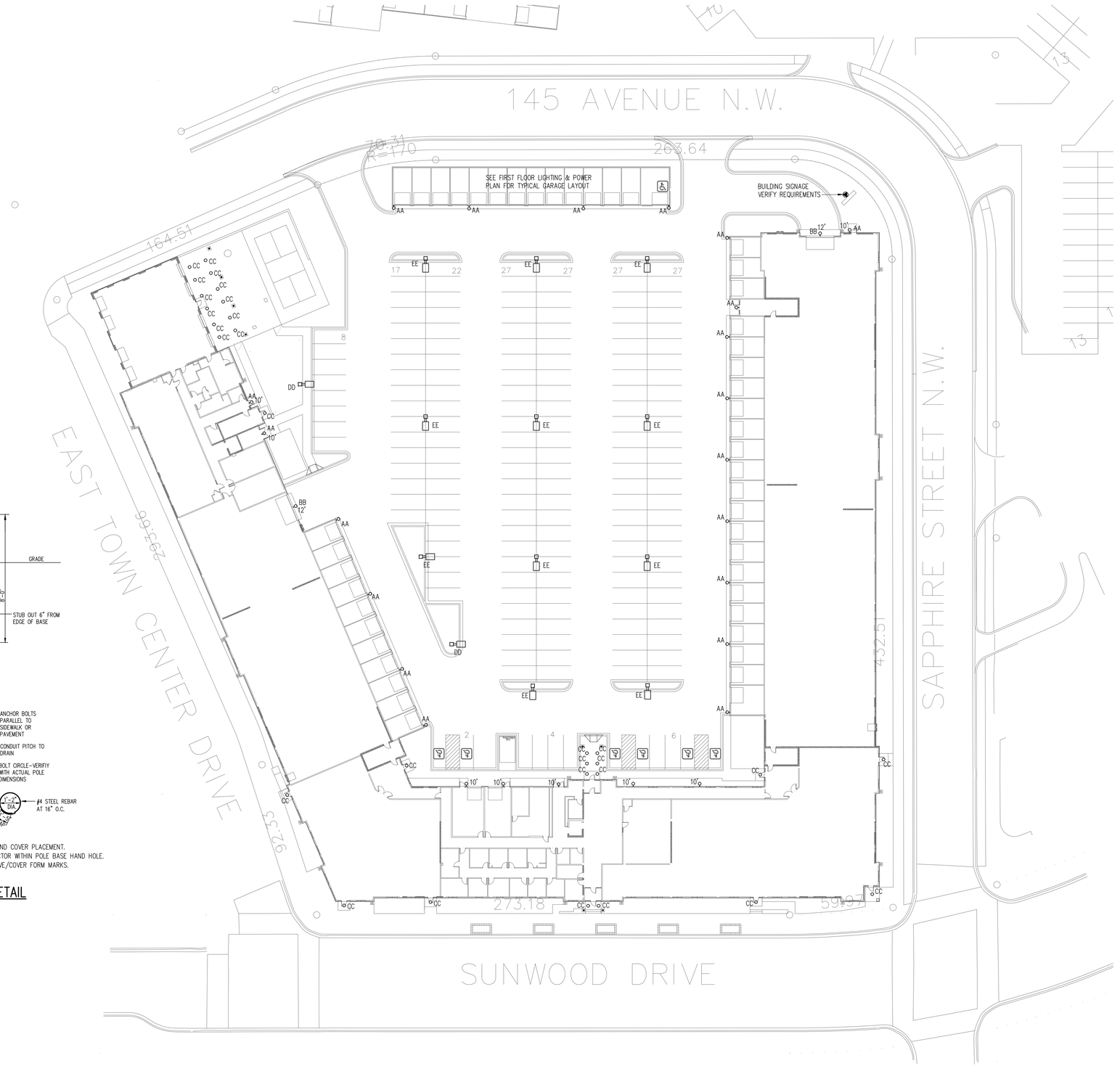
NOTE:
1.) USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
2.) INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 / E1.1 POLE BASE DETAIL
NOT TO SCALE

LIGHTING FIXTURE SCHEDULE – EXTERIOR

TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	27	SMALL EXTERIOR WALL PACK	MWP10
BB	LED	27	MEDIUM EXTERIOR WALL PACK	MWP10
CC	LED	15	EXTERIOR RECESSED DOWNLIGHT	–
DD	LED	100	POLE MOUNT FIXTURE, TYPE III OPTICS, 20' MOUNTING HEIGHT	MAL05
EE	LED	100	POLE MOUNT FIXTURE, TYPE V OPTICS, 20' MOUNTING HEIGHT	MAL05

NOTES:



1 / E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'

BERD ELECTRIC LLC
1 Industrial Boulevard • Sauk Rapids, MN 56379
Phone: 320-654-4437
FAX: 320-656-0312

DESCRIPTION	REVISION	DATE	BY
-	1	-/-/-	-
-	2	-/-/-	-
-	3	-/-/-	-
-	4	-/-/-	-

DATE: 5/8/24
SCALE: AS SHOWN
DRAWN BY: DJK
CHECKED BY: DJK
JOB NO. 7774

PRELIMINARY SET

SKYLINE ON SUNWOOD
RAMSEY, MN
–

ELECTRICAL SITE PLAN

DRAWING NO.
E1.1

Skyline on Sunwood - Ramsey, MN

Light Fixture Package - SITE

Date:	6/12/2024
Job #:	24-0774

SITE LIGHTING			
Fixture Type	Vendor / Brand	Part #	Description
AA		mwp10 27w 27v 50k d	wall pack
BB		mwp10 27w 27v 50k d	wall pack
CC	sunco	dl-dk56-15w-3k	led disk
DD		mal05100w27v50kdsqt3/msss41120d	pole light
EE		mal05100w27v50kdsqt5/msss41120d	pole light

WALL PACK (MWP10)

TYPE AA, BB
MWP10 27W 27V 50K D

DESCRIPTION

Slim wall pack is available in two sizes for a variety of applications including building perimeter, entrances, stairways and security lighting. MWP10 series of luminaries provides a low-proÿle architectural style with the power of bright, energy efÿcient LEDs. It has a rugged aluminum construction with multi-mount capabilities. 0° to +90° tilt adjustments. For a building that has a modern or futuristic look.





Head tilts to 90degree

SPECIFICATION FEATURES

Construction

- Sealed die-casting proÿle for outdoor applications.
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31.

Optics

- Light engines are available in standard 3000K/4000 K and 5000 K (70 CRI) conÿgurations.
- Scalable Lumen Packages from 3,500 to 10,500 Lumens.
- UV coated °at lens provide outstanding performance, uniformity and glare control.

Electrical

- Standard drivers feature electronic universal voltage (120-277V 50/60Hz) operation.
- Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments.

Lifespan

- Estimated 50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Warranty

- Five-year warranty.

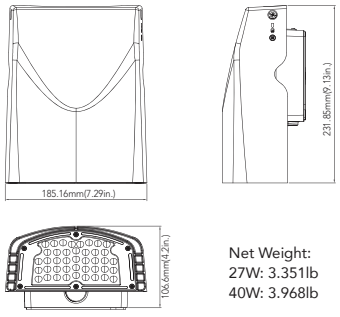
Applications

- Security, pathway and perimeter lighting, Building entryways and walkways.

DIMENSIONS

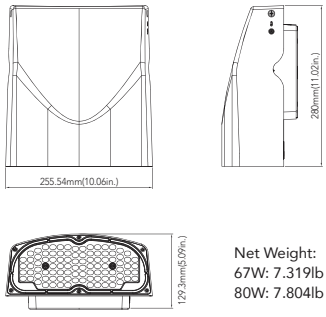
unit: mm/inch

Small size: 27W/40W



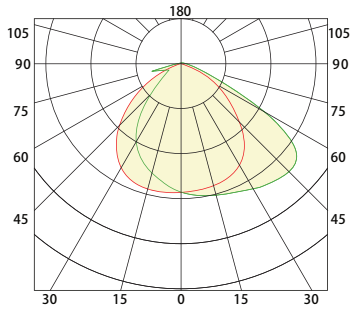
Net Weight:
27W: 3.351lb
40W: 3.968lb

Medium size:67W/80W



Net Weight:
67W: 7.319lb
80W: 7.804lb

PHOTOMETRICS



ACCESSORIES



Photocell
No. PC-JL-120-277V
USE: Photocell is field installed or pre-installed in factory by requesting



Mounting
0° to +90° tilt adjustments, To meet the needs of customers with different lighting angles.



Housing
Suitable for both indoor and outdoor application, also suitable for J-BOX mounting and surface mounting.

Photocell
Optional for photocell, and allows for security and energy saving.

Lens
Polycarbonate optical lens with UV stabilizers do not exhibit yellowing and deformation.

PERFORMANCE DATA

SYSTEM WATTS	VOLTAGE	CRI	LUMENS (3000K)	LPW (3000K)	LUMENS (4000K)	LPW (4000K)	LUMENS (5000K)	LPW (5000K)
27W	120-277VAC	70	3500lm	130 lm/W	3600lm	133 lm/W	3600lm	133 lm/W
40W	120-277VAC/347-480V	70	5000lm	125 lm/W	5200lm	130 lm/W	5200lm	130 lm/W
67W	120-277VAC/347-480V	70	8600lm	128 lm/W	8800lm	131 lm/W	8800lm	131 lm/W
80W	120-277VAC	70	10000lm	125 lm/W	10500lm	131 lm/W	10500lm	131 lm/W

ELECTRICAL DATA

Number Of Drivers	Driver Current (mA)	Nominal Power (W)	INPUT VOLTAGE (V)	CURRENT (Amps)
1	430	27	120	0.23
		27	208	0.13
		27	240	0.11
		27	277	0.10
1	640	40	120	0.33
		40	208	0.19
		40	240	0.17
		40	277	0.14
1	1110	67	120	0.56
		67	208	0.32
		67	240	0.28
		67	277	0.24
1	2120	80	120	0.67
		80	208	0.38
		80	240	0.33
		80	277	0.29

ORDERING GUIDE

Example: MWP10 40W 27V 50K Y Y Y Y

Fixture Type	Wattage	Voltage	CCT	Finish	Photocell (Option)	Dimmable	Internal Code
MWP10 Wall Pack Series	**27** 27W **40** 40W **67** 67W **80** 80W	**27V** 120-277V	**30K** 3000K **40K** 4000K **50K** 5000K	**D** Dark Bronze **B** Black **W** White	**P0** With Photocell **Blank** Without Photocell	**D** 1-10 Dimmable **Blank** NON Dimmable	**Blank** **Alphanumeric**

Note: The 80W is limited to dimmable.

DLC Model NO.

SYSTEM WATTS	VOLTAGE	CCT	DLC NO.	DLC Classification
27W	120-277V	3000K	MWP1027W27V30K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3500K	MWP1027W27V35K[D,B,W][P0,Blank]D[X,Blank]	Premium
		4000K	MWP1027W27V40K[D,B,W][P0,Blank]D[X,Blank]	Premium
		5000K	MWP1027W27V50K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3000K	MWP1027W27V30K[D,B,W][P0,Blank][X,Blank]	Standard
		3500K	MWP1027W27V35K[D,B,W][P0,Blank][X,Blank]	Standard
		4000K	MWP1027W27V40K[D,B,W][P0,Blank][X,Blank]	Standard
		5000K	MWP1027W27V50K[D,B,W][P0,Blank][X,Blank]	Standard
40W	120-277V	3000K	MWP1040W27V30K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3500K	MWP1040W27V35K[D,B,W][P0,Blank]D[X,Blank]	Premium
		4000K	MWP1040W27V40K[D,B,W][P0,Blank]D[X,Blank]	Premium
		5000K	MWP1040W27V50K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3000K	MWP1040W27V30K[D,B,W][P0,Blank][X,Blank]	Standard
		3500K	MWP1040W27V35K[D,B,W][P0,Blank][X,Blank]	Standard
		4000K	MWP1040W27V40K[D,B,W][P0,Blank][X,Blank]	Standard
		5000K	MWP1040W27V50K[D,B,W][P0,Blank][X,Blank]	Standard
67W	120-277V	3000K	MWP1067W27V30K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3500K	MWP1067W27V35K[D,B,W][P0,Blank]D[X,Blank]	Premium
		4000K	MWP1067W27V40K[D,B,W][P0,Blank]D[X,Blank]	Premium
		5000K	MWP1067W27V50K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3000K	MWP1067W27V30K[D,B,W][P0,Blank][X,Blank]	Standard
		3500K	MWP1067W27V35K[D,B,W][P0,Blank][X,Blank]	Standard
		4000K	MWP1067W27V40K[D,B,W][P0,Blank][X,Blank]	Standard
		5000K	MWP1067W27V50K[D,B,W][P0,Blank][X,Blank]	Standard
80W	120-277V	3000K	MWP1080W27V30K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3500K	MWP1080W27V35K[D,B,W][P0,Blank]D[X,Blank]	Premium
		4000K	MWP1080W27V40K[D,B,W][P0,Blank]D[X,Blank]	Premium
		5000K	MWP1080W27V50K[D,B,W][P0,Blank]D[X,Blank]	Premium

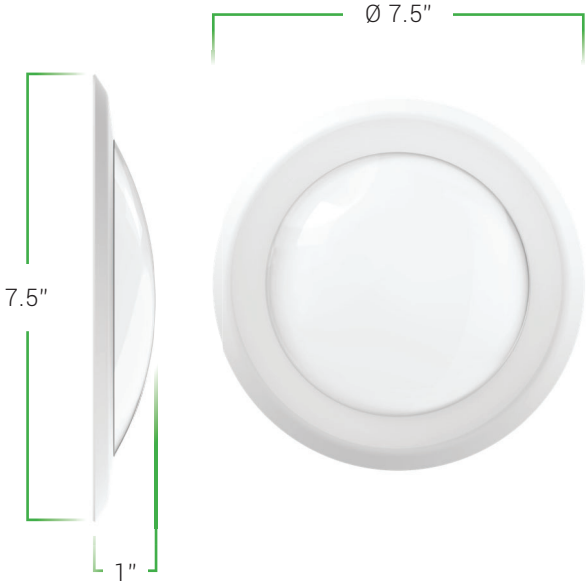
SUNCO LIGHTING

TYPE CC
DL-DK56-15W-3K

The Brighter Choice

DISK 15W LED DOWNLIGHT

Direct wire this IC rated Disk 5/6" LED Downlight to your junction box and install into your ceiling without a can. Provides instant on, bright light (1050 lm) with a sleek, modern look and a high CRI of 90+ and a 90° beam angle for a wide flood light. Suitable for narrow ceiling space. Features a 15W power consumption with 100W equivalency.



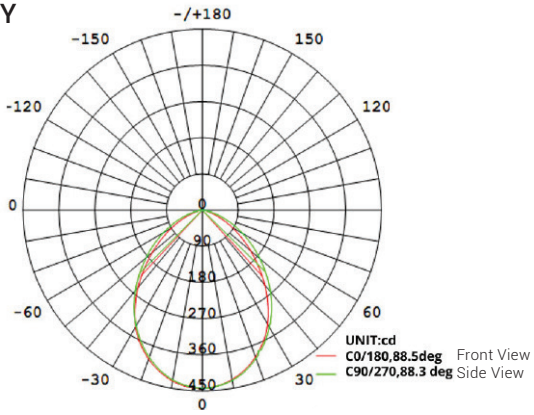
MODELS

DL_DK56-15W-27K-#
DL_DK56-15W-3K-#
DL_DK56-15W-4K-#
DL_DK56-15W-5K-#

LIGHT DISTRIBUTION ANGLE

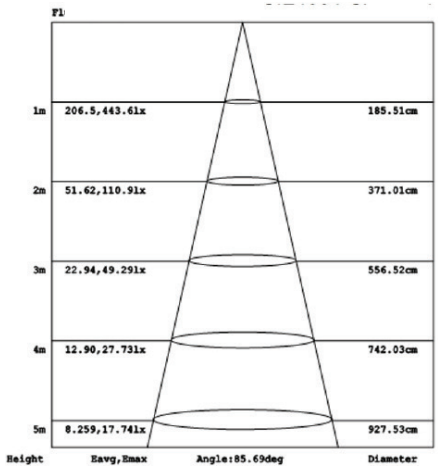
LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

Average Beam Angle (50%): 88.3°F



NOTE:

The Curves indicate the illuminated area and the average illumination when the luminaire is at different distances.



CERTIFICATIONS

ENERGY STAR

Intertek 5005842

SPECIFICATIONS

Voltage	120V
Wattage	15W
Current	0.119A
Power Factor	0.70

LIGHTING PERFORMANCE

Lumens	1050
Equivalency	100W
Color Temperature	2700K-6000K
Color Rendering Index (CRI)	90
Beam Angle	90°
Dimmable	Yes, 10-100%
Efficiency (lm/w)	60
Frequency	60Hz

ENVIRONMENT

Operating Temperature	4°F to 104°F
Suitable for Damp Locations Ingress	Yes

CONSTRUCTION

Housing	Aluminum+PC
Weight	0.39lbs
Wiring	Copper

LIFESPAN

Average Life (Hours)	50,000+
Warranty	7 years
Switching Time	>30,000

TYPE DD
MAL05100W27V50KDSQT3

TYPE EE
MAL05100W27V50KDSQT5

AREA LIGHT(MAL05)

Specifications

Construction:
- Rugged one-piece, die-cast aluminum housing secures the thermally conductive LED panel and electrical chamber
- Low profile, 3G vibration rated compact design minimizes wind load requirements.
- Housing is completely sealed against moisture and environmental contaminants.

Optics:
- Available in IES Type III, IV, V distributions
- Light engines are available in standard 4000 K and 5000 K (70 CRI) configurations.
- Scalable Lumen Packages from 13,900 to 42,000 Lumens replaces up to 1000W Metal Halide.
- Optics is precisely designed to shape the distribution, maximizing efficiency and application spacing.
- The optics can conform to dark sky requirement.

Electrical:
- Universal 120-277 VAC or 347-480 VAC input voltage
- Standard with 0-10V dimming driver for 10% to 100% dimming capabilities.
- Power adjustable: 100%, 80%, 60%, 40%.
- THD: ≤20%
- Power Factor: ≥90%

Controls:
- Optional Occupancy sensor or Microwave sensor or daylight sensor.
- Optional Bluetooth sensor or Bluetooth controller.
- Silvair Luminaire Level Lighting Control (LLLC) optional.
- Sharkward Luminaire Level Lighting Control (LLLC) optional.
- Also compatible with 3rd party smart network control system.
- Optional NEMA 3-pin photocell or 7-pin photocell.

Ambient Temperature:
- Ambient operating temperature -40˚ C to 40˚ C (-40 ℉ to 104 ℉).

Installation:
- Suitable for mounting heights ranging from 26-50' in area lighting applications
- Round pole, Square pole, slipfitter, wall mount and yoke are available.
- The design can be operated by one person to install the whole lamp

Lifespan:
- Estimated 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Finish:
- It's available in black or optional dark bronze, silvery gray or white.

Black | Dark Bronze | Silver Gray | White

Small Size: 100W



Medium Size: 150W/180W



Large Size: 250W/300W



ELS Eco-Lite Series | DLC PREMIUM | UL CERTIFIED | WET LOCATION | 5 YEAR | Bluetooth

Certifications:
- DesignLights Consortium™ Qualified.
- UL cUL wet location listed.

Note: DesignLights Consortium™ Qualified and classified for DLC Premium (all lumen packages),refer to www.designlights.org for details.

Note:
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25℃(±5℃) specifications subject to change without notice.

Applications:

Auto dealerships, parking lots, walkways, roadways, campuses, facade lighting, grocery stores and other public areas.



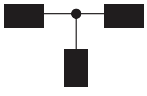
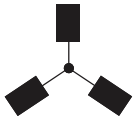
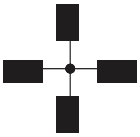
PERFORMANCE DATA

SYSTEM WATTS	VOLTAGE	DIST.TYPE	4000K(70CRI)		5000K(70CRI)	
			LUMENS	LPW	LUMENS	LPW
100W	120-277V/347-480V	3	14100lm	141 lm/W	14100lm	141 lm/W
	120-277V/347-480V	4	14000lm	140 lm/W	13900lm	139 lm/W
	120-277V/347-480V	5	14200lm	142 lm/W	14200lm	142 lm/W
150W	120-277V/347-480V	3	21000lm	140 lm/W	21000lm	140 lm/W
	120-277V/347-480V	4	20500lm	137 lm/W	20500lm	137 lm/W
	120-277V/347-480V	5	21000lm	140 lm/W	21000lm	140 lm/W
180W	120-277V/347-480V	3	25000lm	139 lm/W	25000lm	139 lm/W
	120-277V/347-480V	4	25000lm	139 lm/W	25000lm	139 lm/W
	120-277V/347-480V	5	26000lm	144 lm/W	26000lm	144 lm/W
250W	120-277V/347-480V	3	35000lm	140 lm/W	35000lm	140 lm/W
	120-277V/347-480V	4	35000lm	140 lm/W	35000lm	140 lm/W
	120-277V/347-480V	5	36000lm	144 lm/W	35000lm	140 lm/W
300W	120-277V/347-480V	3	42000lm	140 lm/W	42000lm	140 lm/W
	120-277V/347-480V	4	41000lm	137 lm/W	41000lm	137 lm/W
	120-277V/347-480V	5	42000lm	140 lm/W	42000lm	140 lm/W

ELECTRICAL DATA

Number Of Drivers	Driver Current (mA)	Nominal Power (W)	INPUT VOLTAGE (V)	CURRENT (Amps)
1	850	100	120	0.83
		100	208	0.48
		100	240	0.42
		100	277	0.36
		100	347	0.29
		100	480	0.21
1	1200	150	120	1.25
		150	208	0.72
		150	240	0.63
		150	277	0.54
		150	347	0.43
		150	480	0.31
1	960	180	120	1.50
		180	208	0.87
		180	240	0.75
		180	277	0.65
		180	347	0.52
		180	480	0.38
1	1200	250	120	2.08
		250	208	1.20
		250	240	1.04
		250	277	0.90
		250	347	0.72
		250	480	0.52
1	1500	300	120	2.50
		300	208	1.44
		300	240	1.25
		300	277	1.08
		300	347	0.86
		300	480	0.63

EPA OF AREA LIGHT

Item	 1	 2 @90°	 2 @120°	 2@180°	 3 @90°	 3 @120°	 4 @90°
100W	0.2751	0.5267	0.7321	0.6164	0.9577	0.9837	0.9577
150W/180W	0.3111	0.6343	0.6464	0.6222	0.9335	0.9696	0.9335
250W/300W	0.4097	0.7227	0.9919	0.8856	1.1986	1.3049	1.1986

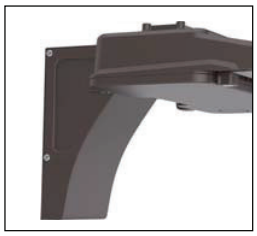
BUG

SYSTEM WATTS	VOLTAGE	DIST.TYPE	B	U	G
100W	120-277V/347-480V	3	2	0	2
		4	3	0	3
		5	4	0	2
150W	120-277V/347-480V	3	3	0	3
		4	3	0	3
		5	4	0	2
180W	120-277V/347-480V	3	3	0	3
		4	3	0	3
		5	4	0	2
250W	120-277V/347-480V	3	4	0	4
		4	4	0	4
		5	5	0	3
300W	120-277V/347-480V	3	4	0	4
		4	4	0	5
		5	5	0	3

MOUNTING

- Standard versatile mounting arm accommodates multiple drilling patterns as well as square and round poles
- Optional for cast aluminum slipfitter mounting adapter（Compatible with more MESTER mounting adaptors such as Tenon, suits for various application）

Mounting Options



Arm Mount

(4"and 5"Square and Round poles) Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.



Slipfitter Mount

An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8"O.D. horizontal steel tenon arm.



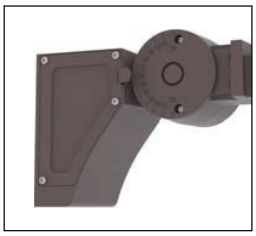
Wall Mount

Wall Mount is easy to install for direct wall mounting with 1/2' conduit wiring or standard J-box mounting



Yoke Mount

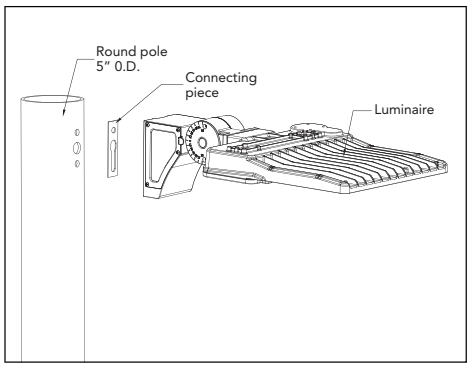
Die-cast aluminum trunnion is easily adapted to many surfaces and allows easy fixture aiming angles.

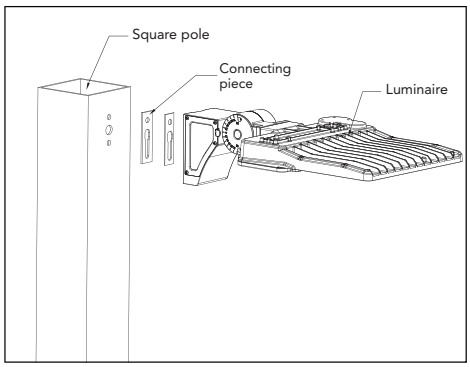


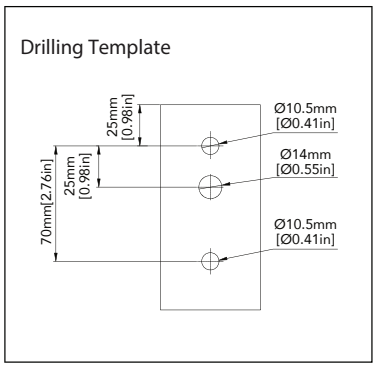
Adjustable Arm Mount

Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

Mounting Dimensions







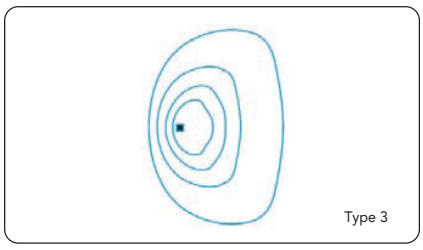
PHOTOMETRICS

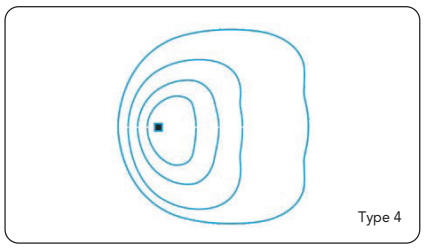
Mester offers a complete set of optical systems to meet every site lighting requirement. These systems provide remarkable flexibility in precisely matching light distribution patterns to specific site requirements.

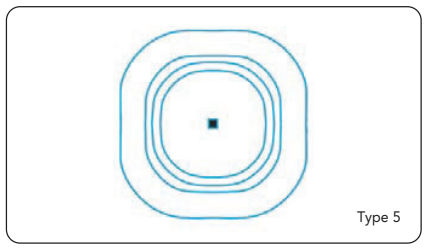
Type 3 optics produce an asymmetrical pattern that directs the majority of the light forward and equally on both sides of the luminaire. In a back-to-back configuration, it creates a rectangular pattern which can extend pole spacings.

Type 4 is suitable for applications where light is primarily required forward with minimal backlight. Typical installations include perimeter poles.

Type 5 optics produce a symmetrical square distribution pattern that distributes light equally on all sides of the luminaire. Type 5 luminaires is universal for most area lighting applications



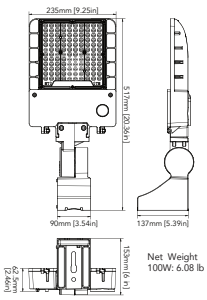




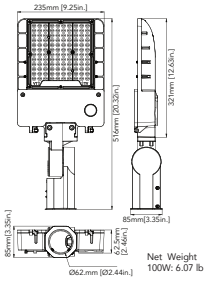
DIMENSION

unit: inch/mm

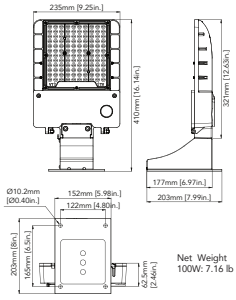
100W (Adjustable Square Mount)



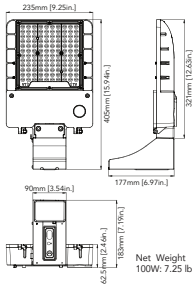
100W (Slipfitter Mount)



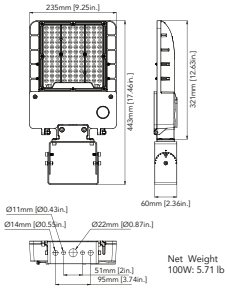
100W (Wall Mount)



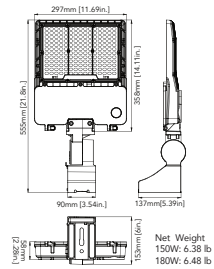
100W (Pole Mount)



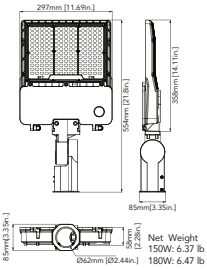
100W (Yoke Mount)



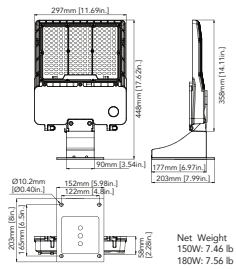
150W/180W (Adjustable Square Mount)



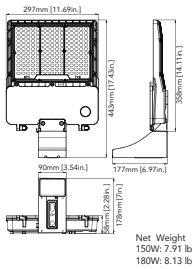
150W/180W (Slipfitter Mount)



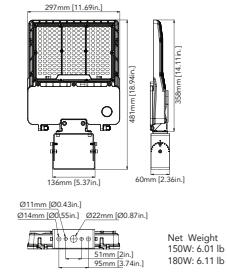
150W/180W (Wall Mount)



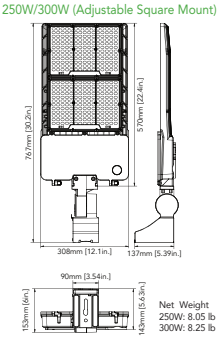
150W /180W(Pole Mount)



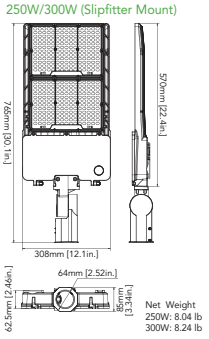
150W/180W (Yoke Mount)



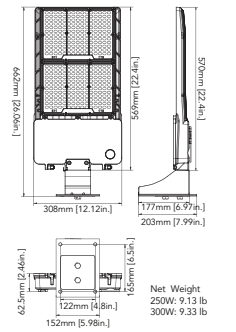
250W/300W (Adjustable Square Mount)



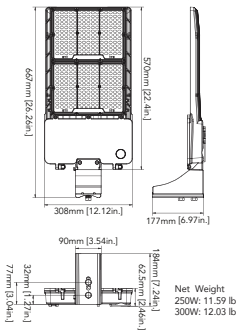
250W/300W (Slipfitter Mount)



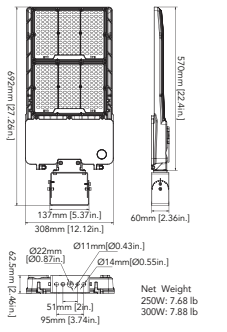
250W/300W (Wall Mount)



250W/300W (Pole Mount)



250W/300W (Yoke Mount)



EXTERNAL SHIELDS

AL05 series features a backlight control which provides reduced pixilation and increased visual comfort without compromising performance.
External Glare Shield: sold separately or as an accessory.



External Glare Shield



Small Size



Medium Size



Large Size

ORDERING GUIDE

Example: MAL05100W 27V XXK Y Y Y Y Y Y

Fixture Type	Wattage	Voltage	CCT	Finish	Photocell (Option)	Sensor (Option)	Mounting	Photometry	Surge Protection (Option)
MAL05 Area Light Series	**100** 100W	**27V** 120-277V **48V** 347-480V	**40K** 4000K **50K** 5000K	**D** Dark Bronze **B** Black **W** White **SG** Silver Gray	**P0** 120-277V Photocell **P3** 347V Photocell **P4** 480V Photocell **Blank** Without Photocell	**M** With Sensor **Blank** Without Sensor	**SQ** Square Pole Mount **SP** Slipfitter Mount **WM** Wall Mount **YK** Yoke Mount **SQA** Adjustable Square Mount	**T3** TYPE Ⅲ Photometry **T4** TYPE Ⅳ Photometry **T5** TYPE Ⅴ Photometry	**S** Surge protection **(Blank)** No Surge protection

Example: MAL05 150W 27V XXK Y Y Y Y Y

Fixture Type	Wattage	Voltage	CCT	Finish	Photocell (Option)	Sensor (Option)	Mounting	Photometry
MAL05 Area Light Series	**150** 150W **180** 180W **250** 250W **300** 300W	**27V** 120-277V **48V** 347-480V	**40K** 4000K **50K** 5000K	**D** Dark Bronze **B** Black **W** White **SG** Silver Gray	**P0** 120-277V Photocell **P3** 347V Photocell **P4** 480V Photocell **Blank** Without Photocell	**M** With Sensor **Blank** Without Sensor	**SQ** Square Pole Mount **SP** Slipfitter Mount **WM** Wall Mount **YK** Yoke Mount **SQA** Adjustable Square Mount	**T3** TYPE Ⅲ Photometry **T4** TYPE Ⅳ Photometry **T5** TYPE Ⅴ Photometry

ADDITIONAL MOUNTING ACCESSORIES

POLE BRACKET • For mounting one fixture on an existing pole



4" Square Pole Mount with 2-3/8" O.D. Tenon
No. 4SQ-SP-D
Finish: Dark Bronze
USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.



4" Round Pole Mount with 2-3/8" O.D. Tenon
NO. 4SQR-SP-D
Finish:Dark Bronze
USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.



5" Square Pole Mount with 2-3/8" O.D. Tenon
No. 5SQ-SP-D
Finish: Dark Bronze
USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.



5" Round Pole Mount with 2-3/8" O.D. Tenon
NO. 5SQR-SP-D
Finish:Dark Bronze
USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.



Pole Bracket Accessories –Angle-Adjustment Adapter
NO. SQA-ALDA
Finish: Dark Bronze
USE: Durable brackets are engineered to provide versatile mounting options. These arms are made from rugged die-cast aluminum. They allow optimal positioning of the light fixture to maximize the lighting effectiveness vertically and horizontally.

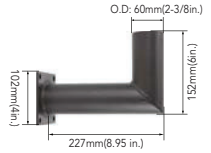


Pole Bracket accessories-Tenon & Yoke Adaptor
NO. SP-TR-D
Finish: Dark Bronze
USE: The 2-3/8" OD Tenon Mount Adaptor for Yoke Fixtures is designed to mount MESTER light fixtures that are equipped with a yoke mount onto a 2-3/8" OD tenon. It may be utilized with the Mester Flood Light Series of light fixtures.



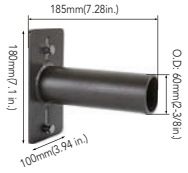
Horizontal Wall or Square or Round pole mount with 2-3/8" Tenon Bracket
NO. SQ/R-SP-D
Finish: Dark Bronze
USE: This tenon bracket can be installed onto a wall, square pole, round pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting.

WALL BRACKET • Attaches to any flat surface • Provides wiring access



90° Wall Mount Bracket with 2-3/8" O.D. Tenon
NO. WM-SP-D
Finish: Dark Bronze
USE: The 90° wall mount bracket with 2-3/8" tenon attaches an MESTER floodlight to almost any surface: wall, roof, or wood pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.

Mid-Pole tenon Bracket



2-3/8" OD Horizontal Tenon Mid-Pole Bracket
NO. SQ-SP-D
Finish:Dark Bronze
USE:2-3/8" OD Horizontal Tenon Mid-Pole Bracket is designed to mount light fixture that is equipped with a adjustable slipfitter onto a 2-3/8" OD horizontal tenon

Round External Mount Horizontal Tenon · To mount 2/3/4 fixtures on a existing pole



Double 90' Horizontal Tenon Adaptor
NO. R60-SP2-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally



Triple 120' Horizontal Tenon Adaptor
NO. R60-SP3-120-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally



Double 180' Horizontal Tenon Adaptor
NO. R60-SP2-180-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally



Quad 90' Horizontal Tenon Adaptor
NO. R60-SP4-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Four fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally



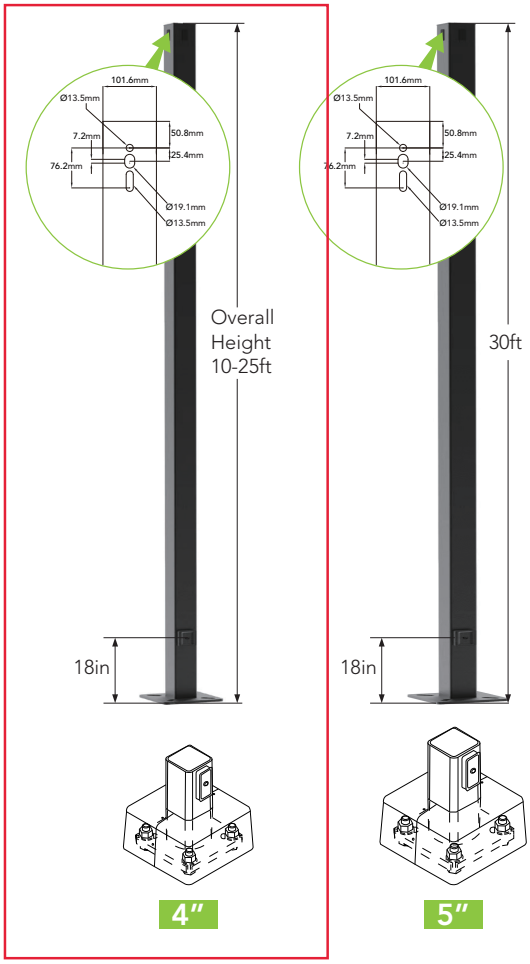
Triple 90' Horizontal Tenon Adaptor
NO. R60-SP3-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

TYPE DD, EE
MSSS41120D

SQUARE STRAIGHT POLE

FEATURES & BENEFITS

- **Pole top option:**
  Removable Die-casting Aluminum top cover (pole is drilled) or welded steel tenon (pole is mortise option) can be supplied on customer's request for fitting light fixtures. The drilling mode shall be provided by the customer, unless the project uses energy lamps; If the mortise and tenon option is selected, the customer needs to determine the appropriate mortise and tenon dimensions for the project.
- **Vertical shaft:**
  Hot rolled commercial quality welded steel pipe with a minimum yield strength of 42,000 psi is rugged and can be used to manufacture pole shafts.
- **Handhole:**
  The reinforced handhole is located at a 12" base and can be used according to the selected lighting application.
- **Base cover:**
  A 2-piece ABS plastic base cover is available, easy to assemble and mount on the pole, and securely attached.
- **Anchor bolts:**
  Each bolt includes 2 nuts and 2 washers. The top of the anchor bolt is threaded and can be used to secure and level rods with accompanying nuts and washers.
- **Color and finish options:**
  Commercial grade, ultra durable powder coating, hot dip galvanizing process for greater hardness and durability. Powder-coated, hot-dip galvanizing is available as a premium option.
- **Other Options:**
  The following options are available: Shock absorber, custom mortise and tenon size, custom color, electric /GFI socket, custom rod height, additional hand holes, UL compliant hand holes and custom base plate size.



ORDERING INFORMATION

Example:

M	SSS	4	7G	15FT	D	A1	
Company Code	**Pole Type**	**Shaft Size**	**Thickness**	**Height**	**Finish**	**Anchor Bolt**	**Internal Code**
M	**SSS** Square Straight Steel	**4** 4" **5** 5"	**7** (0.179") **11** (0.12")	**10** **15** **20** **25** **30**	**D** Dark Bronze **B** Black **W** White **SG** Silver Gray	**Blank** None **A1** 3/4" x 17" **A2** 3/4" x 30" **A3** 1" x 36"	**Blank** None **Alphanumeric**

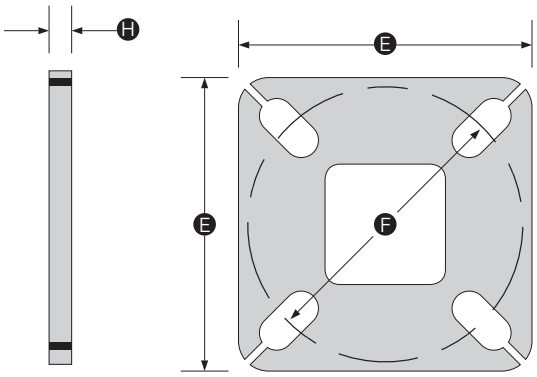
Note: 1. 10-25ft suit for 4in, 11G.
2. 30ft only suit for 5in, 7G, see technical details table for co

NOTE: POLE HEIGHT TO BE ADJUSTED; TOTAL FIXTURE HEIGHT WILL NOT EXCEED 20FT.

TECHNICAL DETAILS

Catalog Number	Shaft Size (in)	Shaft Height (ft)	Wall thick (in)	Gauge	Weight (LBS)	Maximum EPA with 1.3 Gust Factor															
						80 mph	Max weight	90 mph	Max weight	100 mph	Max weight	110 mph	Max weight	120 mph	Max weight	130 mph	Max weight	140 mph	Max weight	150 mph	Max weight
MSSS41110DA1	4"	10	0.120	11	76	30.6	765	23.8	595	18.9	470	14	325	10.5	263	8.5	213	7	175	6	150
MSSS41115DA1	4"	15	0.120	11	113	17.9	450	13.5	335	10.3	250	7.2	185	6	145	4.4	112	3.3	85	2.4	60
MSSS41120DA1	4"	20	0.120	11	138	9.6	240	6.7	165	4.5	150	2.5	100	2.5	62	1.5	38	-	-	-	-
MSSS41125DA2	4"	25	0.120	11	170	4.8	150	2.6	100	1	50	-	-	-	-	-	-	-	-	-	-
MSSS5730DA3	5"	30	0.179	7	380	10.7	267	6.7	167	3.9	100	1	25	-	-	-	-	-	-	-	-

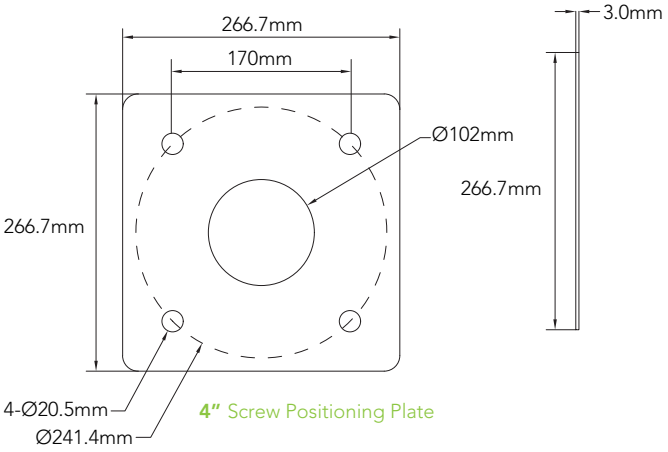
ANCHORAGE DETAIL



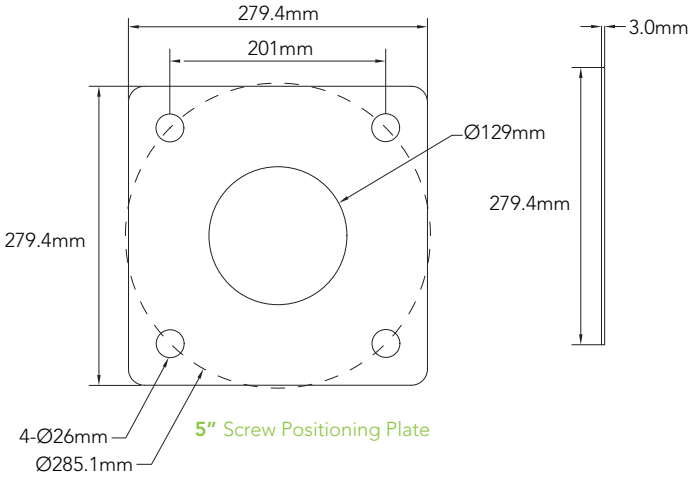
Base Plate with Slots or Holes

Anchor Base size	Wall thick H	Base Plate Square E	Bolt Circlege Range (in)	Bolt Circle F	Bolt Projection
4"	0.75"	10.5"	8-11	9.5"	3.75"
5"	1"	11"	10.6-12	11.3"	4.875"

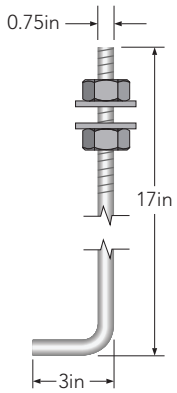
DIMENSIONS



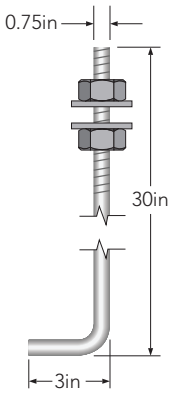
4" Screw Positioning Plate



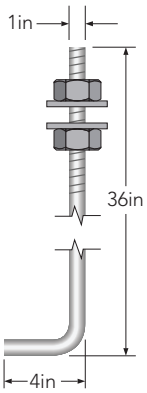
5" Screw Positioning Plate



A1 Anchor Bolt
Suit for 10ft, 15ft, 20ft



A2 Anchor Bolt
Suit for 25ft



A3 Anchor Bolt
Suit for 30ft

Specifications are subject to change without notice.
Updated date: 2023-10-23

SKYLINE ON SUNWOOD

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

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

Outlot B, RAMSEY TOWN CENTER 11TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as SKYLINE ON SUNWOOD.

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

SIGNED: PSD, LLC

By _____, Chief Manager
Pamela S. Deal

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____ by Pamela S. Deal, Chief Manager of PSD, LLC, a Minnesota limited liability company.

_____ _____
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 SKYLINE ON SUNWOOD 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. ZiegImeier
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 SKYLINE ON SUNWOOD 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

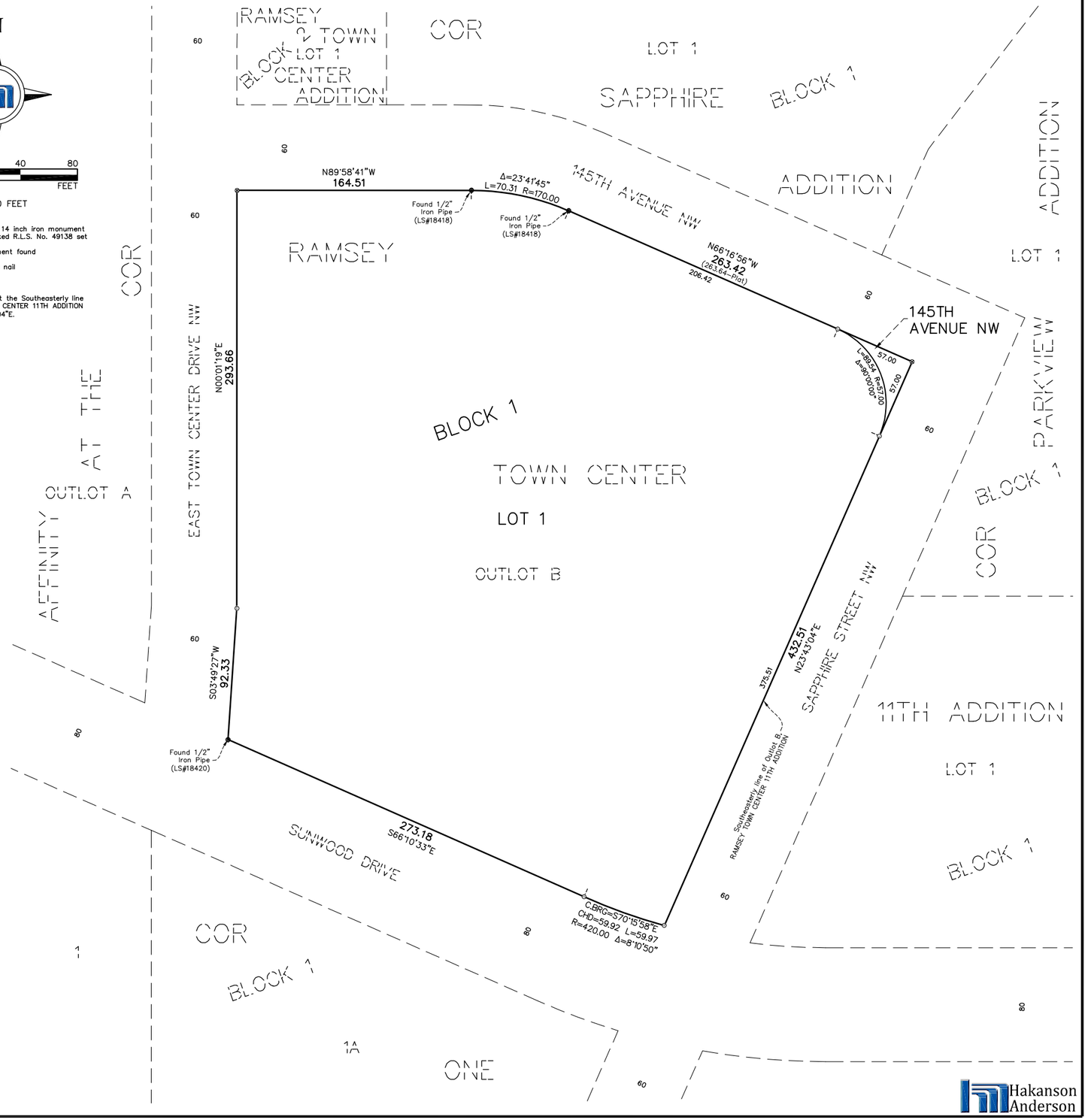
N

SCALE: 40 0 40 80 FEET
IN

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
- ⊗ Denotes a set concrete nail

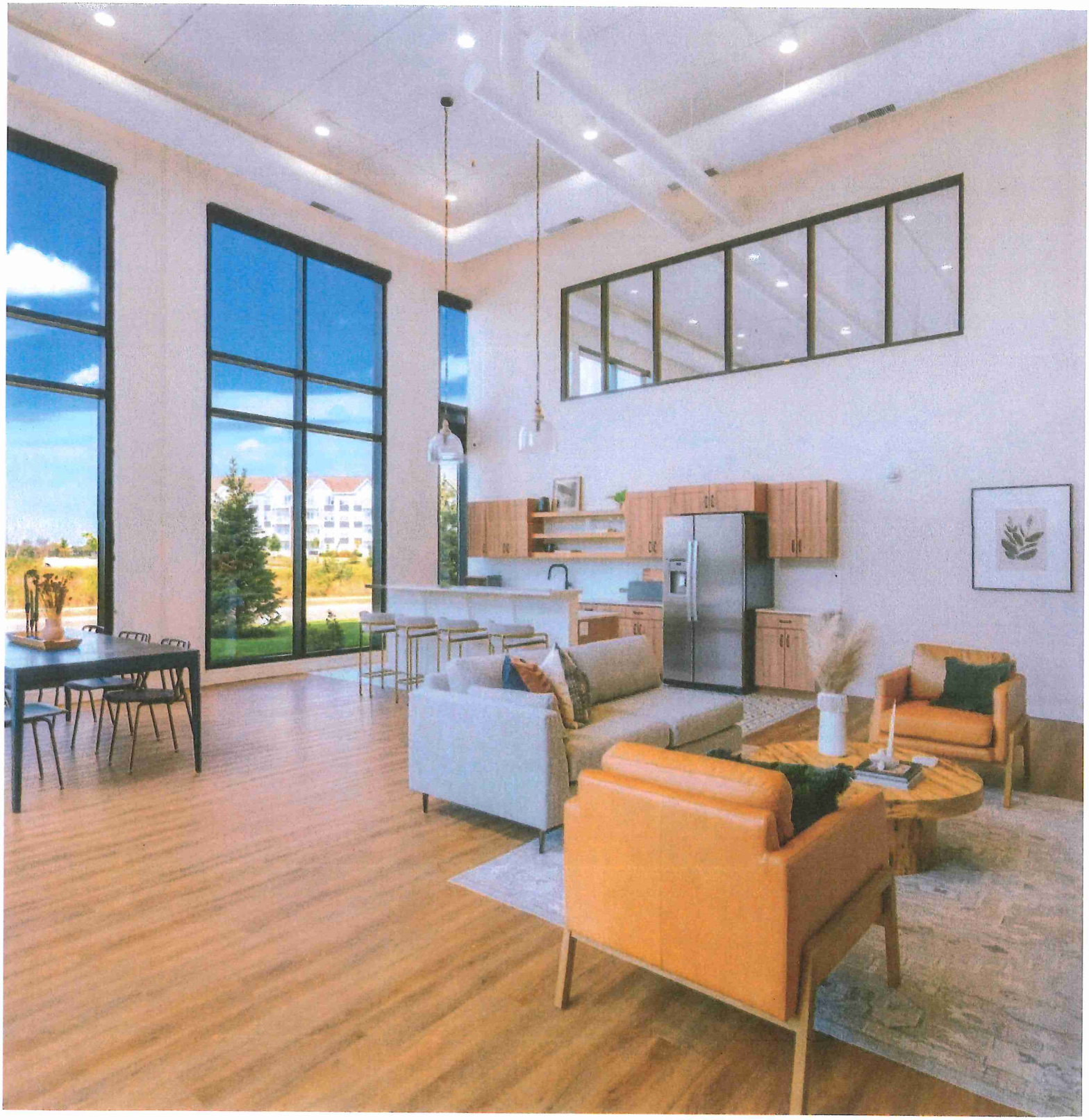
For the purposes of this plat the Southeasterly line of OUTLOT B, RAMSEY TOWN CENTER 11TH ADDITION is assumed to bear N23°43'04"E.



Hakanson Anderson

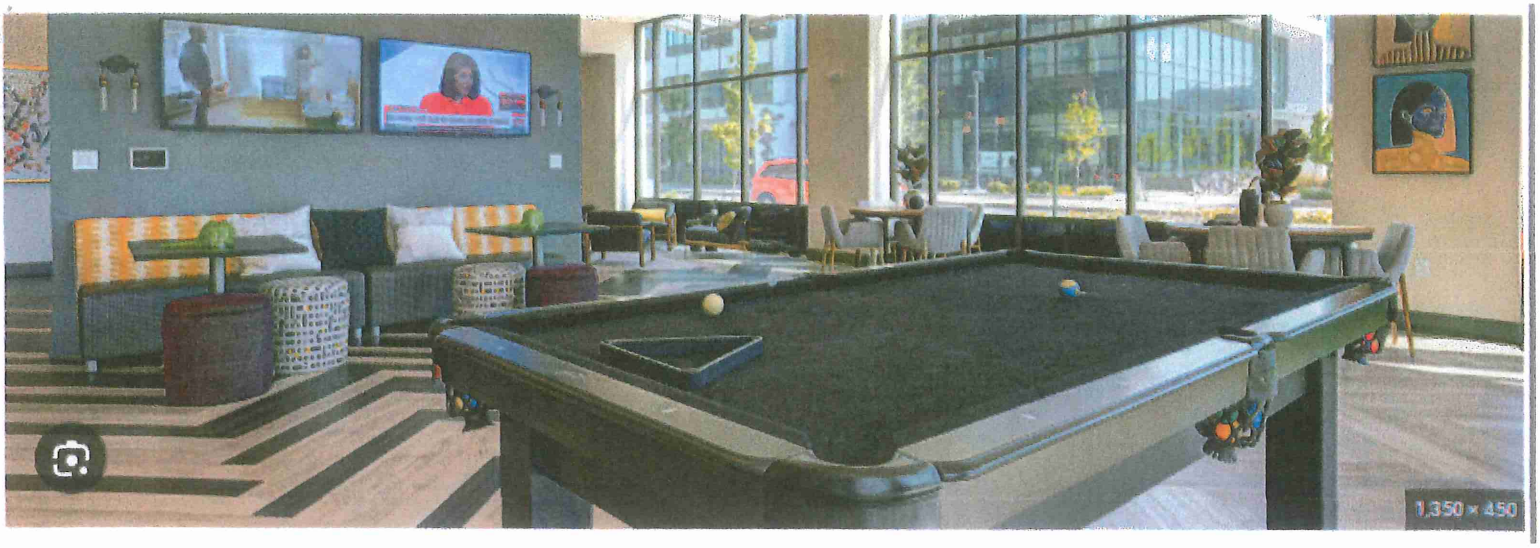
Ref #	Status	Department	File	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
48	Unresolved	Lead Engineering Tech	018 - UTILITY.pdf	Existing service stubs	Anything not used needs to be removed back to the main. water,sewer and storm.	05/23/2024 11:46 AM	Aaron Madsen	Revised.
47	Unresolved	Civil Engineer IV	016 - GRADING.pdf	Coordinate Plans	This line is shown as stopping inside the building on the Utility Plan. Coordinate the plans to show the same information.	05/22/2024 10:20 AM	Len Linton	Corrected.
46	Unresolved	Civil Engineer IV	018 - UTILITY.pdf	Parking Lot Drainage	The overflow elevation from the parking area to 145th Avenue is above the first floor elevation of the building. The parking area is drained by large storm sewer	05/22/2024 10:16 AM	Len Linton	See Inlet Capacity calculations included in Stormwater Management Plan.
45	Unresolved	Civil Engineer IV	015 - EXISTING.pdf	Service removal	Remove unused water services back to main.	05/22/2024 9:39 AM	Len Linton	Revised.
44	Unresolved	Engineering Tech	016 - GRADING.pdf	Driveway crossings	Add pedestrian ramps for crossing entrances, show specific details with elevations for each ped ramp.	05/22/2024 8:34 AM	Logan Czech	Pedestrian ramps are detailed on the Entrance Detail sheets. We are not proposing truncated domes at private drive intersections as they are only required at public streets.
29	Unresolved	Civil Engineer II	018 - UTILITY.pdf	Water Connectoin	Call out wet tap	05/21/2024 8:50 PM	Joe Feriancek	Revised.
30	Unresolved	Civil Engineer II	018 - UTILITY.pdf	Water Bends	Call out tees and bends	05/21/2024 8:50 PM	Joe Feriancek	Revised.
31	Unresolved	Civil Engineer II	018 - UTILITY.pdf	Sanitary Service	Call out the inverts on both ends.	05/21/2024 8:50 PM	Joe Feriancek	Revised.
27	Unresolved	Civil Engineer II	016 - GRADING.pdf	Inlet Protection	Not seeing inlet protection.	05/21/2024 8:44 PM	Joe Feriancek	Inlet protection was previously shown on SWPP Plan sheet. Has been added to Grading Plan.
28	Unresolved	Civil Engineer II	016 - GRADING.pdf	More Detail	Can the staking plan information be added to the grading plan for convenience? Grading plan at a minimum should have inlet and major important gutter line	05/21/2024 8:44 PM	Joe Feriancek	Inlet elevations have been added as requested. If all the information was shown, the grading plan would be difficult to read.
26	Unresolved	Civil Engineer II	015 - EXISTING.pdf	Unused Services	Typically unused services are removed back to the main. I think this needs discussion.	05/21/2024 8:38 PM	Joe Feriancek	Revised.
25	Unresolved	Civil Engineer II	010 - DETAIL 1.pdf	General Note 4	Add the Geotechnical Report information	05/21/2024 8:28 PM	Joe Feriancek	Revised.
23	Unresolved	City Planner	002 - 22070P-Sheet A101 1OVRPLN.PDF	Changemark note #01TL	Tenant is the correct spelling. Several places.	05/20/2024 11:40 AM	Todd Larson	Spelling to be updated for permit set
22	Unresolved	Fire	002 - 22070P-Sheet A101 1OVRPLN.PDF	Changemark note #01	Would like to see the FDC located on the Sunwood drive side of the building.	05/14/2024 4:08 PM	Chris Weiss	FDC location updated. See revised site plan on sheet A010.
35	Unresolved	Engineering Tech	013 - DETAIL 4.pdf	Updated details	WAT-1 was updated in January 2024, available on city website.	05/14/2024 9:00 AM	Logan Czech	Revised.
20	Unresolved	City Planner	027 - LANDSCAPE 1.pdf	Changemark note #01TL	The landscape beds along City Hall have power outlets for seasonal lighting. Please consider adding power outlets too.	05/13/2024 3:41 PM	Todd Larson	The Owner is open to the City adding lights.
17	Unresolved	City Planner	032 - PHOTOMETRIC.pdf	Changemark note #02TL	Please provide cut sheets of your lights. All lighting must be downcast and shielded. Architectural lighting may be upcast only onto the building.	05/13/2024 3:31 PM	Todd Larson	Cut sheets provided

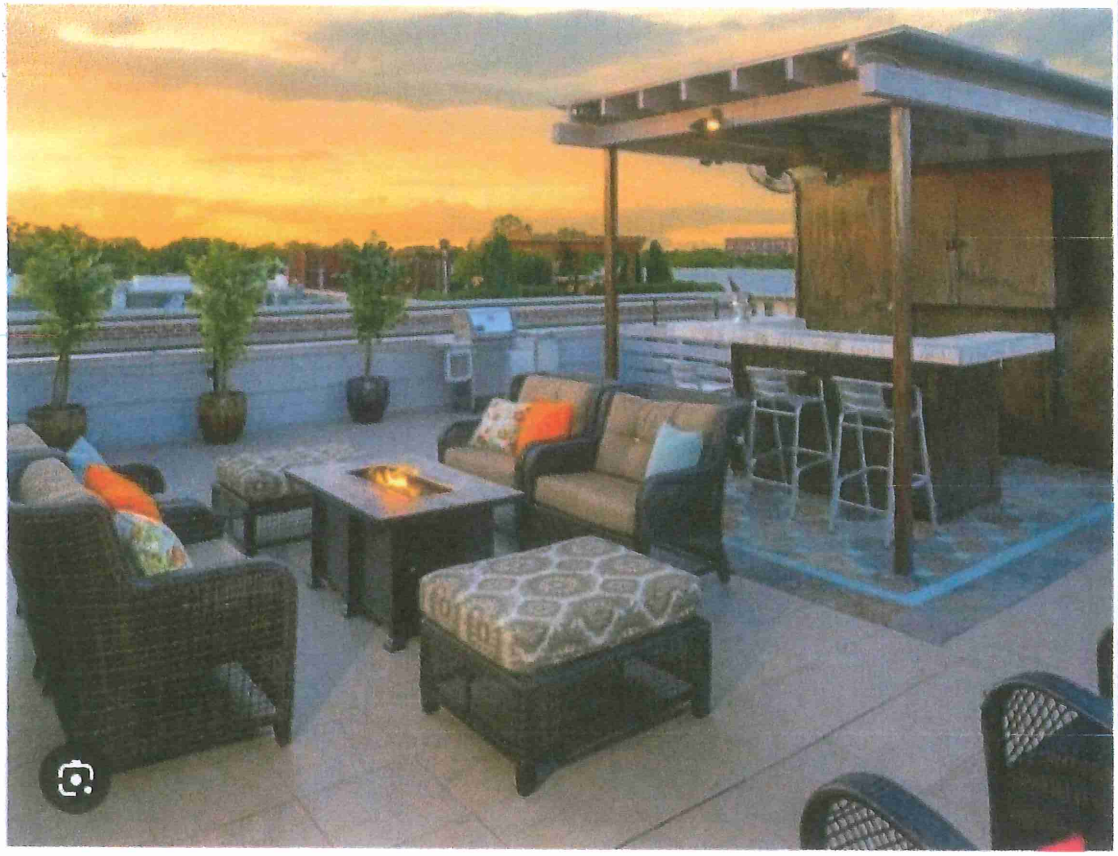
18	Unresolved	City Planner	032 - PHOTOMETRIC.pdf	Changemark note #03TL	Consider adding wall-mounted architectural lighting for interest along the walls of the parking areas.	05/13/2024 3:31 PM	Todd Larson	Up/down lights to be further discussed with owner and/or city staff to meet your intent.
19	Unresolved	City Planner	032 - PHOTOMETRIC.pdf	Changemark note #04TL	Please add 2-3 short streetlights along Sapphire St. in the vicinity of the retail.	05/13/2024 3:31 PM	Todd Larson	We feel there is an appropriate amount of lighting from the retail soffit lights shown in the photometric. We seem to meet or exceed the same standard as the neighboring developments in that area.
15	Unresolved	City Planner	030 - FINAL PLAT.pdf	Changemark note #01TL	There are no D&Us, but there is an Avenue.	05/13/2024 3:23 PM	Todd Larson	Revised
12	Unresolved	City Planner	025 - ENTRANCE 2.pdf	Changemark note #02 TL	Is this concrete between the ramp and the sidewalk? Please replace with short walls and planter boxes.	05/13/2024 3:16 PM	Todd Larson	Revised
7	Unresolved	City Planner	008 - 22070E-Sheet A502 EXTERIOR ELEVATIONS.pdf	Changemark note #02TL	This area is very plain and creates dead space on your wall. Please consider adding more windows for light into the garage. Other ideas include altering the	05/13/2024 3:09 PM	Todd Larson	We feel there is an appropriate amount of glazing and architectural appeal. We seem to meet or exceed the same standard as the neighboring developments in that area.
3	Unresolved	City Planner	007 - 22070E-Sheet A501 EXTERIOR ELEVATIONS.pdf	Changemark note #02 TL	Please show all of the potential signage locations - as if the retail spaces were all subdivided. We will include a "sign package" approval for all potential sign	05/13/2024 2:56 PM	Todd Larson	Potential signage locations are shown on the elevations. Please see sheets A501 & A502.
4	Unresolved	City Planner	007 - 22070E-Sheet A501 EXTERIOR ELEVATIONS.pdf	Changemark note #03 TL	Any sign for the apartment building?	05/13/2024 2:56 PM	Todd Larson	Yes, apartment signage added to elevations. See revised Elevation "A"/A501 and Elevation "G"/ A502.
5	Unresolved	City Planner	007 - 22070E-Sheet A501 EXTERIOR ELEVATIONS.pdf	Changemark note #04 TL	Please show any wall-mounted light fixtures.	05/13/2024 2:56 PM	Todd Larson	See spec sheet
1	Unresolved	City Planner	002 - 22070P-Sheet A101 1OVRPLN.PDF	Changemark note #01 TL	Prior to building permit, let's discuss security measures so that the building is secure from someone who slips in under the garage door.	05/13/2024 2:47 PM	Todd Larson	Fob hardware to be provided for security measures.
63	Unresolved	Civil Engineer II	030 - FINAL PLAT.pdf	Center Street	Understanding is this has officially changed from East Town Center Drive NW to Center Street NW.	06/21/2024 3:35 PM	Joe Feriancek	
62	Unresolved	Civil Engineer II	018 - UTILITY.pdf	San MH Existing Invert East	Can you verify this. Center Street Plans from 2014 are calling out this invert at 855.19; which would make more sense since at 857.19 it would flow backwards	06/21/2024 2:52 PM	Joe Feriancek	
61	Unresolved	Civil Engineer II	016 - GRADING.pdf	Rock Construction Entrance	I agree hauling typically causes more tracking, but the rock exit should be installed up front, once any on-site excavation occurs.	06/21/2024 10:31 AM	Joe Feriancek	
60	Unresolved	Civil Engineer II	015 - EXISTING.pdf	Small Utility Lines	Assuming you're just waiting on as-builts from private utilities?	06/21/2024 10:24 AM	Joe Feriancek	
59	Unresolved	Civil Engineer II	013 - DETAIL 4.pdf	WAT-1 DETAIL	WAT-1 was updated in January of 2024.	06/21/2024 10:09 AM	Joe Feriancek	
58	Unresolved	Civil Engineer II	009 - TITLE.pdf	CENTER STREET	NAME HAS BEEN UPDATED TO JUST 'CENTER STREET'.	06/21/2024 10:03 AM	Joe Feriancek	

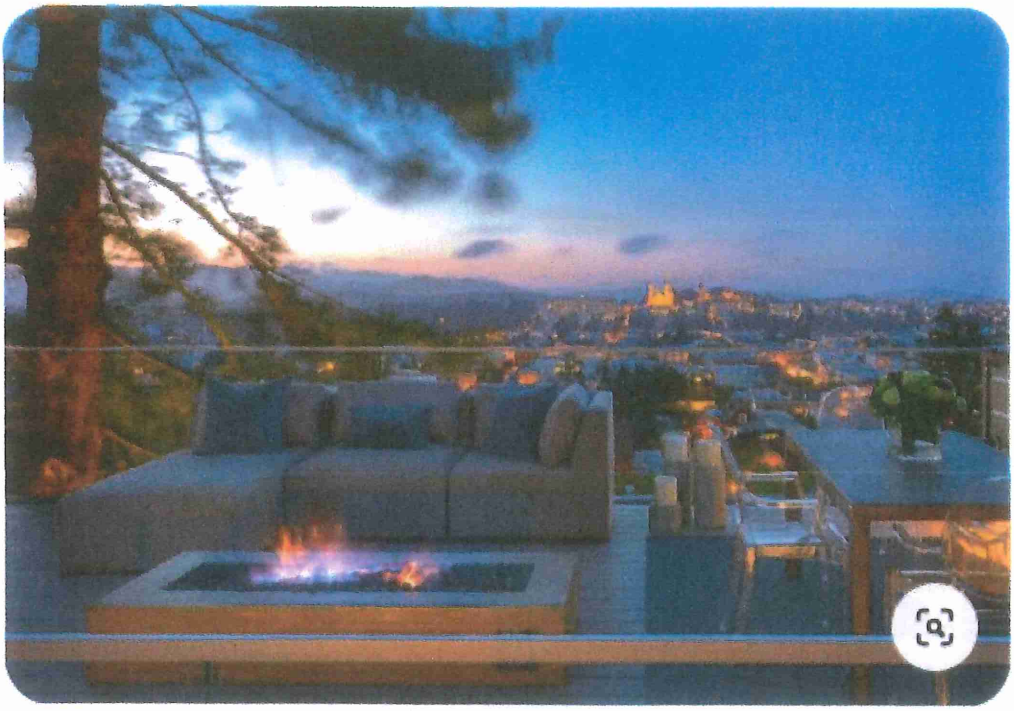


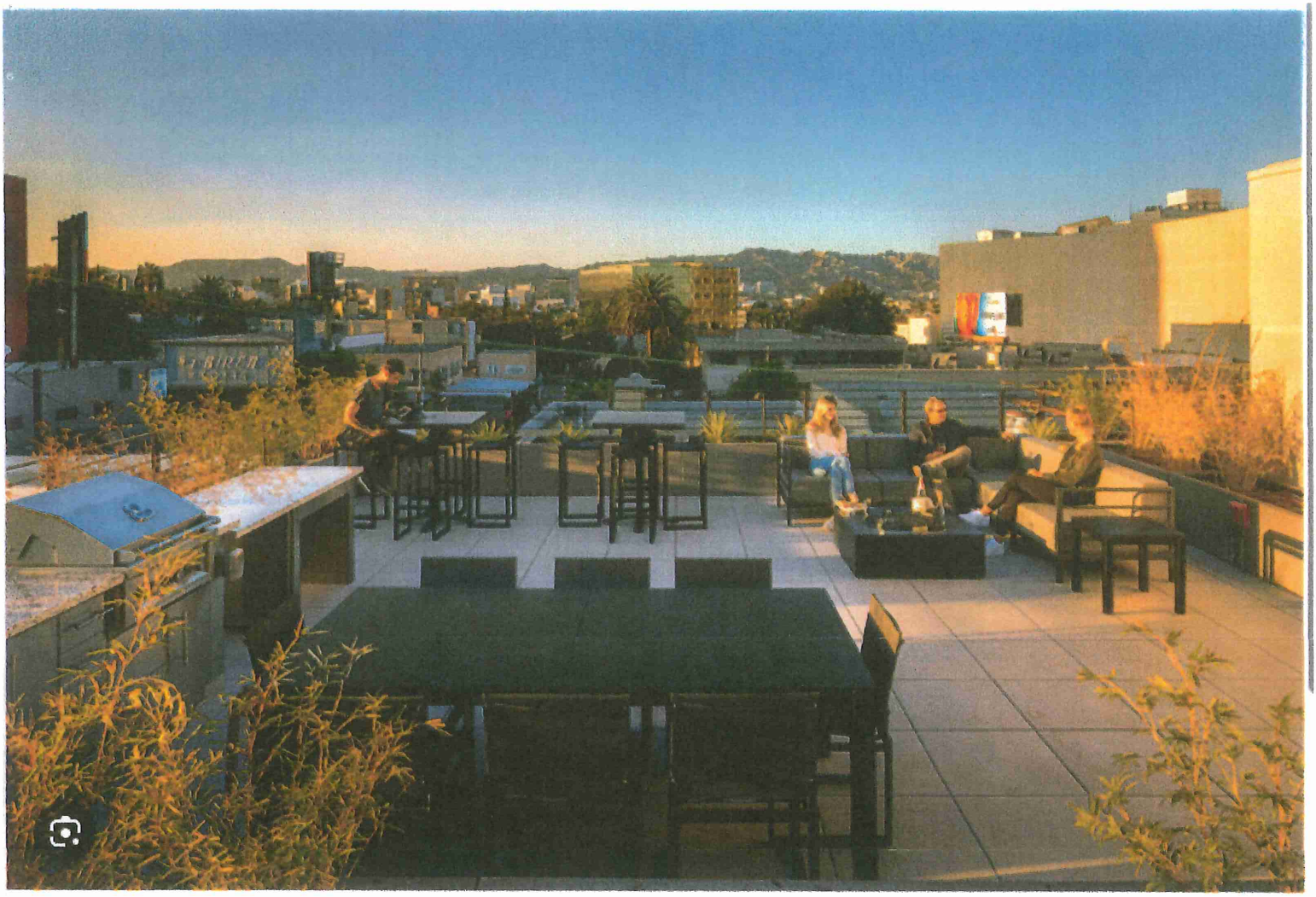


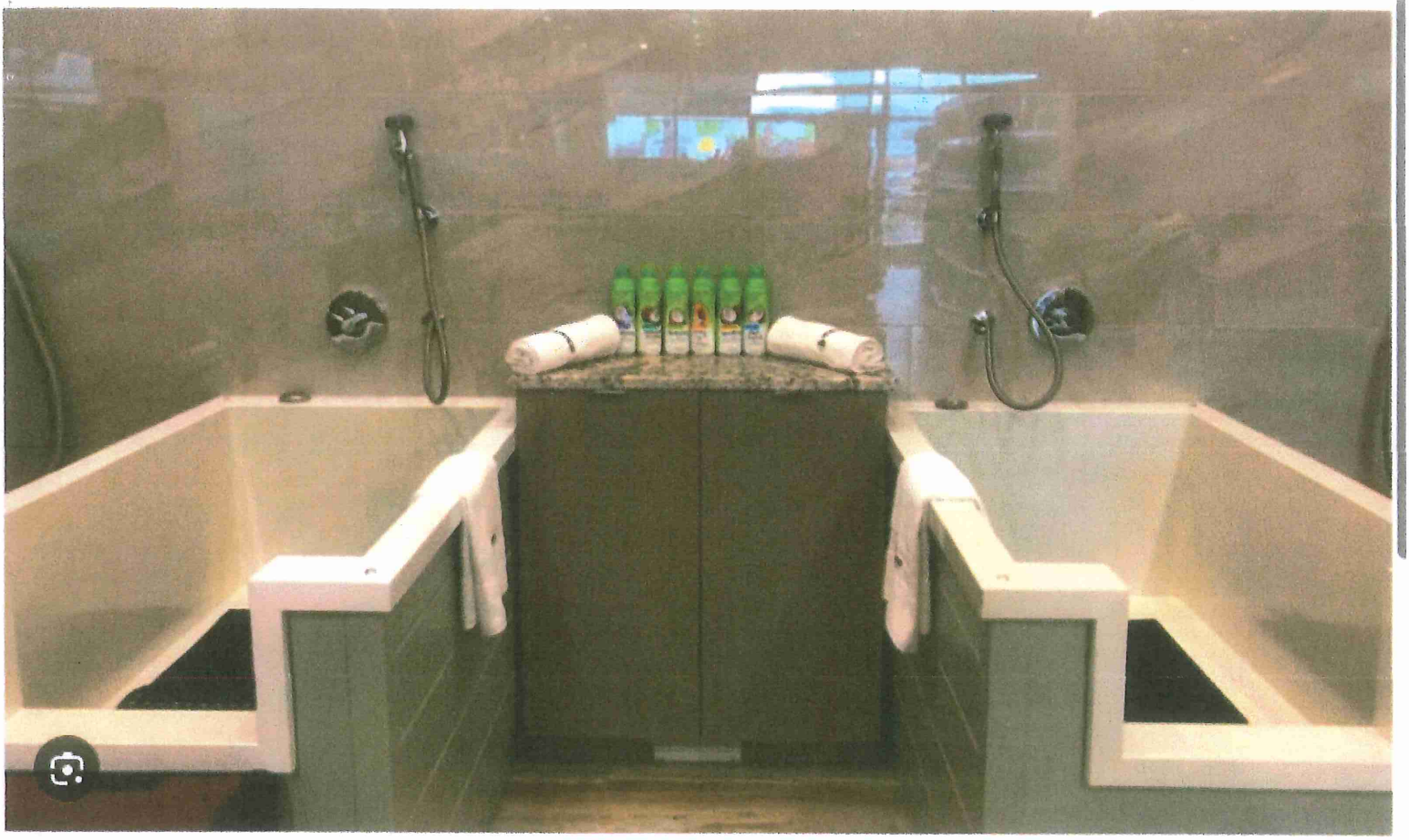



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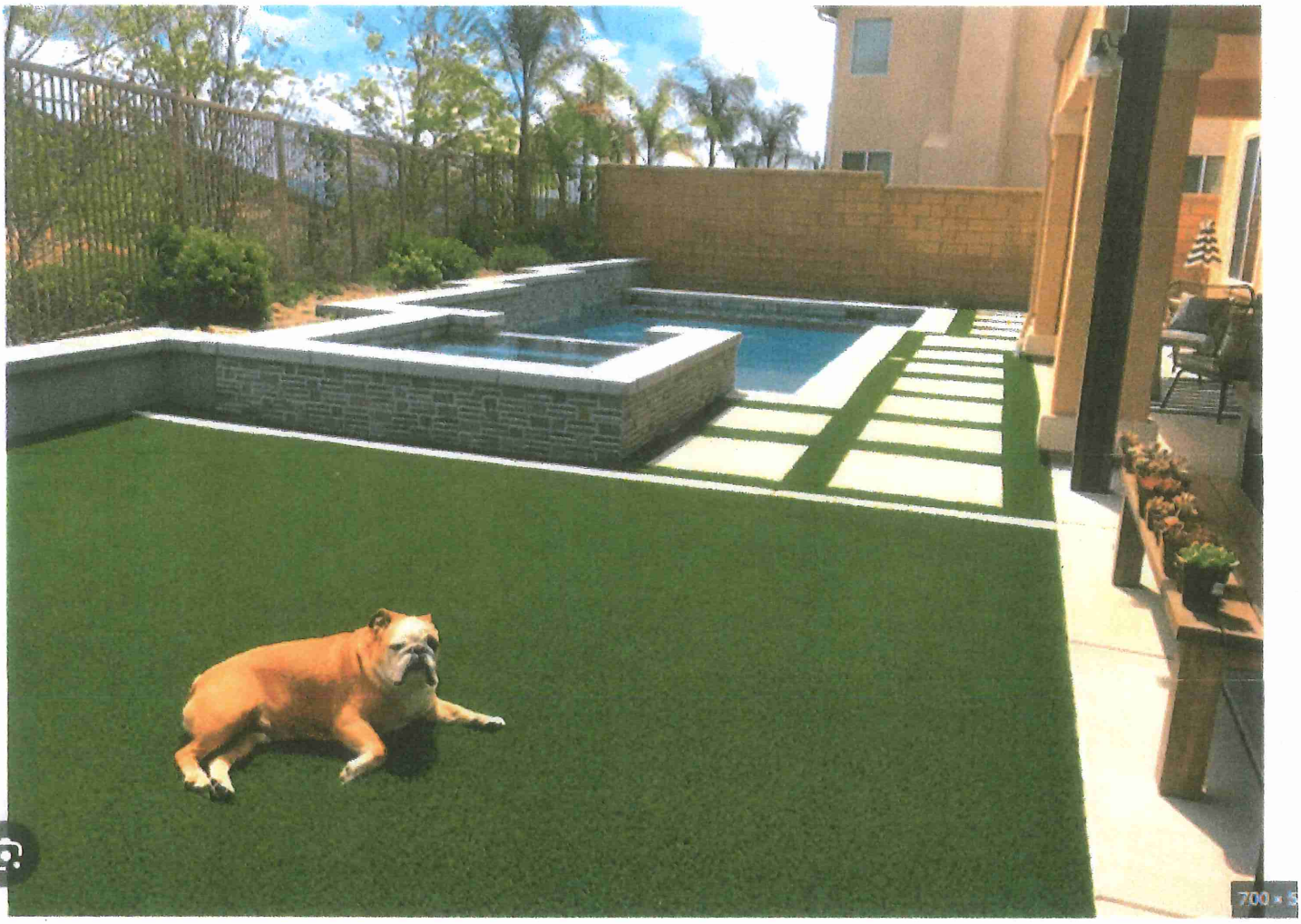






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CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title:

Adopt Resolution #24-181 Accepting Quotes and Awarding Contract for Improvement Project #24-56, Lift Station No. 1 Permanent Generator

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-181 accepting quotes and awarding a construction contract for Improvement Project #24-56, Lift Station No. 1 Permanent Generator.

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, which is located at 13659 - 137th Avenue, 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.

On April 9, 2024, City Council approved a 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 said improvements necessary to accommodate the permanent generator, apply for permits, administer the bid process, and provide construction related services.

Pursuant to Ramsey City Council Resolution #24-159, adopted June 11, 2024, the City Council approved final plans and authorized requests for quotes.

On June 28, 2024, two (2) quotes were received, opened and tabulated, and the following quotes were found to comply with the approved plans and specifications and request for quotes.

Contractor	**Total Quote**
Design Electric, Inc.	$127,857.00
Killmer Electric, Inc.	$171,349.00
Engineer's Estimate	*$90.935.00*

Design Electric, Inc. submitted the lowest responsible quote in the amount of $127,857.00 for construction of the improvements in accordance with the approved plans and specifications and request for quotes.

Notification:

Notifications are not required for this case.

Time Frame/Observations/Alternatives:

Observations:

Lift Station No. 1 is not the largest lift 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 of this lift station.

A second project is proposed for 2025, or possibly the Fall of 2024, to further improve the reliability, and the productivity, of this lift station by making internal improvements per the adopted 2024 – 2033 CIP sheet for project #24-SEW-002, Lift Station No. 1 Rehab and Generator.

No significant SCADA changes were determined to be needed as a result of these improvements, and a sound study was not completed for the generator improvements at this site.

Alternatives:

Alternative #1: Motion to adopt Resolution #24-181 accepting quotes and awarding a construction contract to Design Electric, Inc. in the amount of $127,857.00 for Improvement Project #24-56, Lift Station No. 1 Permanent Generator.

Alternative #2 - Motion to deny adoption of Resolution #24-181 at this time.

Funding Source:

The engineer's estimated construction cost for the proposed improvements was $90,935.00.

Design Electric, Inc. submitted the low quote in the amount of $127,857.00. The higher bid price is due primarily to the steady increase in generator prices over the last few years. While this project could be re-bid at a later date, the expectation is that generator prices will continue to rise and the City would not likely realize a cost savings by re-bidding this project.

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.

Outcome/Action:

Motion to adopt Resolution #24-181 accepting quotes and awarding a construction contract to Design Electric, Inc. in the amount of $127,857.00 for Improvement Project #24-56, Lift Station No. 1 Permanent Generator.

Attachments

Resolution 24-181

CIP 24-SEW-002

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 02:43 PM
Form Started By: Bruce Westby		Started On: 06/28/2024 11:00 AM
Final Approval Date: 07/03/2024		

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

RESOLUTION #24-181

RESOLUTION ACCEPTING QUOTES AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #24-56, LIFT STATION NO. 1 PERMANENT GENERATOR

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, pursuant to Ramsey City Council Resolution #24-098, adopted April 9, 2024, the proposal from Bolton and Menk, Inc. to provide design, bidding, and construction related services for Improvement Project #24-56, Lift Station No. 1 Rehabilitation and Generator Installation was approved; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-159, adopted June 11, 2024, the plans prepared by Bolton and Menk, Inc. were approved and requests for quotes were authorized for Improvement Project #24-56, Lift Station No. 1 Permanent Generator; and

WHEREAS, requests for quotes were solicited from four (4) contractors known to provide said improvements; and

WHEREAS, two (2) quotes were received, opened and tabulated on June 28, 2024, and the following quotes were found to comply with the approved plans and specifications and request for quotes; and

Contractor	Total Quote
Design Electric, Inc.	$127,857.00
Killmer Electric, Inc.	$171,349.00
Engineer's Estimate	*$90.935.00*

WHEREAS, the quote of Design Electric, Inc. in the amount of $127,857.00 for the total quote for construction of the improvements in accordance with the approved plans and specifications and request for quotes, is the lowest responsible proposer and their quote shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said proposer for the construction of said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of July, 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**

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-185 Approving Change Order #2 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-185 approving Change Order #2 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02.

Background:

Trunk Watermain Scope:

Included in the Halls Dover Acres Street Reconstructions project is the extension of approximately 1,265 lineal feet of 12-inch trunk watermain between Potassium Street east of 157th Lane and Sodium Way adjacent to Sunfish Lake Boulevard. This connection, which provides another loop in the watermain system allowing users to be served by water from two directions, is included within the 10-year Capital Improvement Program and 2040 Comprehensive Plan.

Existing As-builts:

The Alpine Acres Record Drawings, dated February 15, 2006, stated 12-inch ductile iron pipe watermain was extended through the Sodium Way cul-de-sac, into the Sunfish Lake Boulevard right of way. Construction on the watermain connection at the Sodium Way cul-de-sac began July 1, 2024. It was discovered that the hydrant on the north end of the Sodium Way cul-de-sac was placed at the end of the line, and a reduction from 12 inches to 6 inches occurs somewhere between the hydrant and the last gate valve in line, approximately 260 feet to the south along Sodium Way. The 6-inch watermain line was chased 45 feet into the cul-de-sac, until 1-inch service connections to the adjacent townhomes were found. This indicates the run from the inline gate valve to the hydrant is likely 6-inches the entire way.

Additional Construction Impacts:

To complete the trunk watermain loop, there are two likely options. The first option explored would be to continue down Sodium Way, replacing the 6-inch watermain with 12-inch. Staff did not feel this was an effective solution when considering the following; Sodium Way is a private street with underlying drainage & utility easement, replacing watermain would negatively impact access for approximately 20 residents. Because water services are off of the existing 6-inch line, temporary services would be required to 8 properties during construction, and periods of water shut-off would impact approximately 20 residents. Because of the location of the existing 6-inch line, in addition to replacing the pavement, concrete curb and gutter and valley gutter would require replacement, significantly increasing costs.

The preferred solution by Staff is to continue the watermain route under the bituminous trail on the east side of Sunfish Lake Boulevard, and connect to the existing 8-inch watermain at 155th Avenue / Sodium Street. This requires an additional 395 lineal feet of 12-inch watermain, compared to approximately 260 lineal feet required to extend along Sodium Way. However, replacing the bituminous trail is significantly less expensive than replacing the street, concrete curb and gutter, and concrete valley gutters within Sodium Way. In the short term, connecting to the 8-inch existing watermain line provides the desired trunk watermain loop, Staff will explore if replacing the 250 feet of 8-inch line between Sunfish Lake Boulevard and Sodium Way within 155th Avenue will be necessary

at a future date, but likely this will only be required if additional development in the area occurs. This option is reflected in the attached Change Order No.2.

Notification:
Notification is not required.

Observations/Alternatives:

Time Frame:
Staff estimates up to 10 minutes will be needed to present this case and respond to questions.

Observations:
Staff has reviewed the unit prices for the change order and feels the prices are reasonable based on current construction costs. If these improvements were to be constructed as a stand-alone project, Staff anticipates the costs would increase.

Alternatives:
Alternative #1 – Motion to adopt Resolution #24-185 approving Change Order #2 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02.

Alternative #2 – Motion to deny Resolution #24-185, stop trunk watermain construction beyond the crossing at Nowthen Boulevard.

Alternative #3 – Motion of other.

Funding Source:
Payment for the work covered by Change Order #2 will be funded by Water Utility Funds. However, Staff is exploring whether the engineering consultant that provided the inaccurate record drawings to the City can be held liable for part or all of this change order given that the design for this project was based upon the information within the record drawings. Based on preliminary discussions with the City Attorney, this may be a viable option but staff must first confirm that an agreement did not exist that would absolve the engineering consultant of any liability for the inaccurate as-built plans.

Change Order No.2 increases the construction costs by $81,775.05.

Recommendation:
Staff recommends Alternative #1.

Action:
Motion to adopt Resolution #24-185 approving Change Order #2 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02.

Attachments

Res 24-185
Revised Watermain Route Exhibit
IP 24-02 CO#2

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/03/2024 12:59 PM
Brian Hagen	Brian Hagen	07/03/2024 01:04 PM
Form Started By: Joe Feriancek		Started On: 07/02/2024 08:51 AM
Final Approval Date: 07/03/2024		

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

RESOLUTION #24-185

RESOLUTION ACCEPTING CHANGE ORDER #2 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, pursuant to Ramsey City Council Resolution #24-097, adopted April 9, 2024, City Council approved Change Order No.1 increasing construction costs by $2,253.00 for the purpose of allowing the connection to City water service as requested by the residents at 6014 157th Lane NW; and

WHEREAS, during construction, it has been found that the existing watermain pipe size called out in the as-builts for the proposed connection location on Sodium Way is not correct; and

WHEREAS, an alternative trunk watermain route has been identified which will require extending the trunk watermain an additional 400 feet south along Sunfish Lake Boulevard to 155th Avenue NW; and

WHEREAS, Change Order No.2 increases construction costs by $81,775.05 for the purpose of completing the trunk watermain connection to the existing watermain located below 155th Avenue 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 #2 in the total amount of $81,775.05 for Dave Perkins Contracting to complete the trunk watermain connection to the existing watermain located below 155th Avenue 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 July, 2024.

Mayor

ATTEST:

City Clerk

0 20 40 60
SCALE (FEET)

N

SUNFISH LAKE BLVD (CR 57)

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90° bend
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873.36
881.36
1" service north
1" service

DATE	REVISION

Jul 02, 2024 - 2:24pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Halls Dover Acres Reconstruction 24-02\Support Drawings\24-02 Base Map.dwg

DESIGNED BY:	---	
DRAWN BY:	---	DATE: -- / -- / --
CHECKED BY:	---	FILE: 24-02

City of RAMSEY

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

WATERMAIN ROUTE

HALLS DOVER ACRES STREET RECONSTRUCTION
CITY PROJECT NO. 24-02
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

CHANGE ORDER NO 2

Date: July 2, 2024
Project: Halls Dover Acres Street Reconstructions
City Improvement Project #24-02
Contractor: Dave Perkins Contracting
Award Date: February 2, 2024

Contract Modifications:

Item	MnDOT No.	Description	Unit	Estimated Quantity	CO UNIT PRICE	EXTENED TOTAL
7	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	326	$ 3.00	$ 978.00
14	2112.604	SUBGRADE PREPARATION	SY	326	$ 8.00	$ 2,608.00
17	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	37	$ 38.00	$ 1,406.00
23	2360.507	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	7	$ 90.00	$ 630.00
24	2360.507	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	5	$ 92.00	$ 460.00
26	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) TRAIL	TON	46	$ 150.00	$ 6,900.00
32	2504.602	8" GATE VALVE & BOX	EA	1	$ 3,800.00	$ 3,800.00
35	2504.602	CONNECT TO EXISTING WATERMAIN (WET TAP)	EA	1	$ 2,800.00	$ 2,800.00
40	2504.603	12" WATERMAIN PVC (C900)	LF	395	$ 79.00	$ 31,205.00
41	2504.608	WATERMAIN FITTINGS	LBS	351	$ 12.00	$ 4,212.00
47	2563.601	TRAFFIC CONTROL (ADDITIONAL)	LS	1	$ 3,250.00	$ 3,250.00
53	2574.507	TOPSOIL (LV)	CY	50	$ 100.00	$ 5,000.00
54	2574.508	FERTILIZER TYPE 3	LBS	14	$ 1.25	$ 17.50
56	2575.505	SEEDING	ACRE	0.07	$ 265.00	$ 18.55
57	2575.508	HYDRAULIC MULCH MATRIX	LBS	280	$ 1.50	$ 420.00
59	2575.508	SEED MIXTURE 25-151	LBS	14	$ 5.00	$ 70.00
65	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	50	$ 10.00	$ 500.00
66	2531.503	CONCRETE CURB AND GUTTER	LF	50	$ 100.00	$ 5,000.00
65	2123.510	CREW & EQUIPMENT TIME (7/1/2024)	HR	10	$ 1,250.00	$ 12,500.00
					TOTAL	$ 81,775.05



Cost of Change:

Original Contract Price:	**$844,919.01**
Previous Change Orders:	**$2,253.00**
Change in Contract Price due this Change Order:	**$81,775.05**
Total Contract Price including this Change Order:	**$928,947.06**

This document will become a supplement to the contract and all provisions will apply hereto.

Recommended: _____ City Engineer — 7/3/2024 Date

Approved by: _____ City Administrator — _____ Date

Accepted: _____ Contractor — 7/3/2024 Date

CHANGE IN CONTRACT TIME

Due to this change, the Contract Time:

- ☐ is Increased by ☐ ____ Working Days
- ☐ is Decreased by ☐ ____ Calendar Days
- ☒ is not changed.
- ☐ May be revised if the work affected the controlling operation.

CC Regular Session

Meeting Date: 07/09/2024

Primary Strategic Plan Initiative:

Information

Title:

Introduce Ordinance #24-10: Zoning Code Updates

Purpose/Background:

When the new Zoning Code was adopted last year, it capped off a major re-write of the zoning regulations for the community. As it has been in practice for six months, staff has noted some things that need clarification or correction. Chapter 106 has been found to have some misspelled words, incorrect section references, and some formatting issues. Staff has been working with our legal publisher to fix these issues. The substantive changes, however, require the adoption of an ordinance to fix. Below is an explanation of the proposed changes.

Section 106-202 - Required sureties and financial guarantees

When a newly-constructed house is completed in the winter months, it is common for the landscaping and driveways not to be installed due to weather. Staff cannot prevent occupancy of the home due to those site items not being in place, but we can collect an escrow guaranteeing they'll be installed when the weather improves. The landscaping escrow was inserted into Code, but the driveway escrow was inadvertently left out. Many times, only one of the two escrows are needed, hence the separate sections.

Section 106-236 - Home occupation permits (procedures) and 106-425. - Performance Standards (home occupations)

In these two sections, it was unclear which HOP needed Planning Commission and City Council review (Type-II) and which did not (Type-I). There were several references to "interim use" from when it was proposed to have HOPs as a subset to interim uses. It was later determined that it made sense to split the home occupations apart from interim uses and not all of the subsections were updated.

Section 106-310 - Lighting

Three different concepts are proposed to be modified: First, what was adopted noted residential *zoned* property. The intent was for shorter light poles near residential *uses*. The adopted text left out PUDs and mixed-use zoning (COR). Second, the height of 20 feet for freestanding poles was used with the Hilton Home2Suites project next to Northart Ramsey Apartments, so that height was used instead of the adopted 15 feet. Third, there was confusion about how a shared parking lot or driveway that has a property line running though should be treated as strict interpretation would require dimmer light levels along that line.

Section 106-331 - Wind energy conversion systems (WECS)

The adopted ordinance only allows for smaller, household-sized systems to be reviewed administratively, similar to how household-scale solar is reviewed via a building permit. A clause stating that the City Council can deny a project based on architectural integration was carried over from the old Zoning Code and should be updated for the adopted review procedures to include the zoning administrator instead.

Section 106-422 - Accessory Uses (Residential)

Accessory Dwelling Units (ADU) are allowed in most of the residential districts. Two of the single-family districts are shown as prohibited (R-1B and R-1C). The performance standards require a minimum lot width of 80 feet for an attached ADU and one acre for a detached ADU. The minimum lot width and area in these two districts are smaller than what is required, but it is possible for larger lots to comply with the standards.

Section 106-450 - Accessory Structures (Residential)
This section was unclear about the height of detached accessory structures in the front and side yards.

Section 106-621 - Principal Uses (COR)
One goal of the Zoning Code update was to be consistent with terminology. One inconsistency slipped through--Gas Stations versus Motor Fuel Station. The latter is the term used in the business districts and definitions.

Notification:

A public hearing notice was placed in the June 14 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to consider:
1. Recommend approval of the ordinance as presented by staff.
2. Make modifications to the ordinance.
3. Recommend denial of the ordinance keeping the existing language in place.

Funding Source:

Costs associated with this project are a part of staff's normal duties.

Recommendation:

At its meeting on June 27, 2024, the Planning Commission unanimously recommended approval of the amendment ordinance.

Outcome/Action:

Motion to introduce Ordinance #24-10 amending various sections of Chapter 106 - Zoning Code.

Roll Call Vote:
Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

Attachments

Ordinance #24-10

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2024 12:05 PM
Form Started By: Todd Larson		Started On: 06/27/2024 08:35 PM
Final Approval Date: 07/03/2024		

ORDINANCE #24-10

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING VARIOUS SECTION OF CHAPTER 106 ZONING CODE

The City of Ramsey Ordains:

Underlined text is inserted into City Code.
~~Strikethrough~~ text is deleted from City Code.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS TO CHAPTER 106 (ZONING CODE).

The following sections of Chapter 106 are amended as follows:

Sec. 106-202. - Required sureties and financial guarantees.
Upon approval of a land use application or administrative site plan review where a new building and/or site improvement are being constructed or reconstructed, the city shall be provided with a cash escrow, cash bond, and/or letters of credit prior to the issuing of building permits or initiation of work on the proposed improvements or development. This security shall guarantee conformance and compliance with the conditions of the approval and the provisions of this Code.

(1) The security shall be in the amount equal to 125 percent the applicant's estimated costs of labor and materials for the proposed improvements or development.
(2) The city shall hold the security until completion of the proposed improvements or development and a certificate of occupancy indicating compliance with the provisions of the land use application and this chapter has been issued by the building official. A maintenance period of two years for landscaping improvements may be collected as established by the annual fee schedule.
(3) Failure to comply with the conditions of the land use application approvals and the provisions of this chapter shall result in forfeiture of the security.
(4) *Landscape escrow for single-family lots*. A landscape escrow, in an amount to be determined by the annual fee schedule, shall be deposited for all required landscaping, including topsoil, sod, and trees, which is not established at the time of issuance of a certificate of occupancy. Installation of required landscaping, including topsoil, established groundcover, and trees, shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the certificate of occupancy.
(5) *Driveway escrow for single-family or townhome lots.* A driveway escrow, in an amount to be determined by the annual fee schedule, shall be deposited for all required driveways not installed at the time of issuance of a certificate of occupancy. Installation of required driveways shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required driveway if said work is not completed within six months of the date of issuance of the certificate of occupancy.

Sec. 106-236. - Home occupation permits.
A Type-II home occupation permit has the following procedural requirements:
(1) *Term*. A type-II home occupation permit shall be temporary in nature and shall be granted to a designated person who resides in the dwelling unit on the subject property. The permit shall run with the applicant, not

the property. Permits are not transferable from person to person or from address to address, unless the transfer is in accordance with the provisions of subsection (3) of this section.

(2) *Inspections*. The zoning administrator, shall have the right, upon reasonable request, to enter and inspect the premises covered by said ~~interim use~~ type-II home occupation permit for safety and compliance purposes, or code enforcement complaints.

(3) *Death or move of permit holder; suspension or revocation; businesses existing before adoption of these provisions*.

a. Should a~~n interim use~~ type-II home occupation permit holder move to a new location, the existing permit shall be automatically terminated. If the ~~interim use~~ type-II home occupation permit holder should desire to continue the home occupation in a new location, written notice to that effect shall be given to the city administrator or their designee, and the council may authorize continuation of that permit with a public hearing for the neighboring properties of the proposed new location.

b. In the case of a death of the ~~interim use~~ type-II home occupation permit holder, should a surviving spouse or child, residing at the same address or receiving title to the property, desire to continue the home occupation, written notice to that effect shall be given to the city administrator or their designee. The permit shall be automatically renewed subject to the same terms.

c. A~~n interim use~~ type-II home occupation permit, once granted, may be suspended or revoked prior to its original revocation date by the council for cause after hearing before the council. Citizen complaints seeking the revocation of such permit shall be filed with the city administrator or their designee. All such revocation hearings, publication, and notice requirements shall be the same as for ~~interim use~~ type-II home occupation permits in accordance with City Code.

d. Persons conducting a business from property zoned for residential use on the effective date of the ordinance from which this section is derived shall be required to obtain a~~n interim use~~ type-II home occupation permit as required herein. The business may continue pending final determination of the application. Should the city administrator, their designee, or council deny the application for an ~~interim use~~ type-II home occupation permit the use shall immediately cease at such residential premises.

(4) *Revocation*. A~~n interim use~~ type-II home occupation permit for a home occupation may be revoked if the property owner is found to be in violation of the conditions listed in the ~~interim use~~ permit or is in violation of any other requirements set forth by the Ramsey City Code or Minnesota State Statute.

(5) *Termination*. Home occupations approved with a~~n interim use~~ type-II home occupation permit may be terminated pursuant to the procedure established in Section 106-235(3).

(6) *Appeals.* Any violation appeal or dispute shall be processed in accordance with chapter 2 of City Code.

(7) Public hearing notification mailing distance for a type-II home occupation permit is 350 feet.

Sec. 106-310. - Lighting.

The purpose of this section is to provide regulations to balance lighting needs for visibility and personal and property safety with the negative impacts of off-site light spill-over.

(1) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, loading docks, and yard areas within 20 feet of the building. No wall lighting may be used exclusively to illuminate areas for motor vehicle parking or access.

(2) Architectural lighting, including LED or neon banding, must be mounted on the building or canopy. Architectural lighting directed upward onto the building façade is permitted provided no glare or light pollution are produced. LED banding must use colored tube shielding for a continuous appearance.

(3) Free-standing and wall-mounted luminaire regulations:

a. Height maximums, including the base and support structure, are limited as follows:

1. Farther than 200 feet from any ~~property zoned~~ residential use or mixed-use property containing residential uses: 30 feet.

2. Within 200 feet of any ~~property zoned~~ residential use or mixed-use property containing residential uses: ~~15~~ 20 feet.

(4) Lighting intensity must adhere to the following table:

Required Minimum and Maximum Light Intensities (as measured in foot candles at the ground level)			
Use	**Minimum Intensity**	**Maximum Intensity**	**Maximum Intensity at Property Line***
Parking areas for non-residential uses	1	15	0.5
Parking areas for multi-family residential uses	1	15	0.5
Private pedestrian walkways for non-residential and multi-family residential uses	5	20	0.5
Building entrances and exits	5	20	0.5
Exterior storage areas	0.5	15	0.5
Vehicle sales lots	1	20	0.5
Non-specified uses - For uses not specifically listed above, light requirements may be computed by the zoning administrator.			
* Except along a common property line in areas where a shared parking agreement is in place.			

Sec. 106-331. - Wind energy conversion systems (WECS).

The following standards are intended to facilitate the provisions for WECS to the residents and businesses of the city; minimize adverse visual effects of wind towers, turbines, and generators through careful design and site selection standards; and avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements:

(3) Design standards. A proposed or modified WECS shall meet the following minimum design standards.

a. Tower design. Any WECS shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, or location availability is better suited with an alternate design.

b. Architectural design. Any WECS shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.

1. Architectural design standards are subject to final ~~city council~~ zoning administrator approval.

2. The ~~city council~~ zoning administrator may deny a WECS if it determines the design standards are incompatible with the surrounding area.

Sec. 106-422. - Accessory uses.

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section. All accessory uses must be accompanied by a primary use on a parcel. No accessory building shall be constructed on any lot prior to the time of construction of the principal building:

P = Permitted Use, C = Conditional Use, NP = Use Not Permitted

Use	MR	RR	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (Section)
Accessory Dwelling Units (ADU), Attached	P	P	P	~~N~~P	~~N~~P	P	P	106-425

Sec. 106-425. – Performance standards.

(2) Home occupations.

c. General provisions.

1. Permit. A home occupation will not be required to obtain a home occupation permit if it:
   i. Is an allowed business use as outlined in subsection b.;
   ii. Meets all general provisions outlined in subsection c.; and
   iii. Does not meet the criteria necessitating a type-II home occupation permit outlined in subsection d.

d. Standards for home occupations that require a type-II home occupation permit.

1. Allowed use. The home occupation must be an allowed use from the list in subsection b.
2. Employees. A maximum of two non-resident employees is allowed.
3. Vehicle. Outside parking of two commercial vehicles used for business transportation.
4. Accessory Structure. Use of an accessory structure is allowed, but cannot exceed 800 square feet of the structure space.

106-450 – Accessory Structures

The following standards are required for all accessory structures on residential properties.

(1) Height.

a. Urbanized districts. The height of a detached accessory buildings shall not exceed the height of the principal structure or 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure.

b. Rural residential or MUSA reserve district. The height of a detached accessory building~~s~~ in the front or side yard shall not exceed the height of the principal structure or 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure. If a detached structure is in the rear yard, the height of the accessory structure cannot exceed 30 feet.

Sec. 106-621. - Principal uses.

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in section 106-625:

P = Permitted Use, C = Conditional Use, NP = Use Not Permitted

Use List	COR-1	COR-2		COR-3	COR-4a, b and c		
		2a	2b		a	b	c
~~Gas Stations~~ Motor Fuel Station, CNG Fuel Sales	NP	NP	C	C			NP

SECTION 3. SUMMARY

The following official summary of Ordinance #24-10 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

"Ordinance #24-10 modifies, clarifies, and corrects various portions of Chapters 106 (Zoning Code) pertaining to zoning regulations."

SECTION 6. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the ___ day of July, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date: