City of Ramsey
Agenda
Regular City Council
Monday, August 12, 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. Approve Minutes

1. Approve the Following Meeting Minutes:

1. City Council Work Session dated July 23, 2024
2. City Council Regular Session dated July 23, 2024

6. 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 June 2024 Financial Reports - General Fund, EDA, and Enterprise Funds

2. Receive Cash and Investments for Period Ending July 31, 2024

3.

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

- Planning Commission Meeting Minutes Dated June 27, 2024.
- Public Works Committee Meeting Minutes Dated June 18, 2024.

4. Approve Business License Applications.

5. Adopt Resolution #24-218 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 18, 2024 through August 7, 2024.

6. Adopt Resolution #24-122 Approving Change Order No. 1 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements

7. Adopt Resolution #24-186 approving a Comprehensive Plan Text Amendment Pertaining to Low Density Residential.

8. Adopt Resolution 24-194 Approving Change Order No. 1 to AET Proposal for Improvement Project #21-09, Centralized Water Treatment Plant

9. Adopt Resolution #24-201, Approving a Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement from Voice of Hope Church at 15620 Armstrong Blvd NW

10. Adopt Resolution #24-209 Approving Change Order No. 2 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements

11. Adopt Resolution #24-210 Approving a Final Plat for "GH Ramsey" and a Development Agreement for Take 5 Oil Change (Case of Garage RE LLC)

12. Adopt Resolution #24-213 Accepting Bids and Awarding Contract for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06

13. Adopt Resolution #24-214 Accepting Quotes and Awarding Maintenance Project #24-57, 2024 Spray Patching Contracted Services

14. Adopt Resolution #24-215 Approving Plans and Authorizing Bids for Improvement Project #25-01, Rivers Bend Regional Stormwater Improvements

15. Adopt Resolution #24-220 Accepting Geotechnical Proposals for 2025 Pavement Management Program Projects

7. Public Hearing

8. Council Business

1. Adopt Resolution #24-202, Approving a Conditional Use Permit for Motor Vehicle Rental and Self-Storage Facilities for U-Haul at 8725 Riverdale Dr NW

2. Consider a variance for a lean-to structure at 6960 148th Lane NW (Curtis Forster)

9. Mayor/Council/Staff Input

10. Adjournment

CC Regular Session New

Meeting Date: 08/12/2024

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated July 23, 2024
2. City Council Regular Session dated July 23, 2024

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated July 23, 2024
2. City Council Regular Session dated July 23, 2024

Attachments

7-23-24 WS

7-23-24 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/08/2024 12:58 PM
Form Started By: Katie Schmidt		Started On: 08/07/2024 12:51 PM
Final Approval Date: 08/08/2024		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, July 23, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Michael Olson

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

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: Preliminary 2025 General Fund Budget Review

Finance Director Lund reviewed the Staff report in regard to the 2025 preliminary general fund budget discussion. She reviewed the capital requests.

Councilmember Specht shared that he would lean towards only replacing the one copier that is broken rather than preemptively replacing the rest.

Finance Director Lund invited each department head to share their personnel requests.

Police Chief Katers shared that they would like to reclassify a current community service officer (CSO) to a CSO Lead. He added that they would also like to reclassify the Record Tech/Crime Analyst to just a Crime Analyst. He stated their final request is to add a new role for a Police Record Technician as well as a new Police Officer. He noted that as the City's population grows, so do calls for service.

Mayor Kuzma asked about the ratio of officers to the population.

Police Chief Katers explained that years ago the International Association of Police recommended one officer per 1000 residents. He shared that in the Midwest, this percentage is very low. He noted that using population as a way to measure how many officers would be needed as the number of calls for service are also a factor.

Councilmember Musgrove asked about how the additional officer would benefit other officers being able to take vacation time.

Police Chief Katers explained that this officer would be a patrol officer who would be put into the patrol rotation. He said that this role would help supplement so other officers are able to take time off throughout the year.

Councilmember Specht asked if they have anyone on the Drug Task Force.

Police Chief Katers said they do have an officer assigned to the Drug Task Force which is a four year commitment. He said the Drug Task Force is highly effective in combating drugs and they also help with violent crime calls.

Finance Director Lund added that there is no grant funding associated with this and it is a cost to the City.

Councilmember Woestehoff asked if there is a current CSO Lead and if the reclassification is to backfill the role or if it is an entirely new role.

Police Chief Katers said it would be a reclassification of an existing position for someone who is taking on the CSO Lead tasks without being compensated.

City Engineer/Public Works Director Westby shared the Public Works personnel request of reclassifying a Mechanic to a Lead Mechanic.

Street Supervisor Turner explained that there was a situation just this morning where a vehicle was urgently needing maintenance and if there was a Lead Mechanic in the shop then they would have been able to make the decision to prioritize this repair rather than waiting for Street Supervisor Turner's approval.

Councilmember Musgrove asked if this mechanic would still be under Street Supervisor Turner's direction and if he would be a working mechanic rather than overseeing the work.

Street Supervisor Turner said that this Lead Mechanic would still be under his direction and he would be working on vehicles and equipment as well as doing all of the paperwork associated with the repairs.

Councilmember Musgrove asked how many mechanics they currently have.

Street Supervisor Turner said they currently have three.

Councilmember Musgrove shared that she would like to know if the workflow changes that this reclassification would make would affect the outcome of the work.

Councilmember Specht asked if they have a rule in place that a department needs to have a certain number of employees before they add a lead or manager.

City Administrator Hagen said they do not really have a rule for this. He added that a few years ago this request came forward at the Staff level and they had the conversation about having such a small department needing a lead or manager.

Councilmember Musgrove stated that she sees that the mechanics department is already very small, and they are having to work quickly to turn jobs around and she is concerned with making someone a lead and that possibly taking them away from the hands-on work resulting in a negative outcome in the service.

Street Supervisor Turner shared that the mechanic will still be monitored, and they would continue to turn out consistent work. He added that he does not think a reclassification to a lead would affect their current work.

City Engineer/Public Works Director Westby shared that the importance of a lead goes back to the leadership training that they had which discussed making decisions at the lowest level possible. He noted that if there were a Lead Mechanic, then Street Supervisor Turner would not have to take phone calls and make the decisions without knowing all of the facts and being in the actual shop. He added that they are also requesting a new full-time Utility Maintenance Worker who would be primarily handling the new duties associated with the water treatment plant that will be up and running next summer. He noted that this individual would also be responsible for all of the water sampling.

Councilmember Woestehoff asked if the yearly salary will be around $80,000 for this position.

City Engineer/Public Works Director Westby said yes.

Mayor Kuzma asked if there are any redundancies with this role.

Utilities Supervisor Nelson explained that the individual who would be in this role would be required to have Class B Water Operator's License. He noted that there are only two Staff members, himself and his lead, who have these Class B licenses so in the event that someone was out on vacation or sick, there would be others who would be able to run the water treatment plant.

Community Development Director Hanson reviewed the Planning Department request to increase the Planning Administrative Assistant hours from 25 hours a week to 40 hours a week. She shared that this used to be a full-time position and was reduced to part-time after the pandemic. She said this position does provide support for five Staff members and is also doing work for the Rental Housing Inspector. She noted that 25 hours a week is not enough to keep up with the workload. She shared that there are a lot of people in the Planning Department that are having to do their own administrative duties because the part-time role does not allow time for everything to be done. She added that they are also requesting an increase in hours for both the Building Permit Tech and the Building Administrative Assistant. She shared the request to increase the Building Permit Tech hours from 20 hours a week to 28 hours a week. She stated this also used to be a full-time position. She stated they would like the Building Administrative Assistant's hours to go from the current 28 hours a week to a full-time, 40 hour a week schedule. She explained that the Building Department is very busy, and they have more work than they know what to do with.

Mayor Kuzma asked about the current timeline on getting permits out.

Community Development Director Hanson said it is anywhere from two to three weeks.

Mayor Kuzma asked if this increase in hours would help get the permit turnaround time down closer to two weeks.

Community Development Director Hanson said yes. She added that the current Permit Techs are under a considerable amount of stress as they do not have the time to get all of their work done in a day.

Councilmember Musgrove asked how much of the work for permits can be done online.

Community Development Director Hanson shared that a lot of the permits themselves are done online. She added that a lot of the time is spent on processing the permits.

Councilmember Woestehoff asked if they would get a substantial benefit or improvement from just increasing the hours in the Building Administrative Assistant and giving some of the Permit Tech administrative work to the administrative assistant.

Community Development Director Hanson said yes.

Fire Chief Kohner shared that the Fire Department is requesting a new full-time Fire Inspector. He stated this position is needed due to an increase in workload with new constructions and calls for service. He said the position would be responsible for conducting Code compliance inspections and responding to emergencies. He added that they are also requesting a 6% wage increase for their paid on-call firefighters.

Councilmember Woestehoff asked if the 6% increase already includes the 3% COLA increase.

Fire Chief Kohner explained that the paid on-call firefighters are not included in the COLA increases so this would just be a 6% increase.

Councilmember Musgrove asked why the paid on-call firefighters are not getting a COLA increase.

Fire Chief Kohner shared that these firefighters' wages tend to fall behind since they are not being increased every year, resulting in them having to make large adjustments. He said there would be an opportunity to improve this structure to include these firefighters in the COLA discussions.

Councilmember Musgrove asked if there is a reason these firefighters are not a part of the COLA discussions.

City Administrator Hagen explained that they have not been included historically; however, there is nothing saying they cannot include these firefighters moving forward and approve their increase along with all of the other non-union positions.

Councilmember Musgrove noted that it would be easier on the levy if they just have a yearly, gradual increase rather than getting behind and having to make this up with much larger increases. She said she would be interested to see if they are losing firefighters to other cities that may pay better.

Mayor Kuzma said he would support the 6% increase to get these wages closer to the market rates. He added that it would also be a good idea to add these firefighters to the COLA discussion.

Finance Director Lund discussed salary increases and health insurance costs.

Councilmember Musgrove asked if the all-in personnel wages and benefits sheet includes the new personnel requests.

Finance Director Lund said no but that additional number can be found two lines above on the sheet.

Councilmember Musgrove asked if the current health insurance cost is $127,000 per month or per year and if this includes dental coverage.

Finance Director Lund said it is $127,000 per year and includes health, dental, and life insurance.

Councilmember Musgrove asked if the $127,000 is the increase for the year or the total.

Finance Director Lund said it is the increase. She discussed the overall budget and shared that in last year’s budget, they had $3,400,000 from other funding sources, including the legislative dollars for public safety and the capital equipment certificates. She explained that they now need to come up with $2,800,000 of funding to keep the budget fairly similar to last year.

Mayor Kuzma added that the salaries could be even higher than what they are accounting for as they have not finished negotiations.

Finance Director Lund shared that she used the average numbers from the North Metro Cities and the calculations from LELS to come up with the average salary numbers.

Mayor Kuzma asked if they have placed the order for the new fire truck.

Fire Chief Kohner said no.

Councilmember Musgrove asked if the fiscal disparities number could potentially go down.

Finance Director Lund said the fiscal disparities number that calculates into their tax rate is not known yet from the County so she is not sure what this number could be.

Councilmember Riley noted that with the personnel wages and benefits increase being $1,435,000, this would make up about 9.6% of the overall 23% increase being just for personnel. He said they need to do something different to come up with different, better ideas to not have such a large increase.

Mayor Kuzma agreed with Councilmember Riley. He noted that they will need to adjust their salaries as they have fallen behind the market rate. He asked department heads to go back and look at their requests and come back with their 'bare bones' requests. He said they have had large tax increases over the last three years, and they need to find a way to tighten things up.

Finance Director Lund explained that the market rate adjustments would be keeping all employees in their current steps rather than moving onto the next step.

Councilmember Howell suggested freezing all of the top wages for all department heads and the City Administrator. She said she would also like to look at the Council budget to see what could be cut.

Councilmember Specht agreed that they have had many large increases over the past few years, and something needs to be done to change this.

Councilmember Musgrove explained that she believes they got so far behind on wages because of the way the market is changing.

Councilmember Woestehoff asked if there is an opportunity to decrease the pavement levy for next year.

City Engineer/Public Works Director Westby said they already have all of their projects for next year loaded into this so they would have to make major modifications to it. He shared that they are really making good progress on the streets and if they cut back, they will likely get some negative feedback and backlash.

Finance Director Lund explained that based on the CIP projects and using the levy and bond dollars, this fund will go negative with all of the projects that have been requested within the next few years.

Councilmember Musgrove shared that she thought the pavement management fund was solvent out to a certain time. She asked if they could see these numbers at a later date.

Finance Director Lund stated that the cash flow is in the back of the CIP. She asked what the Council would like to see in regard to the market rate adjustments when they bring the numbers back for further review.

City Administrator Hagen asked if there is a number they should shoot for in the next version of the salary increases that they bring back.

Councilmember Specht said they may need to prioritize positions and look at the big picture of the City's needs.

Mayor Kuzma noted that they need to be cognizant of the fact that they have put the roads in the levy. He said he would like to see a total of a 12% increase this year to fall in line with last year's increase. He reiterated that they need department heads to look at needs versus wants.

Councilmember Specht said they can look at their donations to nonprofits to see if there are areas that they could save more.

Finance Director Lund explained that this money comes out of a different fund.

Councilmember Musgrove said she would like to see the total increase stay between 10% to 12%.

Councilmember Howell asked if anyone is interested in wage freezes for department heads. She reiterated that she would also like to look at the Council's budget to see what they can cut out.

Councilmember Musgrove noted that there may be a lot of little things in the Council budget that they could cut out that would add up.

Administrative Services Director Lasher shared that they froze department head wages a number of years ago and it took them a while to catch back up from this. She added that department head wages are already below market rates.

Councilmember Musgrove asked if they can remove the cities that have LGAs from the list of comparables for market rate wages.

The consensus of the Council was to direct Staff to revisit their requests and distinguish their wants versus their needs to get the overall increase between 10% and 12%.

Recess and Reconvene

The meeting recessed at 6:48 p.m.

The meeting reconvened at 8:02 p.m.

2.02: The Waterfront Park - 2024 Ballot Question - Please Note: this case was moved from 2.3 to case 2.2.

City Administrator Hagen reviewed the Staff report concerning a ballot question for the Waterfront Park.

Mayor Kuzma stated that with what they learned about earlier this evening in the budget discussion, he would suggest putting this on pause to be brought back in the future once they get a better handle on the City's finances. He shared that he is excited for this project, but they do not have the funding for it right now. He said if they were to put this on a ballot question and the residents vote against it, then the project is dead.

Councilmember Woestehoff asked where the $3,000,000 that is set aside for this is coming from.

City Administrator Hagen shared that they have over $7,000,000 available that has been collected from projects City wide. He noted that this $3,000,000 came from development in the COR area.

Councilmember Woestehoff noted that they could hypothetically build the splash pad with the money on hand if they do not move forward with the other aspects of the project.

City Administrator Hagen said they could hypothetically move forward with just the splash pad.

Councilmember Woestehoff said he would be more inclined to find out a way to build out the water play area and table the Community Center idea for future discussions.

Councilmember Specht agreed. He shared that he hears from residents that they want a splash pad in the City and he would be interested in looking into anything that could bring this to the City. He noted that he is not in favor of entertaining the Community Center at this time.

Councilmember Riley reiterated that now is not the best time to be spending more money on something like this. He added that he loves the idea of just moving forward with the splash pad with the available funds.

Councilmember Musgrove shared that she mentioned the idea of just moving forward with the splash pad at previous meetings. She said she would like to wait to discuss the Community Center until after they have paid off City Hall, they are not just paying interest on the Public Works building, Highway 10 is completed, the water treatment plant is up and running, paying for the fire truck, and paying for the budget personnel costs.

Councilmember Howell agreed with the other Councilmembers to not move forward with the Community Center aspect of this project until they have completed all the things that

Councilmember Musgrove mentioned. She asked if there would be an appetite to not bring this back until City Hall is paid off and they are not just paying interest on the Public Works facility.

Mayor Kuzma stated this will likely be up to future Councils to decide. He noted that it is important for this Council that they put a pause on the Community Center discussion.

City Administrator Hagen said Staff will not spend any more time on the building plan for the Community City; however, they will still look at planning this site for a potential future building.

The consensus of the Council was to not ask a ballot question for the Community Center piece of this project and to pause this aspect of the project, but to direct Staff to look into just building a splash pad in this area.

2.03: Old Town Hall Discussion - 50th Anniversary - Renovation Quotes - Please Note: this case was moved from 2.4 to case 2.3.

Community Development Director Hanson reviewed the Staff report in regard to renovating the old Town Hall in conjunction with Ramsey's 50th anniversary. She reviewed the quotes received for the proposed work.

Mayor Kuzma asked where the funds would come from for this project.

City Administrator Hagen said this is to be determined. He noted that the two funding sources that have been discussed are the EDA fund or the Park and Trail Dedication fund, depending on the intended use.

Councilmember Howell asked if they were to use EDA funds for this project if they would be able to use the building for Parks and Recreation classes and programming.

City Attorney Knaak said he would have to look into what would and would not be allowed as a use for the building.

Councilmember Woestehoff asked if it would be acceptable that they use EDA funds for the project then have a private company lease the building.

City Attorney Knaak said yes.

Councilmember Woestehoff said this makes the most logical sense to him in terms of what would be most valuable to the City.

Councilmember Riley noted that when the EDA was thinking about renting this out in the past it was going to cost more to fix it up then they would be able to get back.

Councilmember Howell shared that she would like to see the project get done either way, but her preference would be to use Park Dedication funds so the building could be used for classes and

events. She added that she knows it will likely not bring in a ton of money, but she does not want to see the City lose the building.

Mayor Kuzma said he is not looking to spend any more money than they need to; however, he thinks they need to at least get the building fixed, so it is usable.

Councilmember Woestehoff asked if building maintenance funds would be able to be utilized to take care of the door and other safety issues with the building.

City Administrator Hagen said any fund could be used, including building maintenance funds. He added that if the desire is to do the minimum work to secure the building and make sure it does not fall further into disrepair, then Staff can come back to the Council with the numbers for just these repairs.

Councilmember Howell said that the funding for this could either come from the EDA or Park Dedication funds so it will not affect the overall budget. She noted that she would rather do the whole renovation project to get the building back into use than just continue to limp the building along. She stated that if the funding for this would increase the levy, then she would not support it; however, with funding sources outside of the levy, she is in support of the renovation.

Mayor Kuzma shared that he would like to see the City have a Mississippi River Visitors Center and this building could be utilized for this. He noted that it would no longer be considered a historical building if they move forward with this.

Councilmember Specht shared that he would be in favor of spending whatever they need to in order to bring the building back into use.

Councilmember Musgrove said she is leaning towards using EDA funds for the renovations. She said there is a lot of potential for businesses to lease this space.

Mayor Kuzma said they can send this idea to the EDA to see if they have an interest in moving forward with the renovations utilizing EDA funds.

Councilmember Howell asked if the EDA were to not want to move forward with this project using EDA funds if there is an appetite from the Council to move forward with this project using Park Dedication funds.

Councilmember Woestehoff said he would not be in support of using Park Dedication funds for this project.

Community Development Director Hanson asked if the EDA were to oppose this if the Council would at least want to move forward with getting the door repaired and taking down the trees around the building to clean it up.

Mayor Kuzma said he would be in favor of this.

Councilmember Howell asked if they would hear back from the EDA either way on their opinion.

Community Development Director Hanson said yes.

The consensus of the Council was to direct Staff to bring their ideas of using EDA funds for the renovation to the EDA to gauge their interest.

2.04: Discussion Regarding Union Contract Negotiations for AFSCME, LELS-Patrol, LELS-Sergeants & LELS-Captains (Discussion Closed to the Public) - Please Note: this case was moved from 2.2 to case 2.4.

Administrative Services Director Lasher reviewed the Staff report in regard to the union contract negotiations for AFSCME, LELS-Patrol, LELS-Sergeants, and LELS-Captains. She asked that they move to Closed Session.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to recess the meeting to Closed Session at 8:32 p.m.

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

The meeting reconvened to Open Session at 10:12 p.m.

Administrative Services Director Lasher shared that Council and Staff discussed union negotiation strategies for the upcoming contract which will begin January 1, 2025. She stated Staff has received Council's direction and they will proceed accordingly.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 10:15 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, July 23, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Michael Olson

Also Present: City Administrator Brian Hagen
Administrative Services Director Colleen Lasher
City Attorney Fritz Knaak

1. CALL TO ORDER

Mayor Kuzma called the Closed Session of the City Council to order at 8:32 p.m.

2. COUNCIL BUSINESS

2.01: Discussion Regarding Union Contract Negotiations for AFSCME, LELS-Patrol, LELS-Sergeants & LELS-Captains (Discussion Closed to the Public)

Administrative Services Director Lasher reviewed the Staff report in regard to the union contract negotiations for AFSCME, LELS-Patrol, LELS-Sergeants, and LELS-Captains.

Staff received direction from the Council

3. ADJOURNMENT

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

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

The Closed Session was adjourned at 10:12 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
3. CITIZEN INPUT 2
4. APPROVE AGENDA 3
5. APPROVE MINUTES 3
6. CONSENT AGENDA 3
7. PUBLIC HEARING 4
7.01: Public Hearing - Adopt Resolution #24-188 Vacating Drainage and Utility Easements in Waterfront Village 4
8. COUNCIL BUSINESS 5
8.01: Adopt Resolution #24-205 Accepting Bids and Awarding Contract for Ford Brook Estates Drainage Improvements, Improvement Project #24-04 5
8.02: Driveway Setback Discussion 6
8.03: Adopt Ordinance #24-10: An Ordinance Amending Various Sections of Chapter 106 - Zoning Code 9
9. MAYOR, COUNCIL AND STAFF INPUT 9
10. ADJOURNMENT 9

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, July 23, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Mark Kuzma Councilmember Chelsee Howell Councilmember Debra Musgrove Councilmember Chris Riley Councilmember Dan Specht Councilmember Matt Woestehoff
Members Absent:	Councilmember Michael Olson
Also Present:	City Administrator Brian Hagen City Engineer/Public Works Director Bruce Westby Planning Manager Todd Larson City Attorney Fritz Knaak Community Development Director Stephanie Hanson Parks and Assistant Public Works Director Mark Riverblood

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

Roxanne Tersteeg, 6263 Rivlyn Avenue, came forward and gave another update on the progress of restoring her home after her basement was flooded with sewer water. She stated that last time she came forward to address the Council she was very optimistic. She explained that she was working to find a cleaning service to come out to clean her entire house after there were residual gasses that leaked throughout her home. She said that because of how long it takes for the insurance payouts to come, it would be around two more months until they are able to get back into their house. She stated that this is unacceptable, and they cannot wait two more months to get back into their house. She shared that she then decided to clean her house herself by bleaching everything from top to bottom. She noted this has caused a complete difference in the cleanliness of her house.

She stated that next time she comes to address the Council she hopes to be living in her home again.

Mayor Kuzma asked if she tracked her time that was spent on the cleaning of her home. He noted that she should be compensated for the time she put into cleaning.

Ms. Tersteeg said she is just approaching this logically and is not looking to fight Ames on this and is hoping that everything will shake out the way it should.

Councilmember Musgrove asked if there is anyone at the County level that would help be an advocate for Ms. Tersteeg and the others who were also affected by this incident.

Ms. Tersteeg explained that someone at the County was trying to work on getting this facilitated quicker; however, she did not see anything come of this.

4. APPROVE AGENDA

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

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

5. APPROVE MINUTES

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

5.01: City Council Work Session dated July 9, 2024
5.02: City Council Regular Session dated July 9, 2024

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

6. CONSENT AGENDA

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

6.01: Receive Cash and Investments for Period Ending June 30, 2024
6.02: Approve Business License Applications
6.03: Approval of Quit Claim Deed for Northfork Meadows Outlot
6.04: Adopt Resolution #24-208 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 4, 2024 through July 17, 2024.

6.05: Adopt Resolution #24-189 Approving Partial Payment to Dave Perkins Contracting, Inc. for Improvement Project #24-02, Halls Dover Acres Street Reconstruction.
6.06: Adopt Resolution #24-190 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #23-19, COR Infrastructure Improvements.
6.07: Adopt Resolution #24-191 Approving Partial Payment to Sir Lines-A-Lot for Improvement Project #24-10, 2024 MSA Pavement Marking Improvements.
6.08: Adopt Resolution #24-192 Approving Partial Payment to North Valley, Inc. for Improvement Project #24-01, Barthel's Rum River Acres and White Pines Estates Street Reconstruction.
6.09: Adopt Resolution #24-193 Approving Partial Payment to North Valley, Inc. for Improvement Project #24-12, Juniper Woods 1st-3rd Street Reconstruction.
6:10: Adopt Resolution #24-195 Accepting Proposals and Awarding Contract for Fire Station No.1 Sewer and Water Connections
6:11: Adopt Resolution #24-196 Ordering Plans and Specifications for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04
6:12: Adopt Resolution #24-197 Approving Change Order #1 for Barthel's Rum River Acres and White Pines Estates Street Reconstructions, Improvement Project #24-01
6:13: Adopt Resolution #24-198 Accepting Proposals for Topographic Surveys for 2025 Pavement Management Program Projects
6:14: Adopt Resolution #24-199 Approving the Development Agreement for Skyline on Sunwood.
6:15: Adopt Resolution #24-200 Approving Partial Payment to Northdale Construction Co. Inc. for WTP Trunk Watermain Improvements, Improvement Project #21-08.
6:16: Adopt Resolution #24-203 Approving Partial Payment to Northwest Asphalt, Inc. for Improvement Project #24-11, MSA Alpine Drive Reconstruction.
6:17: Adopt Resolution #24-204 Authorizing Partial Payment No. 1 to GMH Asphalt Corporation for Improvement Project #24-55; Pavement Patching Contracted Services.
6:18: Adopt Resolution #24-206 Authorizing Partial Payment No. 13 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.
6:19: Adopt Resolution #24-207 Authorizing Requests for Quotes for Maintenance Project #24-57, 2024 Spray Patching Contracted Services

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

7. PUBLIC HEARING

7.01: Public Hearing - Adopt Resolution #24-188 Vacating Drainage and Utility Easements in Waterfront Village

Presentation

Planning Manager Larson reviewed the Staff report in regard to the drainage and utility easement request in the Waterfront Village.

Councilmember Woestehoff asked if it is normal to have a resolution like this contingent on a new set of easements.

Planning Manager Larson explained that they do not like actions tied to future actions in resolutions. He said that they can hold onto this resolution and can wait until closer to the second phase to record it.

Councilmember Musgrove asked if this would be better to wait until this area has been platted.

Planning Manager Larson reiterated that they do not need to record this resolution right away and they can wait until it has been platted.

Public Hearing

Mayor Kuzma called the public hearing to order at 6:12 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 6:13 p.m.

Council Business

Motion by Councilmember Howell, seconded by Councilmember Woestehoff, to adopt Resolution #24-188 vacating drainage and utility easements in Waterfront Village.

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

8. COUNCIL BUSINESS

8.01: Adopt Resolution #24-205 Accepting Bids and Awarding Contract for Ford Brook Estates Drainage Improvements, Improvement Project #24-04

City Engineer/Public Works Director Westby reviewed the Staff report concerning the Ford Brook Estates drainage improvement project. He shared the low bid came from Twin Cities Utilities, LLC of North Branch, Minnesota, in the amount of $207,509.84.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to adopt Resolution #24-205 accepting bids and awarding contract for Ford Brook Estates Drainage Improvements, Improvement Project #24-04.

Further discussion:

Councilmember Musgrove thanked Staff and the Public Works Committee for their work on this as it has been a long time in the making.

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

8.02: Driveway Setback Discussion

Community Development Director Hanson reviewed the Staff report in regards to the driveway setbacks. She shared that this discussion was requested by Councilmembers Howell and Musgrove.

Councilmember Howell shared that this stemmed from past discussions that she and Councilmember Specht had with property owners who had driveways out of compliance. She added that their concern was with the cost of a variance for an extra few feet of cement being rather steep. She said they wanted to find a solution that would not be so costly for residents.

Councilmember Specht shared that some of the property owners he spoke to have had their driveways the same size for over 10 years and there have never been any issues or complaints until now. He agreed that they should find a cheaper solution for this.

Councilmember Riley asked why this is being discussed now if there are upcoming Public Hearings for a few of these properties.

Community Development Director Hanson shared that two of the properties will be discussed during a Public Hearing at the Planning Commission meeting later this week. She said this discussion was brought forward after being requested by Councilmembers Musgrove and Howell to see if there are changes that can be made for this moving forward.

Councilmember Woestehoff asked if most of the properties that would be in a similar situation to this would likely have a five foot drainage easement next to the driveway anyway.

Community Development Director Hanson said yes.

Councilmember Woestehoff shared that he would not want to make a generic rule change across the City for such a small population that may be affected. He added that he would also not want to encourage people to put driveways or structures any closer to the property line than is reasonable for safety and drainage concerns.

Councilmember Specht noted that there are likely more properties that are affected by this than just the ones that Staff targeted.

Councilmember Woestehoff shared that he does not appreciate the idea that Staff is targeting particular areas, but they are rather responding to complaints.

Councilmember Specht reiterated that there are likely other properties in the City that are in this same situation. He noted that they should look at this process to see if it can be cheaper to mitigate the issue.

Councilmember Howell asked if there are some cities that allow driveways to go up to the property line.

Planning Manager Larson said yes.

Councilmember Howell noted that this was something that they took into consideration as they were thinking through this. She added that she is also taking into consideration what the residents have brought forward. She stated she wants to come up with a better solution for this, not to encourage people to break the rules, but to find a common sense solution that is more cost effective. She noted that regardless of what they decide, there will still be people who are unhappy.

Planning Manager Larson explained that the permitting and variance process has changed over the years and in the past when they were giving permits, they were not inspecting the properties to make sure the work was being done properly so some of these things were done wrong. He shared that variances are allowed by the State for cities to grant for land use related things. He added that these are typically in place to be worked around nature and its effect on the property rather than just for a matter of convenience.

Councilmember Musgrove shared that variances are approved at the Planning Commission level unless someone wants to appeal the decision made by the Commission. She asked if homeowners are fined for being out of compliance then have to apply for a variance.

Planning Manager Larson said they could get fined if they do not comply with the required compliance date.

Councilmember Musgrove asked what the typical distance is for drainage easements on property lines.

Planning Manager Larson stated that most of the platted drainage and utilities easements are five feet. He noted that there are some exceptions made to accommodate tighter setbacks that may be less than five feet.

Councilmember Musgrove asked if there are any accommodations made for driveways that have been in place for a very long time since the five foot requirements have been in place.

Planning Manager Larson shared that there are a few properties in the City that are legal non-conforming properties. He noted that there are people who complain about some of these driveways; however, they are legal.

Councilmember Musgrove said she is interested in looking at this further to see if there is a way to accommodate for these situations without residents having to pay for a variance.

Planning Manager Larson explained that if someone in this situation came to the City, Staff would be able to offer a few different options which would be dependent on each individual situation.

Councilmember Specht asked what the cost is to the City for an extended driveway scenario.

Planning Manager Larson explained that the $1,000 variance fee is for the land use application fee and review escrow, each at $500. He shared that the escrow is used to pay for the public hearing notices in the newspaper and mailed notices to property owners in the area. He noted that in the more rural areas, the mailing list is a lot smaller. He added that there is also Staff time taken to write up a report; however, this is minimal time.

Councilmember Howell shared that this is a very enlightening discussion. She noted that variances are only given due to hardships and some of these driveways have been in place for many years and have never been an issue; however, they likely are not where they are because of a hardship. She said she would like to find a viable alternative option that works for people. She asked Staff and the Planning Commission to come up with some alternative options for these situations.

Councilmember Specht shared that there is a resident in attendance tonight who came to the City before laying their driveway and they were under the impression that they had all of the approvals that they needed to place their driveway where it is. He noted that many of these scenarios may be the residents trying to do the right thing so he would like to see these things be sorted out.

Mayor Kuzma noted that there is a process in the City that takes these things into consideration. He suggested sending this back to the Planning Commission and if they deem that there is an opportunity for another solution to this issue, then the Council can entertain it.

Councilmember Howell asked if the Council is open to Staff coming up with the solutions and presenting them to the Planning Commission for feedback.

Mayor Kuzma said he would not be opposed to this. He added that the City is growing and there are many pieces of City ordinances that could be challenged. He said they need to be careful with this as they have ordinances and codes in place. He noted that Code Enforcement is not out looking for non-compliance, but they are responding on a complaint basis.

The Council directed Staff to come up with alternatives for the driveway variances to be presented for Planning Commission feedback.

8.03: Adopt Ordinance #24-10: An Ordinance Amending Various Sections of Chapter 106 - Zoning Code

Planning Manager Larson reviewed the Staff report concerning Zoning Code amendments.

Councilmember Howell asked about 5a under Home Occupation Permits and if there was a way to rectify a violation before the permit would be terminated.

Planning Manager Larson said this is addressed in Chapter 2 of City Code.

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to waive the charter requirement that the ordinance be read aloud and adopt Ordinance #24-10 an ordinance amending various sections of Chapter 106 - Zoning Code.

A roll call vote was performed:

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

Motion carried.

9. MAYOR, COUNCIL AND STAFF INPUT

Parks and Assistant Public Works Director Riverblood shared that the Two Rivers Art Fair at the new location of the Draw seemed to work out very well and they received great feedback from vendors about the location. He said it was a great event.

Councilmember Howell thanked Northern Stars and the Parks Departments for their collaboration on this event.

City Administrator Hagen announced upcoming meetings and events.

Councilmember Specht encouraged everyone to support the businesses that are being affected by Highway 10.

Councilmember Musgrove shared that it has been nine days since the attempted assassination attempt of former President Donald Trump, which thankfully was not successful. She added that during this incident, Corey Comperatore, was killed after acting instinctively as a father and firefighter to save his family. She offered her condolences to Mr. Comperatore's family.

10. ADJOURNMENT

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

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

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

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava 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 New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Receive June 2024 Financial Reports - General Fund, EDA, and Enterprise Funds

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

June 2024 General Fund Financial Report - Budget to Actual

June 2024 EDA Fund Financial Report - Budget to Actual

June 2024 Enterprise Funds Financial Reports - Budget to Actual

June 2024 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/07/2024 09:25 AM
Form Started By: Diana Lund		Started On: 08/05/2024 01:59 PM
Final Approval Date: 08/07/2024		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: June 30, 2024

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2024 BUDGET	2024 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,323,376.00	654,955.98
Building Inspections	708,859.00	387,683.49
Council/Commissions (incld charter, council contingen	257,656.00	67,647.50
Data Processing	1,063,589.00	450,370.57
Engineering	680,214.00	614,457.82
Finance (incld assessing)	573,666.00	420,808.09
Fire (incld Civil Defense)	2,267,402.00	1,120,461.10
Gen Govt Buildings	968,079.00	334,903.55
Parks	2,277,155.00	1,292,225.97
Planning & Zoning	974,899.00	485,170.71
Police (incld animal control & comm orient)	6,090,287.00	3,385,728.18
Streets (incld traffic eng & snow/ice)	3,614,586.00	1,792,309.83
Grand Total	**20,799,768.00**	**11,006,722.79**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Capital Outlay	2,897,463.00	2,293,817.21
Other Services & Charges	3,322,185.00	1,403,283.94
Personal Services	12,902,070.00	6,542,634.79
Supplies	1,571,677.00	766,986.85
Transfers out	106,373.00	-
Grand Total	**20,799,768.00**	**11,006,722.79**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Taxes	14,905,220.00	-
Charges for Services	686,800.00	514,801.27
Business Licenses/Permits	73,900.00	83,958.44
Fines and Forfeits	48,000.00	23,664.87
Federal Intergovernmental	1,500.00	-
State Intergovernmental	732,500.00	141,807.99
Interest	50,000.00	-
Miscellaneous	16,830.00	35,559.05
Non-Business Licenses/Permits	848,000.00	607,634.89
Transfers in	3,437,018.00	-
Grand Total	**20,799,768.00**	**1,407,426.51**

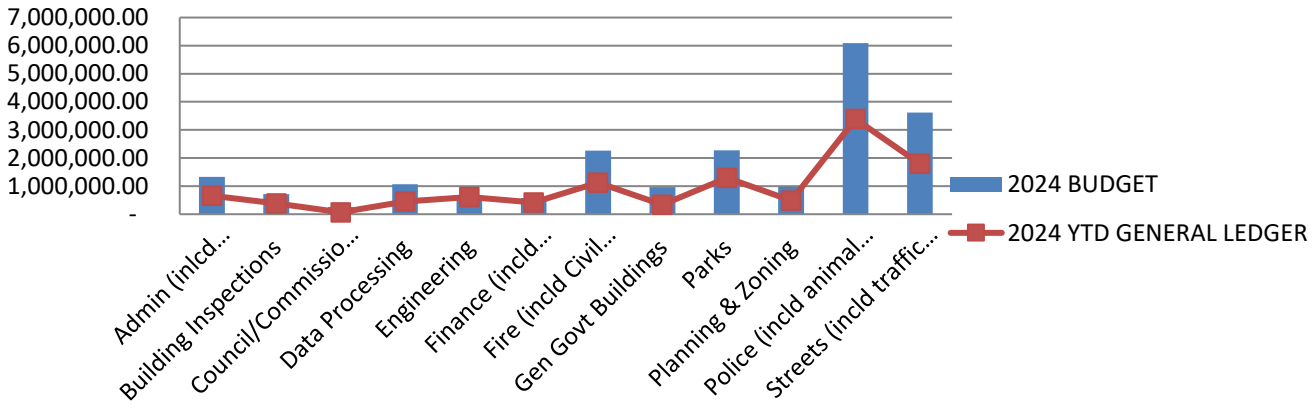
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

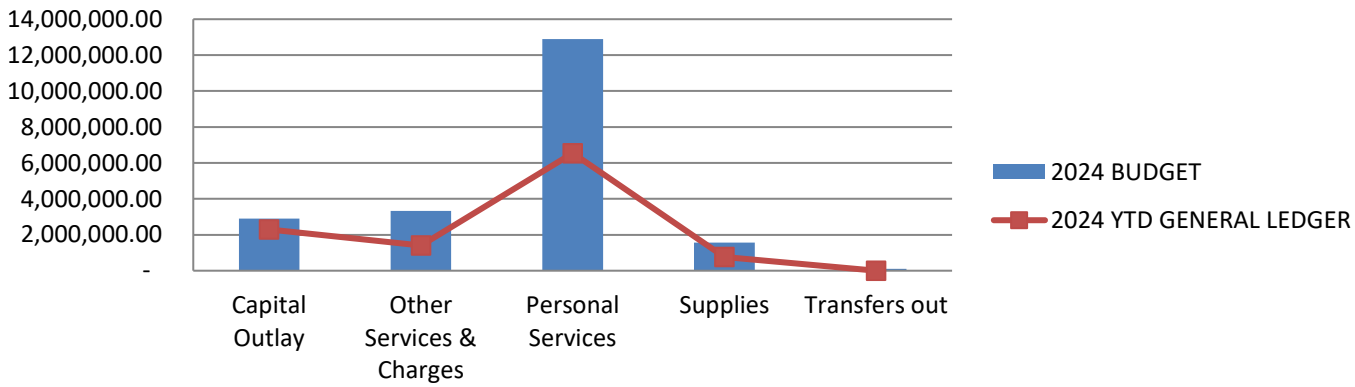
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **June 30, 2024**

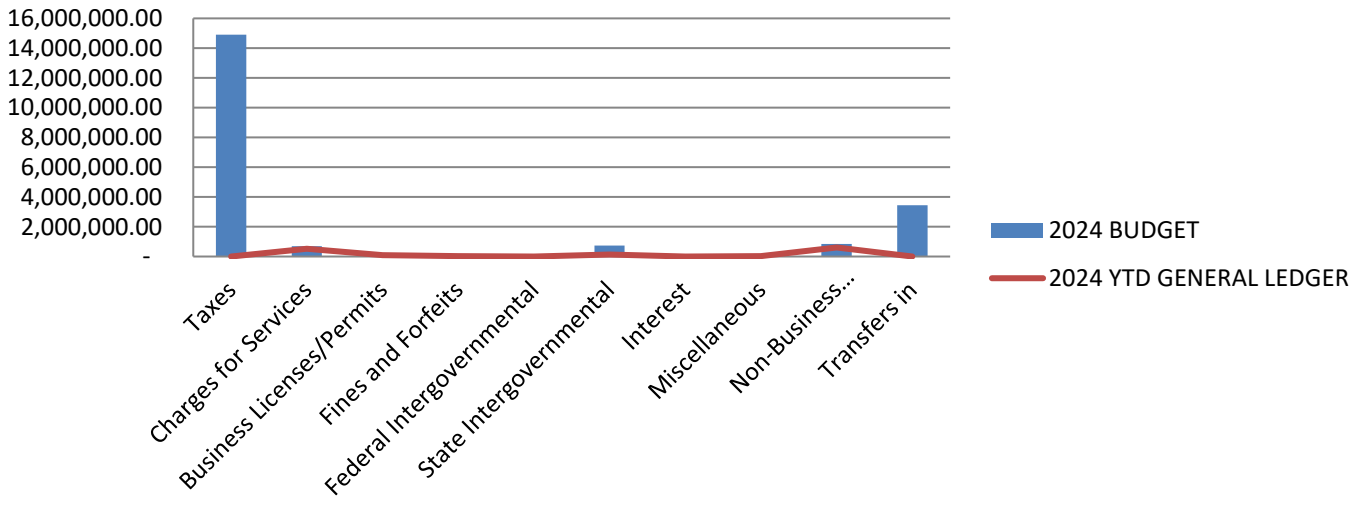
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **June 30, 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	200.00	20.00%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	15.30	19.13%
6133 WORKERS COMP INSURANCE PREMIUM	10.00	4.75	47.50%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	2,108.79	11.72%
6315 MISCELLANEOUS PROFESSIONAL SER	36,200.00	30,941.45	85.47%
6331 TRAVEL & LODGING	2,300.00	156.55	6.81%
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	922.59	41.94%
6580 OTHER EQUIPMENT		23,634.00	0.00%
6246 MARKETING & PROMOTIONS	25,000.00	7,101.78	28.41%
Grand Total	**92,390.00**	**65,738.18**	

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: June 30, 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)	(12,034.27)	42.98%
4454	ADMINISTRATIVE FINES		100.05	0.00%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	2,530.63	25.31%
4651	WATER REVENUE	-	15,393.47	0.00%
4652	WATER SALES - RESIDENTIAL	1,837,500.00	324,132.98	17.64%
4653	WATER SALES-COMMERCIAL	825,270.00	71,403.71	8.65%
4654	WATER PENALTIES	47,000.00	8,943.99	19.03%
4655	WATER METER INSTALLATION	20,000.00	11,700.00	58.50%
4656	WATER METERS	50,000.00	25,419.57	50.84%
4657	CONNECTION/RECONNECTION FEES	200.00	450.00	225.00%
4701	INTEREST ON INVESTMENTS	50,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	577,999.00	0.00%
4601	MISCELLANEOUS REVENUE		487.65	0.00%
Grand Total		**2,811,970.00**	**1,026,526.78**	

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	116,275.45	27.30%
6103	FULL TIME-REGULAR-OVERTIME	20,000.00	6,478.77	32.39%
6105	TEMPORARY-WAGES & SALARIES	26,380.00	11,840.50	44.88%
6121	PERA CONTRIBUTIONS	45,901.00	9,936.04	21.65%
6122	FICA/MEDICARE CONTRIBUTIONS	36,313.00	11,379.11	31.34%
6131	GROUP INSURANCE	52,339.00	21,912.67	41.87%
6133	WORKERS COMP INSURANCE PREMIUM	18,410.00	19,616.33	106.55%
6208	MISCELLANEOUS OFFICE SUPPLIES	750.00	81.39	10.85%
6223	GASOLINE	9,500.00	4,460.87	46.96%
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	3,354.07	67.08%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	4,275.65	27.58%
6257	OTHER VEHICLE PARTS	12,000.00	3,819.66	31.83%
6273	UTILITY SYSTEM MAINT SUPPLIES	150,000.00	53,896.91	35.93%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,500.00	2,483.22	23.65%
6292	WATER METERS FOR RESALE	125,000.00	42,420.95	33.94%
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	42,039.09	24.02%
6372	WATER/IRRIGATION	2,500.00	209.07	8.36%
6373	GAS	9,000.00	2,492.64	27.70%
6374	REFUSE/RECYCLING	1,800.00	709.72	39.43%
6381	BUILDING & STRUCTURE REPAIR	17,035.00	6,736.52	39.55%
6405	OFFICE & DATA PROCESSING EQUIP	8,500.00	-	0.00%
6439	OTHER MISCELLANEOUS	67,000.00	1,013.47	1.51%
6451	MEMBERSHIP DUES	1,000.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	82,000.00	16,577.74	20.22%
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**	**442,855.00**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **June 30, 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)	(14,251.40)	47.50%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	2,534.70	36.21%
4661	RESIDENTIAL-SEWER CHARGES	1,727,880.00	458,197.83	26.52%
4662	COMMERCIAL-SEWER CHARGES	513,040.00	114,074.89	22.24%
4663	SEWER PENALTIES	45,000.00	19,871.58	44.16%
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**	**842,401.25**	

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	67,742.32	24.25%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	357.73	35.77%
6105	TEMPORARY-WAGES & SALARIES	-	2,447.84	0.00%
6121	PERA CONTRIBUTIONS	38,949.00	5,388.71	13.84%
6122	FICA/MEDICARE CONTRIBUTIONS	21,476.00	5,856.71	27.27%
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	702.78	16.34%
6225	DIESEL FUEL	3,500.00	1,924.53	54.99%
6229	SHOP MATERIALS	500.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	25,000.00	9,027.49	36.11%
6257	OTHER VEHICLE PARTS	8,000.00	524.73	6.56%
6273	UTILITY SYSTEM MAINT SUPPLIES	5,000.00	459.60	9.19%
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	765.46	15.31%
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	8,739.63	29.13%
6372	WATER/IRRIGATION	2,000.00	209.06	10.45%
6373	GAS	7,500.00	2,091.88	27.89%
6374	REFUSE/RECYCLING	1,500.00	709.72	47.31%
6377	SEWER SERVICE CHARGE	1,260,238.00	735,138.53	58.33%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	3,382.70	31.22%
6489	OTHER CONTRACTED SERVICES	45,000.00	3,725.10	8.28%
6722	DEPRECIATION	734,900.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	49,000.00	-	0.00%
Grand Total		**2,610,929.00**	**883,353.85**	

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: June 30, 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)	(2,306.21)	41.93%
4681 CHARGES FOR STREET LIGHTS	176,000.00	45,738.42	25.99%
4683 STREET LIGHTING PENALTIES	6,000.00	2,468.49	41.14%
4701 INTEREST ON INVESTMENTS	3,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	57,000.00	14,520.52	25.47%
Grand Total	**236,500.00**	**60,421.22**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	135,000.00	51,430.28	38.10%
6489 OTHER CONTRACTED SERVICES	19,000.00	3,671.38	19.32%
6722 DEPRECIATION	46,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	29,000.00	-	0.00%
Grand Total	**229,000.00**	**55,101.66**	

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: **June 30, 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)	(3,709.39)	43.64%
4287	OTHER LOCAL GOVERNMENT GRANTS	75,000.00	-	0.00%
4609	OTHER MISCELLANEOUS REVENUES	1,200.00	1,884.30	157.03%
4671	RECYCLING CHARGES	452,000.00	115,439.62	25.54%
4672	RECYCLING PENALTIES	9,300.00	4,627.49	49.76%
4701	INTEREST ON INVESTMENTS	4,000.00	-	0.00%
Grand Total		**533,000.00**	**118,242.02**	

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	10,092.31	38.69%
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	810.93	25.69%
6122	FICA/MEDICARE CONTRIBUTIONS	2,006.00	817.80	40.77%
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	15,238.98	47.62%
6322	POSTAGE	100.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	476,000.00	232,744.26	48.90%
Grand Total		**542,512.00**	**260,219.82**	

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: **June 30, 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)	(6,832.68)	44.08%
4693 STORM WATER-RESIDENTIAL	638,400.00	162,550.06	25.46%
4694 STORM WATER-COMMERCIAL	670,000.00	169,766.75	25.34%
4695 STORM WATER-PENALTIES	25,000.00	10,145.39	40.58%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**1,322,900.00**	**335,629.52**	

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	35,738.37	15.08%
6105 TEMPORARY-WAGES & SALARIES	200.00	692.00	346.00%
6121 PERA CONTRIBUTIONS	34,750.00	2,731.57	7.86%
6122 FICA/MEDICARE CONTRIBUTIONS	18,161.00	2,823.57	15.55%
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	2,336.22	23.36%
6249 MISCELLANEOUS OPERATING SUPPLY	13,000.00	3,695.37	28.43%
6257 OTHER VEHICLE PARTS	12,000.00	12,215.74	101.80%
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	3,508.89	29.24%
6372 WATER/IRRIGATION	3,500.00	209.06	5.97%
6373 GAS	8,500.00	2,091.87	24.61%
6374 REFUSE/RECYCLING	654,264.00	57,310.95	105.88%
Grand Total	**1,107,937.00**	**141,391.44**	

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

CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **June 30, 2024**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	6/12 ADOPTED BUDGET (Jun)	% of Budget Used (50.0% is 6/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,323,376.00	654,955.98	661,688.00	49.49%	668,420.02
Building Inspections	708,859.00	387,683.49	354,429.50	54.69%	321,175.51
Council/Commissions (incld charter, council contingency)	257,656.00	67,647.50	128,828.00	26.25%	190,008.50
Data Processing	1,063,589.00	450,370.57	531,794.50	42.34%	613,218.43
Engineering (personnel costs allocated after year-end)	680,214.00	614,457.82	340,107.00	90.33%	65,756.18
Finance (incld assessing) (personnel costs allocated after year-end)	573,666.00	420,808.09	286,833.00	73.35%	152,857.91
Fire (incld Civil Defense)	2,267,402.00	1,120,461.10	1,133,701.00	49.42%	1,146,940.90
Gen Govt Buildings	968,079.00	334,903.55	484,039.50	34.59%	633,175.45
Parks	2,277,155.00	1,292,225.97	1,138,577.50	56.75%	984,929.03
Planning & Zoning	974,899.00	485,170.71	487,449.50	49.77%	489,728.29
Police (incld animal control & comm orient)	6,090,287.00	3,385,728.18	3,045,143.50	55.59%	2,704,558.82
Streets (incld traffic eng & snow/ice)	3,614,586.00	1,792,309.83	1,807,293.00	49.59%	1,822,276.17
TOTAL	*20,799,768.00*	*11,006,722.79*	*10,399,884.00*	*52.92%*	*9,793,045.21*

ENTERPRISE EXPENDITURES BY FUND	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	6/12 ADOPTED BUDGET (Jun)	% of Budget Used (50.0% is 6/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2024 BUDGET")
Water (budgeted depreciation not booked until after year-end)	2,434,644.00	442,855.00	1,217,322.00	18.19%	1,991,789.00	*$ 958,382.00*
Sewer (budgeted depreciation not booked until after year-end)	2,610,629.00	883,353.85	1,305,314.50	33.84%	1,727,275.15	*$ 734,900.00*
Street Light (budgeted depreciation not booked until after year-end)	229,000.00	55,101.66	114,500.00	24.06%	173,898.34	*$ 46,000.00*
Recycling	542,512.00	260,219.82	271,256.00	47.97%	282,292.18	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,107,937.00	141,391.44	553,968.50	12.76%	966,545.56	*$ 490,264.00*
TOTAL	*6,924,722.00*	*1,782,921.77*	*3,462,361.00*	*25.75%*	*5,141,800.23*	$ 2,229,546.00

EDA FUND EXPENDITURES	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	6/12 ADOPTED BUDGET (Jun)	% of Budget Used (50.0% is 6/12)	BUDGET AMOUNT REMAINING
Economic Development	92,390.00	42,104.18	46,195.00	45.57%	50,285.82

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Receive Cash and Investments for Period Ending July 31, 2024

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending July 31, 2024

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/07/2024 09:25 AM
Form Started By: Diana Lund		Started On: 08/05/2024 01:54 PM
Final Approval Date: 08/07/2024		

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

	July-24 CURRENT MONTH	2024 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes 2022 & 2023 Bond Proceeds)	$ 93,689,860.10	$ 106,429,330.67
CASH INFLOWS:		
Daily Deposit	3,103,036.84	8,867,242.35
Tax Settlements	5,558,813.68	12,366,269.25
U/B Receipts	20,011.37	1,019,472.58
Credit Cards (Includes Utility Billing)	443,819.96	3,580,325.78
Interest Earnings [Net of Interest Paid on Investments]	256,718.99	1,928,682.36
Bond Proceeds-int	8,233.04	61,638.74
TOTAL CASH INFLOW	$ 9,390,633.88	$ 27,823,631.06
TOTAL CASH AVAILABLE	$ 103,080,493.98	$ 134,252,961.73
CASH OUTFLOWS:		
Prepaid Checks	625,563.21	6,170,849.82
Bills Lists	1,486,248.00	9,741,730.78
Pay Estimates	3,909,214.56	17,159,900.93
Credit Cards	6,860.40	77,491.68
Payroll - Net	528,103.19	3,857,607.83
Flex Reimbursement	-	695.13
Void Checks/Dormant Checks Paid	(3,012.04)	(9,112.70)
Debt Service	-	724,722.60
Miscellaneous [Bank Charges; etc.]	271.50	1,830.50
TOTAL CASH OUTFLOW	$ 6,553,248.82	$ 37,725,716.57
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 96,527,245.16**	**$ 96,527,245.16**
MEMO - NET 2024 CASH INFLOW (OUTFLOW)	**2,837,385.06**	**(9,902,085.51)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 61,976,601.23**	**71,631,912.26**
Purchases	4,554,746.42	13,320,763.43
Maturities/Sales	(500,000.00)	(18,921,328.04)
ENDING BALANCE	**$ 66,031,347.65**	**$ 66,031,347.65**

Prepared by the City of Ramsey Finance Department
8/5/2024

2024 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2024	PURCH 2024	SOLD/ MATURE 2024	BV PRIN BAL 12/31/2024
240501	11/26/2024	4M	4M TERM SERIES				8,000,000.00	0.00	8,000,000.00
240731B	7/31/2025	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
230804	4/30/2024	4M	4M TERM SERIES			10,000,000.00		10,000,000.00	0.00
									12,000,000.00
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		300,000.00	0.00
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		0.00	100,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00	300,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	500,000.00		0.00	500,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3	200,000.00		0.00	200,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00	150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00	285,000.00
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		6215S3-E6-7	430,000.00		0.00	430,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									5,350,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
221014	1/12/2024	UBS	CD-ISRAEL DISCOUI	19977	465076TW7	244,000.00		244,000.00	0.00
190315	3/15/2024	UBS	CD-COMENITY CAPI	57570	20033AS31	245,000.00		245,000.00	0.00
190325	3/25/2024	UBS	CD-BANK HAPOALI	33686	06251AW48	245,000.00		245,000.00	0.00
200325	4/1/2024	UBS	NEW YORK HOUSING		6498833S2	500,000.00		500,000.00	0.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE	4297	14042RLP4	245,000.00		245,000.00	0.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE U	33954	14042TAP2	245,000.00		245,000.00	0.00
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		500,000.00	0.00
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00	300,000.00
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00	640,000.00
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00	250,000.00
221118	11/18/2024	UBS	CD-SALLLIE MAE	58177	795451CK7	243,000.00		0.00	243,000.00
191127	11/27/2024	UBS	CD-STATE BANK IN	33682	856285RS2	245,000.00		0.00	245,000.00
201119D	12/1/2024	UBS	WARREN HEIGHTS OH BUILDING		93612JW3	165,000.00		0.00	165,000.00
191107B	12/1/2024	UBS	CORPUS CHRISTI TEX TRANS		220228BK5	400,000.00		0.00	400,000.00
190418	12/5/2024	UBS	CD-DELTA NATION/	26633	2477RBD6	200,000.00		0.00	200,000.00
201218	12/18/2024	UBS	CD-TEXAS EXCHANGE		88241TJQ4	248,000.00		0.00	248,000.00
220419	3/1/2025	UBS	MARYLAND STATE COMM DEV TAX		57419RC78	750,000.00		0.00	750,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00
211223	8/1/2025	UBS	HAWAII STATE		41972YQ3	500,000.00		0.00	500,000.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		0.00	400,000.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00	175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	500,000.00		0.00	500,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00	320,000.00
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		0.00	105,000.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		0.00	245,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00	500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00	300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00	750,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		0.00	300,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00	470,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7	500,000.00		0.00	500,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00	500,000.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00

2024 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2024	PURCH 2024	SOLD/ MATURE 2024	BV PRIN BAL 12/31/2024
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	1,000,000.00		0.00	1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8	110,000.00		0.00	110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00	430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00	400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00	500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00	720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
230131	9/30/2024	UBS	CD-PLANTERS BANI	34254	72741PGZ4	244,000.00		0.00	244,000.00
230303		UBS	UBS PRIME FUND			51,724.41		51,724.41	0.00
230317	3/17/2025	UBS	CD-MANUFACTURE	588	5647595C3	243,000.00		0.00	243,000.00
230322	3/24/2025	UBS	CD-PINNACLE BANI	35583	72345SLG4	248,000.00		0.00	248,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00	1,675,000.00
230731		UBS	UBS PRIME FUND			554,843.90		554,843.90	0.00
231204		UBS	UBS PRIME FUND			249,389.65		0.00	249,389.65
230831A		UBS	UBS PRIME FUND			2,769,474.27		2,769,474.27	0.00
20831B		UBS	UBS PRIME FUND			6,001,637.81		1,761,399.47	4,240,238.34
230630		UBS	UBS PRIME FUND			859,359.98		859,359.98	0.00
23093023		UBS	UBS PRIME FUND			64,956.23		0.00	64,956.23
230430		UBS	UBS PRIME FUND			170,879.16		170,879.16	0.00
230531		UBS	UBS PRIME FUND			229,646.85		229,646.85	0.00
240630		UBS	UBS TREASURY FUND (FORMERLY PRIME)				102,943.99	0.00	102,943.99
240731A		UBS	UBS TREASURY FUND (FORMERLY PRIME)				554,746.42	0.00	554,746.42
240228		UBS	UBS PRIME FUND				361,798.28	0.00	361,798.28
240131		UBS	UBS PRIME FUND				301,274.74	0.00	301,274.74
						-			
									48,681,347.65

TOTAL INVESTMENTS	71,631,912.26	13,320,763.43	18,921,328.04	**66,031,347.65**
Unamortized Premiums	1,759,475.03			1,759,475.03
Unamortized Discounts	(4,343,552.11)			(4,343,552.11)
BMO	8,036,228.16	37,422,870.35	38,533,765.64	6,925,332.87
Bond Proceeds	12,162,050.46	61,638.74	2,215,979.77	10,007,709.43
Money Market Accounts	17,183,216.87	10,963,715.42	12,000,000.00	16,146,932.29
Net Cash and Investments	106,429,330.67	61,768,987.94	71,671,073.45	96,527,245.16

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

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

- Planning Commission Meeting Minutes Dated June 27, 2024.
- Public Works Committee Meeting Minutes Dated June 18, 2024.

Purpose/Background:

Approve Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

PC June Minutes

PWC June Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/07/2024 09:21 AM
Form Started By: Abdi Sahal		Started On: 08/05/2024 10:32 AM
Final Approval Date: 08/07/2024		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 27, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Randy Bauer Commissioner Ryan Heineman Commissioner Gary Van Scoy
Members Absent:	Commissioner Tom Hunt Commissioner Eric Peters
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 Anderson, seconded by Commissioner Van Scoy, to approve the agenda as presented.

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

5. CONSENT AGENDA

5.01: Approve the May 23, 2024 Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Conditional Use Permit for a Motor Fuel Station for Take 5 Oil Change at 7990 Sunwood Drive NW

Public Hearing

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

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit.

Citizen Input

Ryan Burkman, Garage Holdings, provided a quick overview of the company operations and its ownership group. He noted that while the company is somewhat new to the area, they are the third largest oil change company in the U.S.

Commissioner VanScoy asked if the applicant considered placing the building on the site closer to Armstrong.

Mr. Burkman commented that they considered both sites but preferred the front for the flow of traffic and visibility.

Gary Gruber, Director of Construction for Garage Holdings, agreed with the comments of visibility as many of their clients come on a drive by basis. He stated that the other building they would propose will fit better with more parking on the rear site.

Commissioner Bauer recognized that the other building is not part of this request and asked if that is speculative or whether there is a tenant.

Mr. Burkman commented that they have inclinations and are working to find a complimentary use as soon as possible but do not yet have that use identified.

Commissioner Heineman asked for more information on the complimentary use. He stated that he would like the use to be complimentary to the area rather than this specific use.

Mr. Burkman commented that it would most likely be coffee or food related and not an auto related use, therefore more complimentary to the area.

Mr. Gruber commented that the layout would allow for a drive-thru lane for that complimentary use.

Commissioner Anderson asked if the only signage would be the signage on the building.

Mr. Gruber commented that they negotiated a spot on the Aldi pylon sign along with their building signage.

Chairperson Gengler asked for details on the Aldi pylon sign location.

City Planner Larson commented that sign is located on the northwest corner of the Aldi site and was designed to have space for other businesses.

Chairperson Gengler commented that she appreciates the greenspace and landscaping. She commented that the gap between this lot and Aldi seems very narrow.

City Planner Larson clarified that area being referenced is a striped pedestrian walkway. He also identified the sidewalk locations which, combined with the pedestrian walkways, help to promote walkability for pedestrians.

Commissioner VanScoy asked the height of the garage doors on the bays.

Mr. Gruber commented that all the doors are the same height at 11.6 feet noting that all three doors are the same.

Commissioner VanScoy recognized that this is a unique layout for the COR but noted that it is not off of a street and is instead off of a driveway.

City Planner Martin provided additional details on the constraints of the site.

Commissioner VanScoy asked who owns the property to the south.

City Planner Martin replied that the parcel immediately south is owned by Phillips Edison and provided details on the different strip mall owners.

Commissioner Anderson asked how any spills would be contained.

Mr. Gruber commented that the buildings are designed to contain all spills internally and provided details on the pits which exist under the bays where vehicles pull in. He stated that the new oil is also contained over a recessed floor and therefore any spills would be routed into those pits. He stated that the pits have the capacity to hold all old oil and new oil within the building. He stated that if that were to occur and the pits were to hold the spills, a truck would then be brought in to haul that out.

Councilmember Woestehoff asked if there would be picnic benches or anything on the greenspace.

Mr. Gruber commented that area would be turf.

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

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

Chairperson Gengler closed the public hearing at 7:23 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Bauer, to recommend that City Council approve Resolution #24-166, Approving a Conditional Use Permit for a Motor Fuel Station in the COR-2b Zoning District at 7990 Sunwood Drive NW.

Further discussion

Commissioner VanScoy stated that he was pretty uncomfortable with the request when he began to review it but given the location and circumstances of the property, he now believes this will be a good use. Commissioner Heineman commented that while he has reservations about using that space for an oil change business, as he would prefer more restaurants, the request does meet the requirements and therefore he will support it.

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

6.02: Public Hearing: "Skyline on Sunwood" Site Plan Review for a Mixed-Use Building at 7545 Sunwood Drive NW (PSD LLC)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:24 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the proposed Site Plan and building with the conditions listed in the draft resolution.

Commissioner VanScoy asked for details on the built to line for this structure.

Planning Manager Larson commented that the request does meet the build to requirement.

Commissioner Heineman referenced the commercial space proposed to be attached to the residential and asked if that would limit the uses that could occupy that space.

Planning Manager Larson commented that the building would have limitations on what could be within, noting that a full-service restaurant could not be located within because of the logistics but a sandwich shop or coffee shop be there as well as other retail uses.

Chairperson Gengler asked how the retail would impact the parking and whether employee parking is counted within the spaces as well.

Planning Manager Larson commented that the plan set shows the breakdown between each use, noting that the retail use would be higher during the daytime while the residential parking demand would be higher at night. He noted that there is also on-street parking available that was not factored into the parking ratios. He stated that outside of this request, staff is suggesting whether it would be appropriate to place time durations on the street parking, which would allow for faster turnover of those spaces.

Citizen Input

Matt Kuker, PSD, provided a sample of the material they are considering for the siding. He commented that this project would attempt to bring a different level of housing to Ramsey with higher end apartment units designed for young urban professionals or those wanting to downsize from their home. He reviewed some photos from a project their builder is currently completing and identified some of the amenities proposed within the building. He also provided details on the layout of the site, noting that the surface parking was intentionally designed not to be visible from Sunwood. He stated that they will be using magic paks. He stated that they do plan to have space for employee parking for the retail uses in order to make the most convenient parking available for customers. He reviewed some of the potential uses that could go into the retail space. He commented that this will be the nicest of the nine apartment buildings they have constructed thus far, with the price per unit well over $200,000 per unit.

Commissioner Bauer asked the price range for rents compared to the other PSD apartment buildings in the COR.

Mr. Kuker provided comparisons of his existing apartment complexes in the COR and noted that this would be $300 or $400 higher than the Residence at the COR. He commented that this would most likely not be a first-time apartment renter and will pursue a different clientele.

Commissioner Anderson commented that he would have liked to see more retail on the lower level. He stated that his vision of the Main Street is to have shops along the way instead of apartment buildings along the way. He asked and received confirmation that these units would be leased rather than owned.

Mr. Kuker commented that he is close to securing a higher end restaurant to go into the old Kitchen Table location. He stated that they also want restaurants in Ramsey. He explained that the topic

of rooftops continues to come up, noting that each apartment unit is counted the same as a single-family home.

Commissioner Anderson stated that he wants to see a destination where people can walk rather than people having to leave for those things.

Commissioner VanScoy stated that he likes the basic concept, as the COR was meant to have a combination of residential and retail. He referenced the significant number of comments from staff and asked if the applicant agreed with those comments.

Mr. Kuker commented that he believes that his team has addressed most of those comments and agreed that some of those things were good ideas that they have incorporated into the plan. He commented that staff has been great to work with on this project.

Councilmember Woestehoff asked for details on snow storage.

Mr. Kuker replied that the snow would be trucked off site, which will be the same for the entire COR area eventually.

Commissioner Heineman commented that he appreciates the retail space in the building. He also understood that Ramsey needs to grow, and this will allow more units for residents while allowing the rural part of Ransey to remain rural. He stated that if the intention is to attract young professionals, the retail space needs to cater to that demographic.

Mr. Kuker commented that he will have control over the businesses that lease those spaces and therefore will pick things that are attractive to the building and area.

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

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

Chairperson Gengler closed the public hearing at 8:00 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Heineman, to recommend that City Council approve the Site Plan for a mixed-use building at 7545 Sunwood Drive NW.

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

6.03: Public Hearing: Comprehensive Plan Text Amendment Pertaining to Mixed Use

Public Hearing

Chairperson Gengler called the public hearing to order at 8:00 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Comprehensive Plan amendment.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 8:02 p.m.

Commission Business

Motion by Commissioner Heineman, seconded by Commissioner VanScoy, to recommend that City Council approve Resolution #24-157 for a Comprehensive Plan text amendment pertaining to Mixed Use.

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

6.04: Public Hearing: Zoning Code Updates

Public Hearing

Chairperson Gengler called the public hearing to order at 8:03 p.m.

Presentation

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

Commissioner VanScoy asked for more clarification on lighting requirements. He stated that the language related to the exception is unclear as to whether that would allow the brighter or dimmer light.

Planning Manager Larson provided details on the related lighting table.

Councilmember Woestehoff provided clarification noting that the language is unclear as to which standard applies.

Planning Manager Larson commented that staff could look to clarify that language.

Councilmember Woestehoff suggested an update to the administrative review language.

Planning Manager Larson commented that staff would also update that language. He asked if the Commission desired modification of driveway regulations. He noted that the current regulation has a setback of five feet and the next meeting will have two variance requests to consider placement closer than five feet.

Commissioner Anderson replied that he is comfortable with the five-foot setback.

Commissioner VanScoy agreed.

Chairperson Gengler asked if there is one zoning district where the variance request is more common.

Planning Manager Larson commented that the two variance requests are within the R-1a district.

Commissioner Heineman commented that he would agree with leaving that at five feet and if people want a variance that can be requested and considered on a case-by-case basis.

Commissioner Anderson commented that having the driveway right on the property line could cause issues as people would be unclear as to where the property line then is.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 8:15 p.m.

Commission Business

Commissioner Heineman asked the reason to shift from Council approval to zoning administrator approval for the items proposed.

Planning Manager Larson replied that earlier drafts had multiple levels of wind energy systems, but the Council made cuts to only allow the smaller units and therefore staff believed that routine

administrative review would be appropriate for those personal units, similar to the process for that type of solar.

Commissioner Heineman asked if the request were to be denied by staff, could the resident then appeal to the Council.

Planning Manager Larson confirmed that there is an appeal process.

Commissioner Van Scoy asked if the lighting language could be clarified now.

Planning Manager Larson proposed a solution.

Commissioner Van Scoy asked which standard would be utilized when there is shared parking.

Planning Manager Larson commented that it would be up to the maximum intensity allowed.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to recommend that City Council approve Ordinance #24-10 amending various sections of Chapter 106 – Zoning Code with the clarification to Section106-310 lighting, subparagraph four and to Section 106-331 as discussed.

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

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Planning Manager Larson announced upcoming grand openings. He also noted a new addition to the planning staff team.

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, and Heineman. Voting No: None. Absent: Commissioners Hunt and Peters.

The regular meeting of the Planning Commission adjourned at 8:23 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Abdi Sahal
Planning Assistant

Drafted 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, June 18, 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
Civil Engineer IV Leonard Linton

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

Chairperson Musgrove requested to move Item 6.01 to be considered after approval of the minutes.

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

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

4. APPROVE MINUTES

4.01: Approve May 21, 2024, Meeting Minutes

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

Regular Meeting Minutes dated May 21, 2024

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Howell and Olson. 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 background information on DNR wetland 114P. He explained that when lots abutting the wetland were platted in the early 1990's, the properties were developed to protect homes from flooding. He commented that this is currently the fifth wettest spring on record and that the wetland is obviously full of stormwater. He stated that the City has been working with the DNR for years to manage the water level in this wetland and last year came to an agreement on an outlet structure that would help to manage the water level within the wetland. He recognized that the last few years have been incredibly dry and therefore the level of the wetland has been low and having water in portions of backyards is most likely new for some homeowners. He played a video showing how the new outlet control structure functions, showing that water is freely flowing through the structure and downstream of the structure. He stated that staff are monitoring things to ensure that the structure does not become plugged, and no one should have water inside their homes.

Councilmember Olson asked the level of the outlet control.

City Engineer/Public Works Director Westby provided additional details on the outlet structure.

Civil Engineer IV Linton stated that the elevation of the weir was set using information from the DNR based on the historical ordinary high water (OHW) level prior to development. He stated that around the time the homes were constructed an outlet pipe was installed without regard for the historical OHW level, and that pipe was approximately 1.7 feet below the OHW level. He stated that in the Spring of 2023 the City installed the new outlet structure with a weir elevation of 857.9.

Jenny Larson, 5790 145th Court NW, asked when the old outlet pipe was installed. She stated that they built their home in 2004 when the water level was similar to what it is now. She stated that as the years have progressed the wetland was drier and drier and filled with vegetation. She believed that there should be accountability as the lower outlet pipe was in place for the past 20 years. She stated that people have purchased homes with a false sense of what their land is because the wetland has been dry and now has returned to its original level, leaving yards wet that have not been wet.

Donna Wippler, 5770 145th Court NW, commented that she lives next door to the Larsons, and the water is very high. She stated that they have lost a lot of lawn and many of their trees are in standing water. She commented that there is basically a river going through their backyard. She recognized that the water is nice but there is also risk to their trees.

Mark Bollman, 14600 Junkite Street NW, stated that he took a stick to the culvert today. He stated that he has been walking that path for 24 years. He stated that today the water level is at 36 inches, which means 5 inches are above the threshold. He estimated that the old threshold was about 10 inches. He stated that the creek having 3 feet of water is way too high. He commented that yards

were flooded long before the threshold is reached. He believed that the threshold should be lowered 12 or 13 inches. He commented that his daughter also lives in the neighborhood and at her rear lot line the water level is 12 inches. He believed that the DNR was going to raise the level of the wetland by 4 or 5 inches, and this is much too high.

Civil Engineer IV Linton commented that before all the homes were built the DNR established the normal water level of the wetland, which is the OHW mark. He stated that the new outlet structure matches that OHW mark. He stated that because of all the rain there is extra water coming through the structure.

Mr. Bollman asked why the structure was not built with more flexibility such as flashboards that could be pulled out to drop the water level accordingly.

Eric McBroom, 5771 145th Court NW, agreed that a few weeks ago was probably the best reading that they have had. He was unsure when the water level was increased.

Civil Engineer IV Linton commented that the outlet structure was constructed in Spring of 2023.

Mr. McBroom asked if all the increased water is then a result of the rain this Spring.

Civil Engineer IV Linton replied that is true.

Mr. Bollman commented that the threshold is too high.

Mr. McBroom commented that he was losing yard a few weeks ago when that reading was done.

Ms. Larson asked if the wetland could be dredged to create more storage room. She commented that with the higher water the wildlife is coming back, which is great, but perhaps dredging would assist to keep water in the pond and not in yards.

Civil Engineer IV Linton replied that he is unsure the purpose that dredging would serve at this point.

Chairperson Musgrove asked if a wetland could legally be dredged.

Civil Engineer IV Linton replied that it is not legal to dredge a wetland.

Chairperson Musgrove stated that she spoke with Becky Wozney from the Anoka Conservation District who provided additional input on cattails noting that if the water level stays high the cattails will not survive into the Fall.

Tim Hoyt, 5741 145th Court NW, commented that he is thankful that the residents have the opportunity to speak tonight. He asked if there would be documentation of the conversations the City has had with the DNR related to the water level that could be shared with area residents. He commented that he reviewed the original Council minutes and it seems that the City made the decision to raise the water level four inches higher than the level of record and the DNR approved

that, but did not require it. He asked how the City is allowed to damage properties, noting that if a resident were to cause that damage to a neighbor, they would be required to mitigate it by code. He commented that his backyard is inundated when it had been dry for the last 6 years. He stated that the portion of his backyard that is wet is not within floodplain or even an easement. He stated that if he brings fill in to his property, that would cause more damage to his neighbors' properties. He then referenced the trail on the east side of the wetland which, according to Councilmember Specht last year, the trail is being raised to prevent the trail from flooding due to raising the water elevation in wetland 114P. He asked why residents are being told that the water level is due to rain when the trail project was completed in order to mitigate for raising water levels with a new outlet structure. His final request was for the City to revisit the decision to raise the outlet structure as it has negatively impacted his private property. He stated that it seems that the City listened to people downstream that requested higher water levels and not those that did not want it. He requested that the City make changes to the outlet to lower the water level in the wetland, or provide residents with funds to mitigate and alleviate what this has created. If funds are being used to raise a trail due to the negative impacts of raising the outlet, it is only logical that funds should be available to assist negatively impacted property owners as well.

City Engineer/Public Works Director Westby stated that staff will work to provide the requested documentation but it will take a little time.

Ali Bollman, 5731 145th Court NW, commented that she now has over half of her yard under water with up to two feet of standing water, which includes vegetation and trees. She stated that she just purchased their home in September and the property value was assessed based on the land that was there. She stated that she was also denied flood insurance because of the historical data provided by FEMA. She stated that the water is currently about 15 feet from her home and is concerned with the flooding that is happening. She stated that it seems that the project was completed without survey and input from the residents that are directly affected. She stated that she also spoke with Ms. Wozney who stated that precipitation levels are only a few inches above average so if we have a typical winter she would have concerns with future water levels. She felt that not all aspects were considered when completing this project and therefore the increased water level is a result of negligence of the City. She did not believe that there should be standing water in her yard.

Mr. Bollman commented that ducks and geese require dry land to nest and with the current elevation there is no dry area to nest.

Mr. McBroom commented that it has forced the ducks and geese into yards.

Ms. Bollman asked if sandbags could be provided to prevent flooding should the rain continue at its current levels.

Mr. McBroom recognized that the water level change was made last year and asked if it naturally took this long to fill.

City Engineer/Public Works Director Westby commented that there have been three years of drought conditions prior to this year, so there was very little water to start with. He commented that the heavy rains began in March of this year.

Diane Anderson, 5750 142nd Avenue NW, commented that she has lived in her property for 50 years and where the water is now is where it was when they first moved in and was like that for several years. She stated that the water has fluctuated over wet and dry conditions throughout the years. She recognized the frustration people would have that have not seen this water level in the past. She stated that in the early 1990's the whole pond changed, and a lot of wildlife left the area. She stated that they had always been told that the ponds to the north drain into this wetland. She asked for details on the drainage patterns on the ponds to the north. She recognized that it is hard when some people want water and others do not.

Ms. Bollman commented that she likes the water, but within the basin and not her yard.

Ms. Anderson commented that they have had seedlings get 20 feet high near the water line but then are lost when the water levels increase again. She stated that the outlet is functioning as it should be. She asked if there is something preventing the water from flowing as it should.

Mr. Bollman replied that the outlet is preventing the water from leaving as it should.

City Engineer/Public Works Director Westby explained how water flows from the north to the south through the wetland complexes. He stated that there are not defined, maintained swales that connect the wetlands and instead the water overflows from one wetland to the next.

Mr. Hoyt asked if anyone has been at the City since all the decisions were made with the DNR.

Civil Engineer IV Linton commented that he spoke with the DNR but they were unable to attend this meeting on short notice.

Mr. Hoyt commented that he has not found any documentation that the City had to construct the outlet.

Civil Engineer IV Linton commented that he has correspondence from the DNR stating that the City had to construct the outlet structure. He stated that he does not have record of when the old outlet pipe was installed and upon checking by the DNR, the pipe was found to be incorrectly located. He commented that the government does not always keep the best records.

Mr. Hoyt commented that is untrue because records should be stored on Laserfiche. He stated that perhaps that is unique to Ramsey, but there are cities incorporated a long time ago that still have accurate records. He asked who required the pipe and who agreed to the pipe location. He stated that someone from the DNR has to be able to provide the answer.

Mr. Bollman asked if it would be possible to get the overflow dropped by 12 inches, as that would significantly help with the issue of flooding while still keeping water in the pond.

City Engineer/Public Works Director Westby commented that staff will speak with the DNR, do a document search, and review correspondence from previous conversations. He stated that hopefully the rain will stop, and water levels will recede. He stated that the ground is saturated,

and the groundwater levels are up. He stated that this is the first time there has been a robust discussion on this and staff will research property records, noting that the permits for each of the homes that were constructed contain surveys. He recognized that records prior to 2000 can be spotty. He stated that perhaps a lower elevation could be agreed upon but staff will need to search available data to determine what a reasonable elevation would be to minimize standing water in yards. He stated that the structure that was installed is concrete and while is does not have removable boards, adjustments can be made to drop the water level, if that is approved by the DNR and City Council. He commented that the City obviously does not want prolonged periods of standing water in yards that will kill trees.

Mr. McBroom asked how residents will stay informed on this process.

Chairperson Musgrove stated that additional information can be brought back to the next Public Works Committee meeting. She stated that they will continue to monitor the water levels as they have not yet had a full year of data to collect.

Councilmember Howell recognized that some residents have been there a long time and have seen these kinds of conditions, while others have not. She was hopeful that there could be something that they could do but recognized that would depend on the data that they obtain, and information received from the DNR.

Jeremy Larson, 5790 145th Court NW, commented that for the last ten years the big pond has been low and filling with vegetation that takes up space. He stated that if that vegetation that has built up were removed, perhaps that would create additional storage space for the water, and it would act more like a pond. He stated that if the water were then kept at that level, it would keep the vegetation from reemerging and taking up space where water should be stored.

City Engineer/Public Works Director Westby commented that vegetation management is allowable, but dredging cannot occur in wetlands. He commented that even if the cattails were removed, there could still be excess water backing up into yards.

Ms. Larson commented that the damage was caused by whoever put the pipe in to begin with as that caused improper management of the water level. She believed that the damage was done by the City of Ramsey.

Ms. Wippler asked how long her yard and trees can be sitting in water before permanent damage is done. She asked if waiting for the next meeting would be too long.

City Engineer/Public Works Director Westby commented that depends on the species of tree but that staff will work quickly with the DNR to investigate options.

Ms. Bollman commented that she has had trees 40 to 60 feet tall that have been in standing water since May. She hoped that the City would remedy that issue if permanent damage is done.

5. COMMITTEE BUSINESS

5.01: Consider Recommending City Council Ordering a Request for Proposals for Sewer and Water Connection to Fire Station No. 1

Assistant City Engineer Feriancek reviewed the staff report and recommendation from staff to recommend City Council order a Request for Proposals for sewer and water connections to Fire Station No. 1.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council order a Request for Proposals for sewer and water connections to Fire Station No. 1.

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

6. COMMITTEE / STAFF INPUT (Continued)

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.

City Engineer/Public Works Director Westby summarized staff's intentions to resolve the wetland 114P standing water concerns. Staff will move with all due haste to work with the DNR to resolve this issue to limit the amount of time that trees are sitting in standing water. If needed, the City could core a hole in the weir to reduce water levels.

Councilmember Olson asked and received confirmation that the weir in the outlet control structure for Wetland 114P is at the OHW mark specified by the DNR.

Civil Engineer IV Linton commented that the DNR wants the water at that level to provide better habitat for wetland plants.

Councilmember Olson asked how quickly the water would recede if the rain stopped.

Civil Engineer IV Linton commented that if you pull the plug on a bathtub, the water drains out but if the faucet is turned back on, that works against you.

City Engineer/Public Works Director Westby commented that if the rain were to stop, the water level should recede fairly quickly, within a matter of days.

Councilmember Olson asked if there is any idea of how high the water level is currently, above the weir.

City Engineer/Public Works Director Westby commented that the resident measured the front edge of the weir as the threshold and measured five inches above that.

Civil Engineer IV Linton commented that the upstream drainage area goes north of Alpine Drive, behind Ramsey Elementary and therefore all that will still flow down.

Councilmember Olson asked and received confirmation that the soil in this area is sandy and should drain quickly.

City Engineer/Public Works Director Westby replied that the bottom of the wetland is silty and therefore would not drain as fast.

Councilmember Howell asked if there is any chance that the DNR made a mistake or that different data points could be used to determine elevations.

City Engineer/Public Works Director Westby commented that it is most likely that the DNR used historical data. He commented that City staff's intent was not to have standing water in backyards at all times.

Civil Engineer IV Linton confirmed that staff will continue to work with the DNR in an attempt to resolve things.

6.02: Review Future Topics Calendar

City Engineer/Public Works Director Westby provided an update on the status of some of the items on the list that could potentially be removed. He clarified no plans exist to raise the trail along the east side of wetland 114P to accommodate higher water levels as stated by a resident earlier, but confirmed that the trail is in need of repairs. He stated repairing this segment of trail is a low priority since it closely parallels streets therefore Parks and Assistant Public Works Director Mark Riverblood plans to discuss options for repairing this trail, or removing it from the trail system, with the Park and Recreation Commission in July.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:54 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session New

Meeting Date: 08/12/2024

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

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.cityoframsey.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	08/06/2024 03:10 PM
Brian Hagen	Brian Hagen	08/08/2024 12:57 PM
Form Started By: Wendy Schlueter		Started On: 08/06/2024 11:56 AM
Final Approval Date: 08/08/2024		

Report Name: License Report - License Types
Council Dates: 8/12/2024 to 8/12/2024
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
Mobile Food Unit–90 Days							
SW33T SERENITY LLC		Central Park	Mai Chua Yang	7792 161st Ave NW	11/13/2024	8/12/2024	A
					Mobile Food Unit–90 Days License Count:		**1**
Mobile Food Unit–Annual							
LLBatsche LLC / Meraki Concept LLC	Yolked/ Mama J's / Pinche Tacos		Linnea Batsche		12/31/2024	8/12/2024	A
					Mobile Food Unit–Annual License Count:		**1**
					Total Licenses:		**2**

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-218 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 18, 2024 through August 7, 2024.

Purpose/Background:

Adopt Resolution #24-218 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 18, 2024 through August 7, 2024.

Recommendation:

Staff Recommends to Adopt Resolution #24-218 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 18, 2024 through August 7, 2024.

Outcome/Action:

Motion to Adopt Resolution #24-218 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 18, 2024 through August 7, 2024.

Attachments

Bills List 8/12/2024

Resolution 24-218

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	08/07/2024 02:48 PM
Brian Hagen	Brian Hagen	08/08/2024 12:58 PM
Form Started By: Jennifer Morrison		Started On: 08/07/2024 01:57 PM
Final Approval Date: 08/08/2024		

RAMSEY CITY COUNCIL MEETING

8.12.24

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 7.18.24 - 8.7.24		$ 1,239,940.45
Accounts Payable 7.18.24 - 8.7.24		404,440.09
Payroll	7.19.24	274,278.91
	8.2.24	261,175.93
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 2,179,835.38**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2024 Y.T.D.
PREPAIDS	$ 333,748.39	$ 5,947,930.08
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	792,172.27	9,745,718.28
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	253,824.28	3,583,328.99
CORRECTION TO PAYROLL		
DEBT SERVICE		721,635.10
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	3,909,214.56	17,159,900.93
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 5,288,959.50**	**$ 37,158,513.38**

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7/18/2024 -- 8/7/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119119	**7/18/2024**		**113045 ANCONA TITLE AND ESCROW**							
		424.70	ACCT 734154 14320 TUNGSTEN ST		126251	07172024	9601.4651		WATER REVENUE	WATER FUND
		424.70								
119120	**7/18/2024**		**115579 BECKER, LISA**							
		189.24	ACCT 727279 14614 QUICKSILVER		126252	07172024	9601.4651		WATER REVENUE	WATER FUND
		189.24								
119121	**7/18/2024**		**121060 BLOMKER-DIGATONO, GINA**							
		274.47	ACCT 620492966 15611 YAKIMA ST		126257	07172024	9601.4651		WATER REVENUE	WATER FUND
		274.47								
119122	**7/18/2024**		**120924 BRENDA THE BUYER II LLC**							
		175.44	ACCT 735487 16829 OLIVINE ST		126253	07172024	9601.4651		WATER REVENUE	WATER FUND
		175.44								
119123	**7/18/2024**		**119794 CENTERPOINT ENERGY RESOURCES CORP**							
		25.00	PERMIT RA058661 CANCEL		126326	7122024	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA058661 CANCEL		126326	7122024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		26.00								
119124	**7/18/2024**		**117280 CENTRA HOMES**							
		1,500.00	REF ERO ESC 14787 WILLEMITE ST		126332	A120439	9804.6433	00120439	REFUNDS	ESCROW ACCOUNTS
		1,500.00								
119125	**7/18/2024**		**117280 CENTRA HOMES**							
		10,000.00	REF DRVWY ESC 14771 WILLEMITE		126333	A120440	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		5,000.00	REF LNDSC ESC 14771 WILLEMITE		126333	A120440	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		1,500.00	REF ERO ESC 14771 WILLEMITE ST		126333	A120440	9804.6433	00120440	REFUNDS	ESCROW ACCOUNTS
		16,500.00								
119126	**7/18/2024**		**121057 CHERRICO, GENE AND MARY**							
		437.45	ACCT 726970 16094 URANIMITE ST		126254	07172024	9601.4651		WATER REVENUE	WATER FUND
		437.45								
119127	**7/18/2024**		**121058 CULLEN, CHELSEA AND ANDREW**							
		22.24	ACCT 730479 14700 COBALT ST		126255	07172024	9601.4651		WATER REVENUE	WATER FUND
		22.24								
119128	**7/18/2024**		**121059 DEFORGE, ANTHONY**							
		26.32	ACCT 729703 14853 ZEOLITE ST		126256	07172024	9601.4651		WATER REVENUE	WATER FUND

7/18/2024 -- 8/7/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119128	**7/18/2024**		**121059 DEFORGE, ANTHONY**						**Continued...**	
		26.32								
119129	**7/18/2024**		**121040 EIDE, SHAWN**							
		25.00	PERMIT RA058527 CANCEL		126324	792024	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA058527 CANCEL		126324	792024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		26.00								
119130	**7/18/2024**		**111356 EXECUTIVE TITLE OF MN**							
		88.83	ACCT 735278 5320 165TH LN NW		126259	07172024	9601.4651		WATER REVENUE	WATER FUND
		88.83								
119131	**7/18/2024**		**117151 EXECUTIVE TITLE SERVICES**							
		11.86	ACCT 619698075 7011 152ND AVE		126258	07172024	9601.4651		WATER REVENUE	WATER FUND
		11.86								
119132	**7/18/2024**		**121061 GERMAN, VALERIE**							
		128.80	ACCT 724358 15111 WACO ST NW		126260	07172024	9601.4651		WATER REVENUE	WATER FUND
		128.80								
119133	**7/18/2024**		**121062 GOERS, DARYL**							
		57.81	ACCT 731039 7434 BUNKER LAKE B		126261	07172024	9601.4651		WATER REVENUE	WATER FUND
		57.81								
119134	**7/18/2024**		**121063 HUBERTY, JOHN M**							
		48.85	ACCT 724994 14739 OLIVINE ST		126262	07172024	9601.4651		WATER REVENUE	WATER FUND
		48.85								
119135	**7/18/2024**		**121064 JOHNSON, RACHEL AND CARTER**							
		106.21	ACCT 729210 5581 146TH AVE		126263	07172024	9601.4651		WATER REVENUE	WATER FUND
		106.21								
119136	**7/18/2024**		**121065 KNIGHT BARRY TITLE UNITED LLC**							
		215.26	ACCT 732250 15157 QUINTANA CT		126264	07172024	9601.4651		WATER REVENUE	WATER FUND
		215.26								
119137	**7/18/2024**		**121076 KOPAYGORODSKIY, EDUARD**							
		5,000.00	REF LNDSCP ESC 15730 ARMSTRONG		126337	RA056328	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		5,000.00								
119138	**7/18/2024**		**118472 LENHART,KEVIN/THE 70S MAGICSUNSHINE BAND**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
119138	7/18/2024		118472 LENHART,KEVIN/THE 70S MAGICSUNSHINE BAND							
		1,700.00	7.18.24 CONCERT SERIES PERFORM		126323	07182024	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		1,700.00								
119139	7/18/2024		121067 MARSHALL, MATTHEW AND CARPENTER, LAUREN							
		287.67	ACCT 732840 15174 SNOWY OWL		126266	07172024	9601.4651		WATER REVENUE	WATER FUND
		287.67								
119140	7/18/2024		121068 PLANKERS, JONATHAN AND CHRISTA							
		123.30	ACCT 732761 15008 QUINTANA ST		126267	07172024	9601.4651		WATER REVENUE	WATER FUND
		123.30								
119141	7/18/2024		121069 SCOTT, BRANDI							
		36.32	ACCT 728701 15488 TUNGSTEN ST		126268	07172024	9601.4651		WATER REVENUE	WATER FUND
		36.32								
119142	7/18/2024		116367 SERVION TITLE INC							
		13.83	ACCT 59204938 15635 YAKIMA ST		126269	07172024	9601.4651		WATER REVENUE	WATER FUND
		13.83								
119143	7/18/2024		109821 T H CONSTRUCTION OF ANOKA, INC							
		1,500.00	REF ERO ESC 15730 ARMSTRONG BL		126335	A120306	9804.6433	00120306	REFUNDS	ESCROW ACCOUNTS
		1,500.00								
119144	7/18/2024		121066 THE LAW OFFICES OF CHRISTINA HOLLY							
		317.01	ACCT 383520316 5175 149TH LN		126265	07172024	9601.4651		WATER REVENUE	WATER FUND
		317.01								
119145	7/18/2024		117616 TITLESMART INC							
		370.45	ACCT 729389 15563 SODIUM WAY		126270	07172024	9601.4651		WATER REVENUE	WATER FUND
		370.45								
119146	7/18/2024		119268 US HOME LLC							
		87.64	ACCT 735338 8526 152ND CIRCLE		126271	07172024	9601.4651		WATER REVENUE	WATER FUND
		81.66	ACCT 735340 8537 152ND CIRCLE		126272	07172024 A	9601.4651		WATER REVENUE	WATER FUND
		81.66	ACCT 735382 15254 NUTRIA ST		126273	07172024 B	9601.4651		WATER REVENUE	WATER FUND
		250.96								
119147	7/18/2024		121070 WALLIN, NICOLE AMY							
		54.85	ACCT 734182 14761 COBALT #39		126274	07172024	9601.4651		WATER REVENUE	WATER FUND
		54.85								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119147	7/18/2024		121070 WALLIN, NICOLE AMY						Continued...	
119148	7/18/2024		114679 WANTACLEAR TITLE LLC							
		451.02	ACCT 644833935 5851 158TH LN		126275	07172024	9601.4651		WATER REVENUE	WATER FUND
		451.02								
119149	7/18/2024		117360 WATERMARK TITLE AGENCY							
		225.20	ACCT 729541 15541 SODIUM WAY		126276	07172024	9601.4651		WATER REVENUE	WATER FUND
		225.20								
119194	7/25/2024		119065 ANOKA COUNTY (PAPER CHECK)							
		138.00	3 RECORD FEES NORTHFORK MEADOW		126377	71720240	0191.6315		MISCELLANEOUS PROFESSIONAL SERPLANNING & ZONING	
		138.00								
119195	7/25/2024		119065 ANOKA COUNTY (PAPER CHECK)							
		19.95	DEED TAX OLS NORTHFORK MEADOWS		126378	71820240A	0191.6315		MISCELLANEOUS PROFESSIONAL SERPLANNING & ZONING	
		19.95								
119196	7/25/2024		111377 ANOKA MUNICIPAL UTILITY							
		34.37	MONTHLY ELECTRIC		126391	22-610280-00 JUN 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		78.80	STREET LIGHTING		126392	22-990005-01 JUN 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		49.01	MONTHLY ELECTRIC		126393	22-612000-01 JUN 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		71.33	MONTHLY ELECTRIC		126394	22-613120-01 JUN 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		233.51								
119197	7/25/2024		117812 BAUMANN, JODI							
		100.00	7.19.24 ELMCREST DAM DEP REF		126366	07192024	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
119198	7/25/2024		121080 BOSSMAN INC							
		1,500.00	SIGN / AWNING REIMBURSEMENT		126379	7172024	9230.6246		MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHO
		1,500.00								
119199	7/25/2024		100297 CENTERPOINT ENERGY							
		29.64	GAS UTILITIES STATION 1		126375	5914352-9 JUN 2024	0220.6373		GAS	FIRE PROTECTION
		100.32	GAS UTILITIES STATION 2		126376	5961540-1 JUN	0220.6373		GAS	FIRE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119199	7/25/2024		100297 CENTERPOINT ENERGY						Continued...	
						2024				
		1,646.72	C/H GAS JUNE		126380	6702493-5 JUN 2024	0194.6373		GAS	GENERAL GOVERNMENT BUILDING
		56.00	NATURAL GAS PH 3 JUNE		126382	8782239-1 JUN 2024	9601.6373		GAS	WATER FUND
		35.35	6/7-7/6/24 GAS USAGE		126383	6011580-5 JUN 2024	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		1,868.03								
119200	7/25/2024		110734 CITY OF RAMSEY							
		250.00	ACCT 704554054 14631 OLIVINE		126367	07252024	9601.4651		WATER REVENUE	WATER FUND
		100.00	ACCT 733639 7294 BUNKER LAKE B		126367	07252024	9601.4651		WATER REVENUE	WATER FUND
		350.00								
119201	7/25/2024		100116 CONNEXUS ENERGY							
		603.22	ELMCREST PARK IRRIG		126386	444931-267449 JUN 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		22.14	JUNE ELECTRIC SERVICE		126388	444931-3270 JUN 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		625.36								
119202	7/25/2024		117641 KREPS, DAVIS							
		500.00	WATER EFF REBATE 2026-D KREPS		126385	07/22/24	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		500.00								
119203	7/25/2024		121082 O'CONNOR, JEN							
		100.00	6.24.24 ELMCREST DAM DEP REF		126371	07252024	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
119204	7/25/2024		119198 REVVED UP!							
		1,275.00	7.25.24 CONCERT SERIES PERFORM		126372	07252024	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		1,275.00								
119205	7/25/2024		112736 SWANK MOTION PICTURES INC							
		595.00	7.26.24 PUSS IN BOOTS RENTAL		126373	BO 2177696 A	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		595.00								
119206	8/1/2024		100948 ANOKA COUNTY LICENSE CENTER							
		5,135.47	REG & PLATES VEH #670 UTILITIE		126500	08012024	9602.1744		MOTOR VEHICLES	SEWER FUND
		5,135.47								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119206	8/1/2024		100948 ANOKA COUNTY LICENSE CENTER						Continued...	
119207	8/1/2024		121085 BALDUS, JONATHAN							
		1.00	PERMIT RA058675 CANCEL		126508	7222024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		75.00	PERMIT RA058675 CANCEL		126508	7222024	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		76.00								
119208	8/1/2024		117080 BLIP II LLC							
		43,547.67	PRINCIPAL TIF #9		126501	TIF #9	9216.6433		REFUNDS	TAX INCREMENT DISTRICT #16
		1,250.78	INTEREST TIF #9		126501	TIF #9	9216.6433		REFUNDS	TAX INCREMENT DISTRICT #16
		44,798.45								
119209	8/1/2024		100297 CENTERPOINT ENERGY							
		103.58	MONTHLY GAS CHARGES		126524	8000014064-2 JUN 2024	0452.6373		GAS	PARK & RECREATION
		28.08	MONTHLY GAS CHARGES		126524	8000014064-2 JUN 2024	0311.6373		GAS	STREET MAINTENANCE
		29.64	MONTHLY GAS CHARGES		126524	8000014064-2 JUN 2024	0220.6373		GAS	FIRE PROTECTION
		28.08	MONTHLY GAS CHARGES		126524	8000014064-2 JUN 2024	9601.6373		GAS	WATER FUND
		28.08	MONTHLY GAS CHARGES		126524	8000014064-2 JUN 2024	9602.6373		GAS	SEWER FUND
		28.08	MONTHLY GAS CHARGES		126524	8000014064-2 JUN 2024	9605.6373		GAS	STORM WATER UTILITY
		245.54								
119210	8/1/2024		110734 CITY OF RAMSEY							
		30.06	ACCT 731147 15840 JUNIPER RIDG		126499	08012024	9601.4651		WATER REVENUE	WATER FUND
		200.00	ACCT 610929376 6240 152ND AVE		126499	08012024	9601.4651		WATER REVENUE	WATER FUND
		230.06								
119211	8/1/2024		100116 CONNEXUS ENERGY							
		16,175.81	ELECTRICITY WATER		126515	759126-303102 JUL 2024	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,439.96	ELECTRICITY SEWER		126515	759126-303102 JUL 2024	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		340.65	ELECTRICITY STORM		126515	759126-303102 JUL 2024	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		10,302.61	6/19-7/18/24 ELECTRIC USE		126516	759126-303101 JUL 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119211	8/1/2024		100116 CONNEXUS ENERGY						Continued...	
		14,906.27	6/19-7/18/24 ELECTRIC USE		126517	759126-303107 JUL 2024	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDING
		1,005.54	6/19-7/18/24 ELECTRIC USE		126517	759126-303107 JUL 2024	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		63.79	6/19-7/18/24 ELECTRIC USE		126517	759126-303107 JUL 2024	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHOI
		2,717.33	6/19-7/18/24 ELECTRIC USE		126517	759126-303107 JUL 2024	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		29.31	6/19-7/18/24 ELECTRIC USE		126517	759126-303107 JUL 2024	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		855.05	6/19-7/18/24 ELECTRIC USE		126517	759126-303107 JUL 2024	9410.6371	00041012	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		89.25	SIREN UTILITIES		126522	759126-303095 JUL 2024	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		1,008.05	TRAFFIC SIGNAL		126528	759126.303100 JUL 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		3,086.79	ELECTRIC		126529	759126-303106 JUL 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		173.77	ELECTRIC		126529	759126-303106 JUL 2024	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		55.24	ELECTRIC		126529	759126-303106 JUL 2024	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		705.00	ELECTRIC		126529	759126-303106 JUL 2024	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		595.29	ELECTRIC		126529	759126-303106 JUL 2024	9601.6371		ELECTRIC UTILITIES	WATER FUND
		595.29	ELECTRIC		126529	759126-303106 JUL 2024	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		595.30	ELECTRIC		126529	759126-303106 JUL 2024	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		54,740.30								
119212	8/1/2024		100167 CORNERSTONE FORD							
		17.63-	EARLY PAY DISCOUNT		126507	15466665	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		176.30	PARKS TRK. #678		126507	15466665	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		158.67								
119213	8/1/2024		106583 DELTA DENTAL PLAN OF MINNESOTA							
		4,938.36	AUG 2024 DENTAL PREMIUMS		126511	RIS0005867673	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		4,938.36								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119213	8/1/2024		106583 DELTA DENTAL PLAN OF MINNESOTA						Continued...	
119214	8/1/2024		118611 DELTA MOD TECH							
		135,338.44	PRINCIPAL TIF #7		126502	TIF #7	9217.6433		REFUNDS	TAX INCR DIST #17 (DELTA MOD)
		135,338.44								
119215	8/1/2024		121087 DOOTY CALLS PLUMBING INC							
		100.00	PERMIT RA058795 CANCEL		126514	7242024	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA058795 CANCEL		126514	7242024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
119216	8/1/2024		119501 E.J.K. MUSIC LLC							
		1,700.00	8.1.24 CONCERT SERIES RHINO		126503	08012024	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		1,700.00								
119217	8/1/2024		115574 HEALTHPARTNERS							
		91,479.50	AUG 2024 HEALTH PREMIUMS		126510	343215429249	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		1,763.00	AUG 2024 HEALTH PREMIUMS		126510	343215429249	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		93,242.50								
119218	8/1/2024		100351 NCPERS GROUP LIFE INS							
		352.00	AUG 2024 LIFE INS PREMIUMS		126513	704800082024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		352.00								
119219	8/1/2024		119299 OPPIDAN							
		98,479.64	PRINCIPAL TIF #1		126504	TIF #1	9218.6433		REFUNDS	TAX INCR DIST #18 (OPPIDAN)
		54,351.50	INTEREST TIF #1		126504	TIF #1	9218.6433		REFUNDS	TAX INCR DIST #18 (OPPIDAN)
		152,831.14								
119220	8/1/2024		121101 PAULINO, ROB							
		300.00	REF ERO ESC 15237 ALPINE CT NW		126519	A120438	9804.6433	00120438	REFUNDS	ESCROW ACCOUNTS
		300.00								
119221	8/1/2024		114811 RESIDENCE AT THE COR APARTMENTS LLC							
		197,945.44	PRINCIPAL TIF #19		126505	TIF #19	9214.6433		REFUNDS	TAX INCREMENT DISTRICT#14
		48,459.30	INTEREST TIF #19		126505	TIF #19	9214.6433		REFUNDS	TAX INCREMENT DISTRICT#14
		246,404.74								
119222	8/1/2024		114151 TASC (FEES)							
		232.25	HRA/REBA FEES -JULY '24		126518	IN3171120	0130.6315		MISCELLANEOUS PROFESSIONAL SERADMINISTRATION	
		232.25								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119222	8/1/2024		114151 TASC (FEES)						Continued...	
119223	8/1/2024		119268 US HOME LLC							
		5.00	PERMIT RA057968 CANCEL		126509	7232024	9101.4205		BUILDING PERMIT	GENERAL FUND
		75.00	PERMIT RA057968 CANCEL		126509	7232024	9101.4221		URBAN SEWER PERMIT	GENERAL FUND
		75.00	PERMIT RA057968 CANCEL		126509	7232024	9101.4222		URBAN WATER PERMIT	GENERAL FUND
		175.00	PERMIT RA057968 CANCEL		126509	7232024	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		175.00	PERMIT RA057968 CANCEL		126509	7232024	9101.4206		PLUMBING PERMIT	GENERAL FUND
		156.40	PERMIT RA057968 CANCEL		126509	7232024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		2.00	PERMIT RA057968 CANCEL		126509	7232024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		2.00	PERMIT RA057968 CANCEL		126509	7232024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		2,141.55	PERMIT RA057968 CANCEL		126509	7232024	9101.4205		BUILDING PERMIT	GENERAL FUND
		315.00	PERMIT RA057968 CANCEL		126509	7232024	9601.4656		WATER METERS	WATER FUND
		25.59	PERMIT RA057968 CANCEL		126509	7232024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		150.00	PERMIT RA057968 CANCEL		126509	7232024	9601.4655		WATER METER INSTALLATION	WATER FUND
		1,481.00	PERMIT RA057968 CANCEL		126509	7232024	9601.4606		DEVELOPER FEES (WAC)	WATER FUND
		2,485.00	PERMIT RA057968 CANCEL		126509	7232024	9602.2083		SAC CHARGES	SEWER FUND
		1,500.00	PERMIT RA057968 CANCEL		126509	7232024	9804.6433		REFUNDS	ESCROW ACCOUNTS
		8,763.54								
1006728	7/19/2024		112663 CAPSTONE HOMES INC							
		1,500.00	REF ERO ESC 14470 SNOWY OWL ST		126334	A120700	9804.6433	00120700	REFUNDS	ESCROW ACCOUNTS
		5,000.00	REF LND ESC 14482 SNOWY OWL ST		126336	A120459	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		2,000.00	REF DRV ESC 14482 SNOWY OWL ST		126336	A120459	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		1,500.00	REF ERO ESC 14482 SNOWY OWL ST		126336	A120459	9804.6433	00120459	REFUNDS	ESCROW ACCOUNTS
		10,000.00								
1006729	7/19/2024		100291 MET COUNCIL SAC							
		17,395.00	SAC REMITTANCE		126322	07182024	9602.2083		SAC CHARGES	SEWER FUND
		173.95-	SAC REMITTANCE - DISCOUNT		126322	07182024	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		17,221.05								
1006730	7/19/2024		110480 OPUS 21 MANAGEMENT SOLUTIONS							
		1,483.80	APRIL U/B BILLING		126338	240453	9601.6489		OTHER CONTRACTED SERVICES	WATER FUND
		1,483.80	APRIL U/B BILLING		126338	240453	9602.6489		OTHER CONTRACTED SERVICES	SEWER FUND
		1,483.80	APRIL U/B BILLING		126338	240453	9603.6489		OTHER CONTRACTED SERVICES	STREET LIGHTING FUND
		1,483.80	APRIL U/B BILLING		126338	240453	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		1,483.79	APRIL U/B BILLING		126338	240453	9605.6489		OTHER CONTRACTED SERVICES	STORM WATER UTILITY
		7,418.99								
1006731	7/19/2024		119638 O'REILLY AUTO PARTS							

7/18/2024 -- 8/7/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1006731	**7/19/2024**		**119638 O'REILLY AUTO PARTS**							
		3.33-	EARLY PAY DISCOUNT		126327	6193-168530	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		166.55	PARKS TRK. #665		126327	6193-168530	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.14-	EARLY PAY DISCOUNT		126328	6193-168777	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		57.22	PARKS TRK. #601		126328	6193-168777	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.44-	EARLY PAY DISCOUNT		126329	6193-168783	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		21.98	POLICE #335		126329	6193-168783	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.40-	EARLY PAY DISCOUNT		126330	6193-168778	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		19.91	PARKS TRK. #601		126330	6193-168778	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.12-	EARLY PAY DISCOUNT		126331	6193-168829	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		155.97	BATT. MAINTAINERS		126331	6193-168829	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		413.20								
1006732	**7/19/2024**		**100510 VERIZON WIRELESS**							
		45.06	DATA FOR LIFT STATION		126325	9967979101 JUN 2024	9602.6323		CELLULAR PHONES	SEWER FUND
		45.06								
1006733	**7/24/2024**		**100257 LAW ENFORCEMENT LABOR SRV INC**							
		987.00			125920	0702241125012	9101.2177		UNION DUES	GENERAL FUND
		987.00			126283	0717241028102	9101.2177		UNION DUES	GENERAL FUND
		1,974.00								
1006734	**7/24/2024**		**100298 MN AFSCME COUNCIL 5**							
		559.93			125921	0702241125013	9101.2177		UNION DUES	GENERAL FUND
		559.74			126284	0717241028103	9101.2177		UNION DUES	GENERAL FUND
		1,119.67								
1006789	**7/26/2024**		**110402 ADVANCE AUTO PARTS**							
		1,191.04	JUNE MONTHLY PURCHASES		126365	06302024	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		612.37	JUNE MONTHLY PURCHASES		126365	06302024	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		1,803.41								
1006790	**7/26/2024**		**119266 EARLE M JORGENSEN CO (DBA EMJ)**							
		10.30-	EARLY PAY DISCOUNT		126395	Z648299462	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		2,059.20	STEEL FOR RACKING		126395	Z648299462	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		2,048.90								
1006791	**7/26/2024**		**119120 GRAMMARLY, INC**							
		84.76	NEW CSO GRAMMARLY SUBSCRIPTION		126387	GBSS-4774	0211.6405		OFFICE & DATA PROCESSING EQUIP	POLICE PROTECTION
		84.76								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1006791	7/26/2024		119120 GRAMMARLY, INC						Continued...	
1006792	7/26/2024		100280 MED COMPASS INC							
		2,818.00	OSHA FIT & HEARING TESTS		126368	45715	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
		2,818.00								
1006793	7/26/2024		100602 MN POLLUTION CONTROL AGENCY (CHECK)							
		585.00	J EVANS SEWAGE OPER EXAM		126369	9900070922/9900070923	9602.6335		TRAINING	SEWER FUND
		585.00	C ERICKSON SEWAGE OP EXAM		126369	9900070922/9900070923	9602.6335		TRAINING	SEWER FUND
		1,170.00								
1006794	7/26/2024		111618 MN POLLUTION CONTROL AGENCY (ACH)							
		55.00	J EVANS COLL SYS OPER EXAM		126370	07252024	9602.6335		TRAINING	SEWER FUND
		55.00	C ERICKSON COLL SYS OPER EXAM		126370	07252024	9602.6335		TRAINING	SEWER FUND
		110.00								
1006795	7/26/2024		119638 O'REILLY AUTO PARTS							
		4.84-	EARLY PAY DISCOUNT		126389	6193-168906	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		247.07	POLICE #373 STARTER		126389	6193-168906	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		5.00-	CORE CHARGE RETURN		126390	6193-168970	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		237.23								
1006796	7/26/2024		100459 STANDARD INSURANCE COMPANY							
		2,081.80	JULY 2024 LIFE INS PREMIUM		126384	772596 0001 JUL 2024	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,081.80								
1006797	7/26/2024		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		438.48	JULY 2024 NON-VOL LTD PREMIUM		126381	237724 JUL 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		569.80	JULY 2024 VOL LTD PREMIUM		126381	237724 JUL 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,008.28								
1006798	7/26/2024		100510 VERIZON WIRELESS							
		4,231.85	STAFF CELL PHONES		126374	9968650960 JUN 2024	0192.6323		CELLULAR PHONES	DATA PROCESSING
		839.93	SQUAD LAPTOPS/CAMS		126374	9968650960 JUN 2024	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		5,071.78								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1006799	8/2/2024		**116114 AVESIS THIRD PARTY ADMINISTRATORS**						**Continued...**	
		299.69	AUG 2024 VISION PREMIUMS		126512	3120603	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		299.69								
1006800	8/2/2024		**107894 LISA'S CATERING CORP.**							
		802.83	SAFETY CAMP BREAKFASTS		126523	50486	0237.6331		TRAVEL & LODGING	SAFETY CAMP
		802.83								
1006801	8/2/2024		**119638 O'REILLY AUTO PARTS**							
		1.76-	EARLY PAY DISCOUNT		126520	6193-170482	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		88.16	VEHICLE CLEANING SUPPLIES		126520	6193-170482	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		.54-	EARLY PAY DISCOUNT		126521	6193-170622	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		26.77	VEHICLE CLEANING SUPPLIES		126521	6193-170622	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		.83-	EARLY PAY DISCOUNT		126525	6193-170515	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		41.25	POLICE #395		126525	6193-170515	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.28-	EARLY PAY DISCOUNT		126526	6193-170487	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		14.08	FORKLIFT		126526	6193-170487	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.41-	EARLY PAY DISCOUNT		126527	6193-170649	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		120.35	POLICE #395		126527	6193-170649	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		284.79								
97080224	8/2/2024		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		728.00			126487	0731248472511	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		728.00								
98071924	7/19/2024		**115568 ALERUS FINANCIAL NA**							
		9,545.00			126282	07172410281014	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		9,545.00								
98080224	8/2/2024		**115568 ALERUS FINANCIAL NA**							
		9,399.00			126490	0731248472514	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		9,399.00								
99030964	7/19/2024		**100223 ICMA RETIREMENT TRUST 457**							
		1,953.08			126277	0717241028101	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,953.08								
99071824	7/19/2024		**100629 MN DEPT OF REV SALES TX**							
		633.34	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9101.4305		RENTAL FEES	GENERAL FUND
		10.16	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		6.13	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9101.4308		SALES OF MAPS & PUBLICATIONS	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99071824	7/19/2024		100629 MN DEPT OF REV SALES TX						Continued...	
		.46	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		216.61	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		7.88	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		7.88	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		23.63	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		1.61	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		.06	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		.06	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		.18	JUN 2024 SALES/TRANS/USE TAX		126351	07182024	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		908.00								
99071924	7/19/2024		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		728.00			126279	07172410281011	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		728.00								
99080224	8/2/2024		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		156.83	7.18.24 MISC SUPPLIES		126506	07282024	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		3.14-	EARLY PAY DISCOUNT		126506	07282024	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		147.19	7.18.24 MISC SUPPLIES		126506	07282024	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		2.94-	EARLY PAY DISCOUNT		126506	07282024	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		297.94								
99196064	8/2/2024		100601 MN DEPT OF REV WH							
		16,494.53			126496	073124847257	9101.2172		STATE WITHHOLDING	GENERAL FUND
		16,494.53								
99240159	7/19/2024		100301 MN CHILD SUPPORT PAYMENT CNTR							
		266.72			126285	0717241028104	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99240321	8/2/2024		100301 MN CHILD SUPPORT PAYMENT CNTR							
		266.72			126493	073124847254	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99274827	8/2/2024		101306 IRS							
		21,200.58			126486	0731248472510	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		33,481.58			126497	073124847258	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		21,200.58			126498	073124847259	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		75,882.74								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
99535602	**7/19/2024**		**101306 IRS**							
		649.65			126131	0712241439222	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,565.84			126132	0712241439223	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,565.84			126133	0712241439224	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		375.00			126219	0715241343414	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		288.54			126220	0715241343415	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		288.54			126221	0715241343416	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		20,451.26			126278	07172410281010	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		32,224.16			126289	0717241028108	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		20,451.26			126290	0717241028109	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		77,860.09								
99661964	**8/2/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		13,713.35			126488	0731248472512	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,713.35								
99666990	**8/2/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		4,635.31			126489	0731248472513	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,635.31								
99758782	**7/19/2024**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		133.33			126216	0715241343411	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		133.33			126217	0715241343412	9101.2183		PERA-EMPLOYER	GENERAL FUND
		31,226.79			126286	0717241028105	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		41,546.86			126287	0717241028106	9101.2183		PERA-EMPLOYER	GENERAL FUND
		73,040.31								
99760671	**8/2/2024**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		31,790.88			126494	073124847255	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		42,246.88			126495	073124847256	9101.2183		PERA-EMPLOYER	GENERAL FUND
		74,037.76								
99839310	**7/19/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		13,688.35			126280	07172410281012	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,688.35								
99843052	**7/19/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		4,586.81			126281	07172410281013	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,586.81								
99861705	**8/2/2024**		**100223 ICMA RETIREMENT TRUST 457**							

7/18/2024 – 8/7/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99861705	**8/2/2024**		**100223 ICMA RETIREMENT TRUST 457**						**Continued...**	
		1,953.08			126485	073124847251	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,953.08								
99910470	**7/19/2024**		**100601 MN DEPT OF REV WH**							
		518.73			126130	0712241439221	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			126218	0715241343413	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,890.09			126288	0717241028107	9101.2172		STATE WITHHOLDING	GENERAL FUND
		16,458.82								
		1,239,940.45	Grand Total							

Payment Instrument Totals

Checks	787,483.40
EFT Payments	396,443.61
A/P ACH Payment	56,013.44
Total Payments	1,239,940.45

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Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

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
121025	ALPHA TRAINING AND TACTICS LLC		PV	126576	001	00999	6/11/2024	2024-0195	567.22		121025	ALPHA TRAINING AN TACTICS LLC
	ALPHA TRAINING AND TACTICS LLC 15247 61ST STREET NE SPICER MN 56288			Summary Total					567.22			
				Payment Amount					567.22			
108636	ASCAP		PV	126624	001	00999	7/20/2024	100006403996	442.17		108636	ASCAP
	ASCAP 21678 NETWORK PLACE CHICAGO IL 60673-1216			Summary Total					442.17			
				Payment Amount					442.17			
100063	ASPEN MILLS		PV	126342	001	00999	7/16/2024	336091	32.85		100063	ASPEN MILLS
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432			Summary Total					32.85			
			PV	126343	001	00999	7/16/2024	336090	32.85			
				Summary Total					32.85			
			PV	126352	001	00999	7/12/2024	335904	48.50			
				Summary Total					48.50			
			PV	126353	001	00999	7/15/2024	336025	501.00			
				Summary Total					501.00			
			PV	126431	001	00999	7/22/2024	336364	2,279.77			
				Summary Total					2,279.77			
			PV	126577	001	00999	7/29/2024	336755	371.70			
				Summary Total					371.70			
				Payment Amount					3,266.67			

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

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
117516	BEST OUTDOOR SERVICES		PV	126611	001	00999	7/30/2024	7515	810.86		117516	BEST OUTDOOR SERVICES
	BEST OUTDOOR SERVICES			Summary Total					810.86			
	3098 162ND LANE NW		PV	126612	001	00999	7/30/2024	7516	3,234.21			
	ANDOVER MN 55304			Summary Total					3,234.21			
				Payment Amount					4,045.07			
101152	BKV GROUP INC	Inv #64031	PV	126599	001	00999	6/10/2024	64031	2,200.00		101152	BKV GROUP INC
	BKV GROUP INC			Summary Total					2,200.00			
	222 NORTH 2ND STREET STE 101	Inv #63881	PV	126600	001	00999	5/10/2024	63881	19,800.00			
	MINNEAPOLIS MN 55401			Summary Total					19,800.00			
				Payment Amount					22,000.00			
108513	BLAINE LOCK AND SAFE INC		PV	126436	001	00999	7/22/2024	38582	104.00		108513	BLAINE LOCK AND S INC
	BLAINE LOCK AND SAFE INC			Summary Total					104.00			
	10136 SUNSET AVENUE		PV	126583	001	00999	7/22/2024	31691	439.00			
	BLAINE MN 55014			Summary Total					439.00			
				Payment Amount					543.00			
100112	COMMISSIONER OF TRANSPORTATION		PV	126636	001	00999	6/14/2024	00000802142	222.65		100112	COMMISSIONER OF TRANSPORTATION
	COMMISSIONER OF TRANSPORTATION MN DEPT			Summary Total					222.65			
	MS 215 -395 JOHN IRELAND BLVD											

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

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
	ST PAUL MN 55155											
				Payment Amount					222.65			
119240	CORY JOLICOEUR CHEWYS TOOL&SUPPLY LLC		PV	126453	001	00999	7/17/2024	70331	24.10		119240	CORY JOLICOEUR CHEWYS TOOL&SUF LLC
	CHEWYS TOOL&SUPPLY LLC (CORNWELL DEALER)			Summary Total					24.10			
	14885 191ST AVENUE NW		PV	126454	001	00999	7/17/2024	70332	24.10			
	ELK RIVER MN 55330			Summary Total					24.10			
				Payment Amount					48.20			
114117	CRAWFORD'S EQUIPMENT INC		PV	126628	001	00999	7/24/2024	01-94642	3,049.40		114117	CRAWFORD'S EQUIF INC
	CRAWFORD'S EQUIPMENT INC			Summary Total					3,049.40			
	4898 HIGHWAY 95 NW											
	CAMBRIDGE MN 55008											
				Payment Amount					3,049.40			
107340	CUSTOM MANUFACTURING INC		PV	126609	001	00999	7/29/2024	5993	1,546.00		107340	CUSTOM MANUFACT INC
	CUSTOM MANUFACTURING INC			Summary Total					1,546.00			
	606 DELCO DRIVE											
	P O BOX 279											
	CLINTON WI 53525											
				Payment Amount					1,546.00			
117229	DERING PIERSON GROUP		PV	126534	001	00999	7/27/2024	2384	3,830.17		117229	DERING PIERSON GI

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	LLC											LLC
	DERING PIERSON GROUP LLC 22401 INDUSTRIAL BLVD ROGERS MN 55374			Summary Total					3,830.17			
				Payment Amount					3,830.17			
104267	ELITE SANITATION		PV	126411	001	00999	7/15/2024	30849	736.04		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					736.04			
				Payment Amount					736.04			
100169	EMERGENCY APPARATUS MAINTENANCE INC		PV	126465	001	00999	7/23/2024	132952	793.44		100169	EMERGENCY APPAR MAINTENANCE INC
	EMERGENCY APPARATUS MAINTENANCE INC			Summary Total					793.44			
	7512 4TH AVENUE		PV	126619	001	00999	7/25/2024	131857	1,558.39			
	LINO LAKES MN 55014			Summary Total					1,558.39			
			PV	126620	001	00999	7/25/2024	132495	6,753.40			
				Summary Total					6,753.40			
				Payment Amount					9,105.23			
121086	EXQUISITE STONE	50% DEPOSIT	PV	126464	001	00999	7/19/2024	6991	2,925.93		121086	EXQUISITE STONE
	EXQUISITE STONE 9784 HWY 10 NW ELK RIVER MN 55330			Summary Total					2,925.93			
				Payment Amount					2,925.93			

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

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
117332	HEARTLAND TIRE INC HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303		PV	126635	001	00999	7/29/2024	9041468	107.71		117332	HEARTLAND TIRE IN
				Summary Total					107.71			
				Payment Amount					107.71			
115760	HENRY SCHEIN INC HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241		PV	126573	001	00999	7/26/2024	99557826	431.45		115760	HENRY SCHEIN INC
				Summary Total					431.45			
			PV	126574	001	00999	7/25/2024	99560494	95.04			
				Summary Total					95.04			
			PV	126575	001	00999	7/26/2024	99576105	26.50			
				Summary Total					26.50			
				Payment Amount					552.99			
119617	HIRSHFIELD'S HIRSHFIELD'S 725 2ND AVENUE N MINNEAPOLIS MN 55405		PV	126344	001	00999	7/16/2024	22187884	206.51		119617	HIRSHFIELD'S
				Summary Total					206.51			
				Payment Amount					206.51			
111269	IAATI IAATI P O BOX 472 WESTMINSTER MD 21158-0472		PV	126482	001	00999	4/24/2024	INV000481	50.00		111269	IAATI
				Summary Total					50.00			
				Payment Amount					50.00			

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

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
118015	INTERSTATE TESTING LLC		PV	126539	001	00999	7/18/2024	17003	369.00		118015	INTERSTATE TESTIN LLC
	INTERSTATE TESTING LLC P O BOX 55 ANOKA MN 55303			Summary Total					369.00			
				Payment Amount					369.00			
100256	LANO EQUIPMENT INC		PV	126448	001	00999	7/18/2024	02-1089385	85.84		100256	LANO EQUIPMENT IN
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					85.84			
			PV	126579	001	00999	7/24/2024	02-1091056	22.70			
				Summary Total					22.70			
			PV	126594	001	00999	7/24/2024	02-1091057	1,105.16			
				Summary Total					1,105.16			
				Payment Amount					1,213.70			
100259	LEAGUE OF MN CITIES INS TRUST		PV	126403	001	00999	7/1/2024	1001389 JULY 2024	315.48		100259	LEAGUE OF MN CITI INS TRUST
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					315.48			
				Payment Amount					315.48			
121100	M D HEIDERSCHEID YOUR HOUSE DOCTOR		PV	126543	001	00999	7/24/2024	2020-1002RQ	500.00		121100	M D HEIDERSCHEID YOUR HOUSE DOCT

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

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
	M D HEIDERSCHEID YOUR HOUSE DOCTOR 16525 HWY 65 NE STE 10 HAM LAKE MN 55304			Summary Total					500.00			
				Payment Amount					500.00			
120041	MARTIN MARIETTA MATERIALS		PV	126424	001	00999	7/17/2024	43094370	1,800.00		120041	MARTIN MARIETTA MATERIALS
	MARTIN MARIETTA MATERIALS PO BOX 93186 CHICAGO IL 60673-3186			Summary Total					1,800.00			
			PV	126425	001	00999	7/17/2024	43094396	608.77			
				Summary Total					608.77			
			PV	126440	001	00999	7/11/2024	43036066	167.45			
				Summary Total					167.45			
			PV	126455	001	00999	7/22/2024	43129248	1,129.17			
				Summary Total					1,129.17			
			PV	126456	001	00999	7/22/2024	43129237	1,369.22			
				Summary Total					1,369.22			
			PV	126588	001	00999	7/26/2024	43201240	248.46			
				Summary Total					248.46			
			PV	126596	001	00999	7/29/2024	43216826	166.49			
				Summary Total					166.49			
				Payment Amount					5,489.56			
117588	MEDART INC		PV	126441	001	00999	7/12/2024	08745085	116.37		117588	MEDART INC
	MEDART INC 124 MANUFACTURERS DRIVE ARNOLD MO 63010-4727			Summary Total					116.37			
			PV	126444	001	00999	7/15/2024	08746249	117.03			
				Summary Total					117.03			

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	126447	001	00999	7/18/2024	08749278	10.64			
				Summary Total					10.64			
				Payment Amount					244.04			
100293	MIDC ENTERPRISES		PV	126610	001	00999	7/24/2024	I0051671	340.62		100293	MIDC ENTERPRISES
	MIDC ENTERPRISES 1450 WEST COUNTY ROAD C ROSEVILLE MN 55113			Summary Total					340.62			
				Payment Amount					340.62			
118388	MITCHELL 1		PV	126592	001	00999	7/22/2024	IB31296797	80.00		118388	MITCHELL 1
	MITCHELL 1 25029 NETWORK PLACE CHICAGO IL 60673-1250			Summary Total					80.00			
				Payment Amount					80.00			
120922	MN DEPT OF ADMIN/DATA PRACTICES OFFICE		PV	126355	001	00999	6/5/2024	00000800808	250.00		120922	MN DEPT OF ADMIN/DATA PRACTI OFFICE
	MN DEPT OF ADMIN/DATA PRACTICES OFFICE 50 SHERBURNE AVE STE 309 ST PAUL MN 55155			Summary Total					250.00			
			PV	126356	001	00999	6/5/2024	00000800809	250.00			
				Summary Total					250.00			
			PV	126357	001	00999	6/5/2024	00000800813	250.00			
				Summary Total					250.00			
			PV	126358	001	00999	6/5/2024	00000800810	250.00			

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					250.00			
			PV	126359	001	00999	6/5/2024	00000800811	250.00			
				Summary Total					250.00			
				Payment Amount					1,250.00			
100345	NAPA AUTO PARTS ELK RIVER		PV	126430	001	00999	7/20/2024	257287	37.69		100345	NAPA AUTO PARTS E RIVER
	NAPA AUTO PARTS ELK RIVER			Summary Total					37.69			
	17137 YALE STREET NW		PV	126595	001	00999	7/30/2024	258377	37.36			
	P O BOX 1041			Summary Total					37.36			
	ELK RIVER MN 55330											
				Payment Amount					75.05			
115154	NORTHERN STARZ CENTER FOR PERFORMING ART		PV	126472	001	00999	7/18/2024	3985	1,440.00		115154	NORTHERN STARZ CENTER FOR PERFORMING ART
	NORTHERN STARZ CENTER FOR PERFORMING ART			Summary Total					1,440.00			
	5300 ALPINE DRIVE SUITE											
	RAMSEY MN 55303											
				Payment Amount					1,440.00			
100393	PRAIRIE RESTORATIONS INC		PV	126438	001	00999	7/19/2024	INV-011314	1,650.00		100393	PRAIRIE RESTORATI INC
	PRAIRIE RESTORATIONS INC			Summary Total					1,650.00			
	31646 128TH STREET		PV	126439	001	00999	7/17/2024	INV-011183	1,100.00			
	PRINCETON MN 55371			Summary Total					1,100.00			
			PV	126468	001	00999	7/25/2024	INV-011419	900.00			

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					900.00			
			PV	126469	001	00999	7/12/2024	INV-011112	1,300.00			
				Summary Total					1,300.00			
			PV	126470	001	00999	7/15/2024	INV-011133	361.42			
				Summary Total					361.42			
			PV	126471	001	00999	7/12/2024	INV-011113	2,050.00			
				Summary Total					2,050.00			
			PV	126625	001	00999	7/26/2024	INV-011450	1,064.00			
				Summary Total					1,064.00			
				Payment Amount					8,425.42			
119959	ROCKET CITY CAR WASH		PV	126340	001	00999	7/17/2024	12	99.95		119959	ROCKET CITY CAR V
	ROCKET CITY CAR WASH			Summary Total					99.95			
	14101 ST FRANCIS BLVD NW		PV	126341	001	00999	7/17/2024	13	99.95			
	RAMSEY MN 55303			Summary Total					99.95			
			PV	126458	001	00999	7/21/2024	16	99.95			
				Summary Total					99.95			
			PV	126459	001	00999	7/21/2024	15	99.95			
				Summary Total					99.95			
			PV	126462	001	00999	7/21/2024	17	99.95			
				Summary Total					99.95			
			PV	126463	001	00999	7/21/2024	14	99.95			
				Summary Total					99.95			
				Payment Amount					599.70			

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

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
118921	SHRED RIGHT		PV	126481	001	00999	7/18/2024	0028428	18.85		118921	SHRED RIGHT
	SHRED RIGHT 6301 W OLD SHAKOPEE ROAD SUITE A BLOOMINGTON MN 55438			Summary Total					18.85			
				Payment Amount					18.85			
120063	SKYLINE GRAPHICS	07/11/24 Skyline BusCard Weiss	PV	126398	001	00999	7/11/2024	035920	75.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS 1101 ALDRICH AVE N			Summary Total					75.00			
		07/12/24 Skyline BusCard Knigh	PV	126399	001	00999	7/12/2024	035923	55.00			
	MINNEAPOLIS MN 55411			Summary Total					55.00			
				Payment Amount					130.00			
119466	STANDARD SPRING PARTS		PV	126457	001	00999	7/24/2024	405633	1,859.34		119466	STANDARD SPRING PARTS
	STANDARD SPRING PARTS 2015 GATEWAY BOULEVARD ARDEN HILLS MN 55112			Summary Total					1,859.34			
				Payment Amount					1,859.34			
100461	STAR TRIBUNE	Subscription Star Trib online	PV	126623	001	00999	7/28/2024	13353824 JULY 2024	64.77		100461	STAR TRIBUNE
	STAR TRIBUNE P O BOX 4619 CAROL STREAM IL 60197-4619			Summary Total					64.77			
				Payment Amount					64.77			

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

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
110394	STEPP MANUFACTURING CO, INC.		PV	126630	001	00999	7/25/2024	064852	1,235.00		110394	STEPP MANUFACTUI CO, INC.
	STEPP MANUFACTURING CO, INC. 12325 RIVER ROAD NORTH BRANCH MN 55056			Summary Total					1,235.00			
				Payment Amount					1,235.00			
121108	SYN-TECH SYSTEMS		PV	126597	001	00999	7/31/2024	299221	1,175.00		121108	SYN-TECH SYSTEMS
	SYN-TECH SYSTEMS PO BOX 5258 TALLAHASSE FL 32314			Summary Total					1,175.00			
				Payment Amount					1,175.00			
121043	TRADEWINDS ELECTRIC LLC		PV	126437	001	00999	7/18/2024	24189	1,012.41		121043	TRADEWINDS ELEC LLC
	TRADEWINDS ELECTRIC LLC 21083 BROOK RD NW ELK RIVER MN 55330			Summary Total					1,012.41			
				Payment Amount					1,012.41			
100495	TWIN CITIES FLAG SOURCE		PV	126435	001	00999	7/22/2024	39336	120.50		100495	TWIN CITIES FLAG SOURCE
	TWIN CITIES FLAG SOURCE 3240 - 199TH AVENUE NW ANOKA MN 55303			Summary Total					120.50			
				Payment Amount					120.50			

Payment Group Control Number 3863
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/14/2024

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
115935	UNITED STATES GEOLOGICAL SURVEY	Bill #91176684	PV	126410	001	00999	7/10/2024	91176684	1,839.00		115935	UNITED STATES GEOLOGICAL SURVE
	UNITED STATES GEOLOGICAL SURVEY PO BOX 6200-27 PORTLAND OR 97228-6200			Summary Total					1,839.00			
				Payment Amount					1,839.00			
120500	UNLIMITED SUPPLIES INC		PV	126443	001	00999	7/11/2024	470796	42.26		120500	UNLIMITED SUPPLIE INC
	UNLIMITED SUPPLIES INC 13021 16TH AVE N PLYMOUTH MN 55441			Summary Total					42.26			
			PV	126581	001	00999	7/26/2024	470941	82.92			
				Summary Total					82.92			
			PV	126631	001	00999	7/31/2024	472515	61.88			
				Summary Total					61.88			
			PV	126632	001	00999	7/31/2024	472066	62.64			
				Summary Total					62.64			
				Payment Amount					249.70			
113539	WINSUPPLY TWIN CITIES MN CO.	EP DISCOUNT TAKEN	PV	126602	001	00999	7/30/2024	163659	118.73		113539	WINSUPPLY TWIN CITIES MN CO.
	WINSUPPLY TWIN CITIES MN CO. 13930 RADIUM STREET NW RAMSEY MN 55303			Summary Total					118.73			
				Payment Amount					118.73			

Payment Group Control Number	3863		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	8/14/2024		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		Total Amount to be Processed							81,410.83			
		Total Number of Payments to be Processed							42			

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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
106639	3M		PV	126593	001	00999	7/24/2024	9429706635	966.39		106639	3M
	3M P O BOX 844127 DALLAS TX 75284-4127			Summary Total					966.39			
				Payment Amount					966.39			
110789	4IMPRINT		PV	126354	001	00999	7/11/2024	12735169	2,440.25		110789	4IMPRINT
	4IMPRINT 25303 NETWORK PLACE CHICAGO IL 60673-1253			Summary Total					2,440.25			
				Payment Amount					2,440.25			
107867	ABM EQUIPMENT LLC		PV	126614	001	00999	7/25/2024	0179199-IN	128,255.00		107867	ABM EQUIPMENT LL
	ABM EQUIPMENT LLC 333 2ND STREET NE HOPKINS MN 55343			Summary Total					128,255.00			
				Payment Amount					128,255.00			
100011	ACE SALES		PV	126418	001	00999	7/19/2024	2044	2,487.50		100011	ACE SALES
	ACE SALES 17555 UNICORN STREET NW RAMSEY MN 55303			Summary Total					2,487.50			
				Payment Amount					2,487.50			
100625	ALEX AIR APPARATUS INC		PV	126538	001	00999	7/22/2024	8493	230.91		100625	ALEX AIR APPARATU INC

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ALEX AIR APPARATUS INC 315 OAK STREET SOUTH NEW LONDON MN 56273			Summary Total					230.91			
				Payment Amount					230.91			
110744	ALLINA HEALTH SYSTEM		PV	126617	001	00999	6/30/2024	CI00053992	1,157.75		110744	ALLINA HEALTH SYS
	ALLINA HEALTH SYSTEM MISC BILLING NW 7710 P O BOX 9383 MINNEAPOLIS MN 55440-9383			Summary Total					1,157.75			
				Payment Amount					1,157.75			
117343	AMAZON CAPITAL SERVICES INC		PV	126412	001	00999	7/22/2024	1FJ9-Q7C9-19LW	116.97		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC			Summary Total					116.97			
	PO BOX 035184	Inv #13RW-DLDT-VKG4	PV	126420	001	00999	7/22/2024	13RW-DLDT-VKG4	82.99			
	SEATTLE WA 98124-5184			Summary Total					82.99			
			PV	126449	001	00999	7/22/2024	1RW1-6CNL-TL7N	336.94			
				Summary Total					336.94			
			PV	126473	001	00999	7/22/2024	144Q-7RTG-1RYC	182.00			
				Summary Total					182.00			
				Payment Amount					718.90			
109256	AMERICAN ENGINEERING TESTING INC		PV	126428	001	00999	7/22/2024	INV-204402	285.00		109256	AMERICAN ENGINEE TESTING INC
	AMERICAN ENGINEERING TESTING INC			Summary Total					285.00			
	LOCKBOX 170023 PO BOX		PV	126429	001	00999	7/22/2024	INV-204189	1,588.00			

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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
1691												
	MINNEAPOLIS MN 55480-1691			Summary Total					1,588.00			
			PV	126474	001	00999	7/22/2024	INV-204303	3,924.00			
				Summary Total					3,924.00			
			PV	126475	001	00999	7/23/2024	INV-203079	1,273.00			
				Summary Total					1,273.00			
			PV	126476	001	00999	7/23/2024	INV-204129	5,768.00			
				Summary Total					5,768.00			
			PV	126477	001	00999	7/23/2024	INV-204112	4,808.50			
				Summary Total					4,808.50			
			PV	126478	001	00999	7/24/2024	INV-204789	1,545.00			
				Summary Total					1,545.00			
			PV	126479	001	00999	7/22/2024	INV-204222	892.50			
				Summary Total					892.50			
				Payment Amount					20,084.00			
100026	ANDERSON IRRIGATION		PV	126615	001	00999	8/1/2024	183873	1,395.86		100026	ANDERSON IRRIGAT
	ANDERSON IRRIGATION 27066 103RD STREET NW ZIMMERMAN MN 55398			Summary Total					1,395.86			
				Payment Amount					1,395.86			
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	Recording	PV	126626	001	00999	7/31/2024	24-26779/26801/989 /28119	230.00		100043	ANOKA COUNTY PROPERTY RECORD TAXATION
	ANOKA COUNTY PROPERTY RECORDS TAXATION			Summary Total					230.00			

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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
	2100 - 3RD AVENUE ANOKA MN 55303											
								Payment Amount	230.00			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	126396	001	00999	7/16/2024	B240716M	492.00		107587	ANOKA COUNTY TREASURY DEPARTI
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300 ANOKA MN 55303-5029							Summary Total	492.00			
								Payment Amount	492.00			
116848	BAYCOM INC		PV	126532	001	00999	7/25/2024	EQUIPINV_050447	720.00		116848	BAYCOM INC
	BAYCOM INC PO BOX 88013 MILWAUKEE WI 53288-8013							Summary Total	720.00			
								Payment Amount	720.00			
103641	BOYER TRUCKS		PV	126461	001	00999	7/24/2024	093P18086	100.24		103641	BOYER TRUCKS
	BOYER TRUCKS P O BOX 335 BRIGHTON CO 80601							Summary Total	100.24			
								Payment Amount	100.24			
116845	CADY BUSINESS TECHNOLOGIES INC		PV	126616	001	00999	8/2/2024	IN-800107288138	39.00		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC 3030 HARBOR LANE SUITE 104							Summary Total	39.00			

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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
	PLYMOUTH MN 55447											
								Payment Amount	39.00			
116439	CANTEEN VENDING		PV	126434	001	00999	7/23/2024	MSP103605	309.31		116439	CANTEEN VENDING
	CANTEEN VENDING							Summary Total	309.31			
	P O BOX 91337											
	CHICAGO IL 60693-1337											
								Payment Amount	309.31			
112019	CENTRAL HYDRAULICS INC		PV	126345	001	00999	7/15/2024	00622267	264.17		112019	CENTRAL HYDRAULI INC
	CENTRAL HYDRAULICS INC							Summary Total	264.17			
	21877 INDUSTRIAL COURT											
	ROGERS MN 55374											
								Payment Amount	264.17			
119607	CHRISTIAN PATE DBA GREEN TECH SANITATION		PV	126540	001	00999	7/30/2024	562	7,750.00		119607	CHRISTIAN PATE DB. GREEN TECH SANITATION
	GREEN TECH SANITATION							Summary Total	7,750.00			
	1820 OLD HIGHWAY 8											
	ST PAUL MN 55112											
								Payment Amount	7,750.00			
116197	CINTAS CORPORATION		PV	126423	001	00999	7/18/2024	4199268625	115.43		116197	CINTAS CORPORATI
	CINTAS CORPORATION							Summary Total	115.43			
	CINTAS LOC #4K		PV	126537	001	00999	7/26/2024	4200174609	60.14			

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	P O BOX 650838			Summary Total					60.14			
	DALLAS TX 75265-0838		PV	126580	001	00999	7/25/2024	4200060447	65.18			
				Summary Total					65.18			
				Payment Amount					240.75			
100120	CONTINENTAL RESEARCH CORP		PV	126417	001	00999	7/23/2024	0055794	542.00		100120	CONTINENTAL RESE CORP
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110			Summary Total					542.00			
				Payment Amount					542.00			
100134	CUTTER SALES INC		PV	126629	001	00999	7/31/2024	172166	108.14		100134	CUTTER SALES INC
	CUTTER SALES INC 8844 ZEALAND AVENUE NORTH BROOKLYN PARK MN 55445			Summary Total					108.14			
				Payment Amount					108.14			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	126533	001	00999	7/22/2024	INV276561	572.05		113306	DEFINITIVE TECHNOLOGY SOLU INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 162 BLOOMINGTON MN 55431-2549			Summary Total					572.05			
				Payment Amount					572.05			
100144	DEHN OIL COMPANY		PV	126422	001	00999	7/15/2024	25230504	5,518.92		100144	DEHN OIL COMPANY

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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
	DEHN OIL COMPANY			Summary Total					5,518.92			
	6735 141ST AVENUE NW		PV	126450	001	00999	7/19/2024	25230769	2,735.57			
	RAMSEY MN 55303			Summary Total					2,735.57			
			PV	126582	001	00999	7/25/2024	25230990	5,470.03			
				Summary Total					5,470.03			
			PV	126633	001	00999	7/31/2024	25231272	2,655.55			
				Summary Total					2,655.55			
				Payment Amount					16,380.07			
117489	DISPLAY SALES COMPANY		PV	126442	001	00999	7/18/2024	INV3683	2,499.00		117489	DISPLAY SALES COMPANY
	DISPLAY SALES COMPANY SUITE 112 6300 W OLD SHAKOPEE ROAD BLOOMINGTON MN 55438			Summary Total					2,499.00			
				Payment Amount					2,499.00			
100158	ECM PUBLISHERS INC	ECM	PV	126405	001	00999	7/12/2024	1007303	102.12		100158	ECM PUBLISHERS IN
	ECM PUBLISHERS INC			Summary Total					102.12			
	4095 COON RAPIDS BLVD	ECM	PV	126406	001	00999	7/12/2024	1007305	91.37			
	COON RAPIDS MN 55433			Summary Total					91.37			
		ECM	PV	126407	001	00999	7/12/2024	1007302	107.50			
				Summary Total					107.50			
		ECM	PV	126408	001	00999	7/12/2024	1007304	102.12			
				Summary Total					102.12			
		ECM	PV	126409	001	00999	7/12/2024	1007306	96.75			

Payment Group Control Number 3864
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Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					96.75			
		Inv# 1008257	PV	126421	001	00999	7/19/2024	1008257	263.37			
				Summary Total					263.37			
			PV	126426	001	00999	7/19/2024	1008258	26.87			
				Summary Total					26.87			
			PV	126484	001	00999	7/19/2024	1008256	247.24			
				Summary Total					247.24			
			PV	126606	001	00999	7/26/2024	1009172	48.37			
				Summary Total					48.37			
		ECM	PV	126621	001	00999	7/26/2024	1009173	96.75			
				Summary Total					96.75			
		Chamber Map Ad	PV	126622	001	00999	7/28/2024	1009473	340.00			
				Summary Total					340.00			
				Payment Amount					1,522.46			
100143	FERGUSON WATERWORKS # 2518		PV	126364	001	00999	7/17/2024	0533363	90.00		100143	FERGUSON WATERV # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					90.00			
				Payment Amount					90.00			
100650	GRAINGER		PV	126414	001	00999	7/22/2024	9190256322	328.02		100650	GRAINGER
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001			Summary Total					328.02			
				Payment Amount								

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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
									328.02			
116933	GREAT PLAINS FIRE INC		PV	126466	001	00999	7/24/2024	8383	3,336.29		116933	GREAT PLAINS FIRE INC
	GREAT PLAINS FIRE INC			Summary Total					3,336.29			
	17277 230TH STREET		PV	126601	001	00999	7/31/2024	8400	302.21			
	FERGUS FALLS MN 56537			Summary Total					302.21			
				Payment Amount					3,638.50			
112564	GROUP HEALTH INC WORKSITE		PV	126402	001	00999	7/11/2024	7058067	288.00		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE			Summary Total					288.00			
	M.S. # 21109A P O BOX 1309											
	MINNEAPOLIS MN 55440-1309			Payment Amount					288.00			
100211	HAWKINS INC		PV	126362	001	00999	7/15/2024	6807436	80.00		100211	HAWKINS INC
	HAWKINS INC			Summary Total					80.00			
	P O BOX 860263		PV	126363	001	00999	7/8/2024	6809665	6,190.08			
	MINNEAPOLIS MN 55486-0263			Summary Total					6,190.08			
			PV	126531	001	00999	7/22/2024	6821107	7,176.02			
				Summary Total					7,176.02			
				Payment Amount					13,446.10			
112160	HOLIDAY COMPANIES		PV	126613	001	00999	8/1/2024	046801082400	182.75		112160	HOLIDAY COMPANIE
	HOLIDAY COMPANIES			Summary Total					182.75			

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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
	6000 CLEARWATER DR STE 300 MINNETONKA MN 55343											
				Payment Amount					182.75			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	126536	001	00999	7/29/2024	IN4597167	90.77		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					90.77			
	LOCKBOX 131434	S27569	PV	126604	001	00999	7/30/2024	IN4598483	44.34			
	P O BOX 1414			Summary Total					44.34			
	MINNEAPOLIS MN 55480-1414	S27569	PV	126608	001	00999	7/31/2024	IN4599195	35.64			
				Summary Total					35.64			
				Payment Amount					170.75			
100258	LEAGUE OF MINNESOTA CITIES		PV	126404	001	00999	7/8/2024	407753	15.00		100258	LEAGUE OF MINNES CITIES
	LEAGUE OF MN CITIES			Summary Total					15.00			
	FINANCE DEPT		PV	126427	001	00999	7/15/2024	408133	30.00			
	145 UNIVERSITY AVE WEST			Summary Total					30.00			
	ST PAUL MN 55103-2044											
				Payment Amount					45.00			
100266	LOGIS		PV	126541	001	00999	7/1/2024	38008	66,547.00		100266	LOGIS
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					66,547.00			
	5750 DULUTH STREET		PV	126542	001	00999	6/30/2024	37050	4,712.50			
	GOLDEN VALLEY MN 55422-4036			Summary Total					4,712.50			

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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					71,259.50			
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	56607	PV	126598	001	00999	7/25/2024	56607	8,805.00		100273	MALLOY MONTAGUE KARNOWSKI RADOS
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC			Summary Total					8,805.00			
	410 PARK NATIONAL BANK BLDG											
	5353 WAYZATA BLVD											
	MINNEAPOLIS MN 55416											
				Payment Amount					8,805.00			
117425	MAUER MAIN CHEVROLET		PV	126460	001	00999	7/18/2024	5304496	219.07		117425	MAUER MAIN CHEVR
	MAUER MAIN CHEVROLET			Summary Total					219.07			
	435 WEST MAIN STREET		PV	126627	001	00999	7/24/2024	5304553	84.69			
	ANOKA MN 55303			Summary Total					84.69			
				Payment Amount					303.76			
100283	MENARDS COON RAPIDS		PV	126535	001	00999	7/25/2024	24078	212.43		100283	MENARDS COON RA
	MENARDS COON RAPIDS			Summary Total					212.43			
	3045 MAIN STREET		PV	126618	001	00999	7/31/2024	24514	32.47			
	COON RAPIDS MN 55448			Summary Total					32.47			
				Payment Amount					244.90			
100284	MENARDS ELK RIVER		PV	126339	001	00999	7/11/2024	98923	172.61		100284	MENARDS ELK RIVE
	MENARDS ELK RIVER			Summary Total					172.61			
	19521 EVANS STREET NW		PV	126346	001	00999	7/9/2024	98818	145.39			

Payment Group Control Number 3864
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Pay Through Date 8/14/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELK RIVER MN 55330-1077			Summary Total					145.39			
			PV	126360	001	00999	7/9/2024	98816	29.92			
				Summary Total					29.92			
			PV	126361	001	00999	7/11/2024	98928	168.28			
				Summary Total					168.28			
			PV	126415	001	00999	7/16/2024	99191	77.17			
				Summary Total					77.17			
			PV	126587	001	00999	7/24/2024	99623	69.98			
				Summary Total					69.98			
				Payment Amount					663.35			
119825	METRO CREATIVE GRAPHICS INC		PV	126605	001	00999	7/31/2024	312145	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039			Summary Total					99.00			
				Payment Amount					99.00			
108208	METRO PRODUCTS INC		PV	126451	001	00999	7/17/2024	181533	58.38		108208	METRO PRODUCTS
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					58.38			
			PV	126452	001	00999	7/17/2024	181532	390.80			
				Summary Total					390.80			
			PV	126584	001	00999	7/24/2024	181649	506.18			
				Summary Total					506.18			
			PV	126585	001	00999	7/24/2024	181652	1,300.00			
				Summary Total					1,300.00			

Payment Group Control Number 3864
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Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	126586	001	00999	7/25/2024	181658	52.23			
				Summary Total					52.23			
				Payment Amount					2,307.59			
100341	MTI DISTRIBUTING INC		PV	126445	001	00999	7/16/2024	1439495-00	86.00		100341	MTI DISTRIBUTING I
	MTI DISTRIBUTING INC			Summary Total					86.00			
	SDS 12-1900		PV	126446	001	00999	7/16/2024	1439462-00	372.22			
	P O BOX 86			Summary Total					372.22			
	MINNEAPOLIS MN		PV	126591	001	00999	7/29/2024	1441767-00	31.29			
	55486-1900											
				Summary Total					31.29			
				Payment Amount					489.51			
100363	NORTHERN SANITARY SUPPLY CO		PV	126350	001	00999	7/18/2024	209388	321.91		100363	NORTHERN SANITAF SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					321.91			
	341 COON RAPIDS BLVD		PV	126413	001	00999	7/23/2024	209412	259.41			
	MINNEAPOLIS MN 55433			Summary Total					259.41			
			PV	126603	001	00999	8/1/2024	209461	271.64			
				Summary Total					271.64			
				Payment Amount					852.96			
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	126416	001	00999	7/22/2024	134062	516.00		110547	NORTHWEST LIGHTI SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO.			Summary Total					516.00			
	736 CRAIG AVENUE											

Payment Group Control Number 3864
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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
	TRACY MN 56175											
				Payment Amount					516.00			
113444	PRECISE		PV	126589	001	00999	7/26/2024	IN200-1050078	900.00		113444	PRECISE
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					900.00			
				Payment Amount					900.00			
107978	PREMIER COMMERCIAL PROPERTIES INC	6781 Hwy 10 Prop Mgmt	PV	126419	001	00999	7/22/2024	9569	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			
116092	ROADKILL ANIMAL CONTROL		PV	126634	001	00999	7/31/2024	07312024	309.00		116092	ROADKILL ANIMAL CONTROL
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337			Summary Total					309.00			
				Payment Amount					309.00			
113499	ROSENBAUER MINNESOTA LLC		PV	126467	001	00999	7/18/2024	0000070109	197.52		113499	ROSENBAUER MINN LLC
	ROSENBAUER MINNESOTA LLC P O BOX 549			Summary Total					197.52			

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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
	5181 260TH STREET WYOMING MN 55092											
		Payment Amount							197.52			
100440	SHORT ELLIOT HENDRICKSON INC		PV	126572	001	00999	7/15/2024	470608	2,051.37		100440	SHORT ELLIOT HENDRICKSON INC
	SHORT ELLIOT HENDRICKSON INC P O BOX 64780 ST PAUL MN 55164-0780	Summary Total							2,051.37			
		Payment Amount							2,051.37			
119374	SIGN SOLUTIONS USA, LLC		PV	126590	001	00999	7/26/2024	412894	5,622.67		119374	SIGN SOLUTIONS US LLC
	SIGN SOLUTIONS USA, LLC PO BOX 1408 FARGO ND 58107-1408	Summary Total							5,622.67			
		Payment Amount							5,622.67			
100469	STREICHER'S POLICE EQUIPMENT		PV	126432	001	00999	7/22/2024	I1710339	2,159.94		100469	STREICHER'S POLIC EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441	Summary Total							2,159.94			
			PV	126433	001	00999	7/23/2024	I1710563	60.00			
		Summary Total							60.00			
			PV	126480	001	00999	7/24/2024	I1710689	100.00			
		Summary Total							100.00			
		Payment Amount							2,319.94			

Payment Group Control Number 3864
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Payment Instrument T A/P ACH Payment
Pay Through Date 8/14/2024

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
110313	SUMMIT FIRE PROTECTION		PV	126347	001	00999	7/18/2024	1979682	653.00		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION			Summary Total					653.00			
	P O BOX 851675		PV	126348	001	00999	7/18/2024	1979747	768.00			
	MINNEAPOLIS MN 55485-1675			Summary Total					768.00			
			PV	126349	001	00999	7/18/2024	1979651	443.00			
				Summary Total					443.00			
				Payment Amount					1,864.00			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	126397	001	00999	7/13/2024	M29338	597.88		100485	TIMESAVER OFF SIT SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					597.88			
	21021 KAROLINE COURT N		PV	126607	001	00999	7/31/2024	M29380	1,240.00			
	FOREST LAKE MN 55025			Summary Total					1,240.00			
				Payment Amount					1,837.88			
112721	W W GOETSCH ASSOCIATES INC		PV	126530	001	00999	7/17/2024	112929	12,238.00		112721	W W GOETSCH ASSOCIATES INC
	W W GOETSCH ASSOCIATES INC			Summary Total					12,238.00			
	5250 WEST 74TH STREET SUITE 24											
	MINNEAPOLIS MN 55439-2226			Payment Amount					12,238.00			
100529	WENDELL'S INC	07/18/24 Wendells Nm Tg & Plt	PV	126400	001	00999	7/18/2024	2965926	23.36		100529	WENDELL'S INC

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	WENDELL'S INC			Summary Total					23.36			
	6601 BUNKER LAKE BLVD	507435	PV	126401	001	00999	7/15/2024	2963731	11.35			
	PO BOX 458			Summary Total					11.35			
	RAMSEY MN 55303-0458	07/24/24 Wendells CAnderson Na	PV	126483	001	00999	7/24/2024	2968170	11.68			
				Summary Total					11.68			
				Payment Amount					46.39			
120655	YALE MECHANICAL		PV	126578	001	00999	7/25/2024	259053	1,806.05		120655	YALE MECHANICAL
	YALE MECHANICAL 220 WEST 81ST STREET BLOOMINGTON MN 55420			Summary Total					1,806.05			
				Payment Amount					1,806.05			
				Total Amount to be Processed					323,029.26			
				Total Number of Payments to be Processed					54			

Checks - 81,410.83
ACH - 323,029.26
Total A/P 404,440.09

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-218

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

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of July 18, 2024 through August 7, 2024 in the amount of $2,179,835.38 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

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

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period July 17, 2024 through August 7, 2024, in the amount of $2,179,835.38.

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

Mayor Kuzma
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Councilmember

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of August, 2024.

Mayor

ATTEST:

City Clerk

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title

Adopt Resolution #24-122 Approving Change Order No. 1 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-122 approving Change Order No. 1 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements.

Background:

During construction, field changes were required to be made to various existing and new watermain lines under Center Street as a result of inadequate as-built record plans.

The attached Change Order includes detailed information on the required field changes made to existing pay items and on new pay items not included in the contract. Revised plan sheets 19 and 36 are attached to the Change Order to provide visual details on the locations and scope of the required revisions.

As always, staff strives to process change orders before work is completed. However, after-the-fact change order approvals are sometimes required to avoid even larger project costs resulting from contractor downtime while waiting for the next Council meeting to obtain approval before work is completed. This typically costs thousands to tens of thousands of dollars for each day work is halted.

Funding Source:

Change Order No. 1 results in increased project costs amounting to $130,116.38.

These costs will be funded from water enterprise funds.

Recommendation:

Staff recommends adopting Resolution #24-122. As previously noted, the work has already been completed.

Action:

Adopt Resolution #24-122 approving Change Order No. 1 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements in the amount of $130,116.38.

Attachments

Resolution 24-122

Change Order No. 1

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/08/2024 03:13 PM
Form Started By: Bruce Westby		Started On: 04/24/2024 08:23 AM

Final Approval Date: 08/08/2024

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

RESOLUTION #24-122

RESOLUTION APPROVING CHANGE ORDER NO. 1 TO NORTHDALE CONSTRUCTION FOR IMPROVEMENT PROJECT #21-08, WATER TREATMENT PLANT TRUNK WATERMAIN IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #23-305 adopted November 28, 2023, a construction contract was awarded to Northdale Construction Co. Inc., of Albertville, Minnesota, in the amount of $6,671,414.00 for said improvements; and

WHEREAS, during construction, field changes were required to various existing and new watermain lines under Center Street as a result of inadequate as-built record plans; and

WHEREAS, Change Order No. 1 documents the required field changes completed by Northdale Construction for improvement project #21-08, WTP Trunk Watermain Improvements, in the amount of $130,116.38.

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

1) The City Council hereby approves Change Order No. 1 to Northdale Construction of Albertville, Minnesota for Improvement Project #21-08, WTP Trunk Watermain Improvement in the amount of $130,116.38.

2) The City Council hereby authorizes and directs the City Administrator to sign Change Order No. 1 on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Building a Better World for All of Us®

CHANGE ORDER

City of Ramsey	May 1, 2024
OWNER	*DATE*
21-08	1
OWNER'S PROJECT NO.	*CHANGE ORDER NO.*
Water Treatment Plant Trunk Water Main Improvements	RAMSY 174498 71.50
PROJECT DESCRIPTION	*SEH FILE NO.*

The following changes shall be made to the contract documents:
Description:

Increase:

Item	Description	Qty	Unit	Unit Price	Cost
42	REMOVE WATER MAIN	710	LF	$20.80	$14,768.00
46	CONNECT TO EXISTING WATER MAIN	5	EA	$4,862.50	$24,312.50
51	HYDRANT	1	EACH	$7,000	$7,000.00
53	6" GATE VALVE AND BOX	1	EACH	$2,420.60	$2,420.60
58	6" DIP WATER MAIN CL 53	13	LF	$96.78	$1,258.14
61	12" DIP WATER MAIN	240	LF	$136.18	$32,683.20
62	16" DIP WATER MAIN	145	LF	$175.28	$25,415.60
71	DUCTILE IRON FITTINGS	853	LB	$12.78	$10,901.34
Add:					
	8" GATE VALVE & BOX	1	EACH	$3,491	$3,491.00
	12" GATE VALVE & BOX	1	EACH	$7,866	$7,866.00
	CHANGE ORDER 1 TOTAL				**$130,116.38**

Purpose of Change Order:
Field changes were required due to inadequate record plans. Once the water main was encountered various revisions needed to be made in the field to both the new raw work lines and existing distribution lines. The work was done in May but Northdale took several months to provide the unit costs.

Removal and replacement of 12" water main, fittings and hydrant on Center Street and increase quantity for placement of new 16" water main and fittings.

Basis of Cost: ☐ *Actual* ☒ *Estimated*

Attachments (list supporting documents)

- Revised plan sheets 19 and 36.

Contract Status	*Time*	*Cost*
Original Contract		$6,671,414.00
Net Change Prior C.O.'s _____ to _____		$0.00
Change this C.O.		$130,116.38
Revised Contract		$6,801,530.38

Short Elliott Hendrickson Inc., 10650 Red Circle Drive, Suite 500, Minnetonka, MN 55343-9229
952.912.2600 | 800.734.6757 | 888.908.8166 fax | **sehinc.com**

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

Recommended for Approval: ***Short Elliott Hendrickson Inc.*** *by*

Dave Hutton, PE (Lic. MN, WI, ND)

Agreed to by Contractor:

Approved for Owner:

BY Northdale Construction

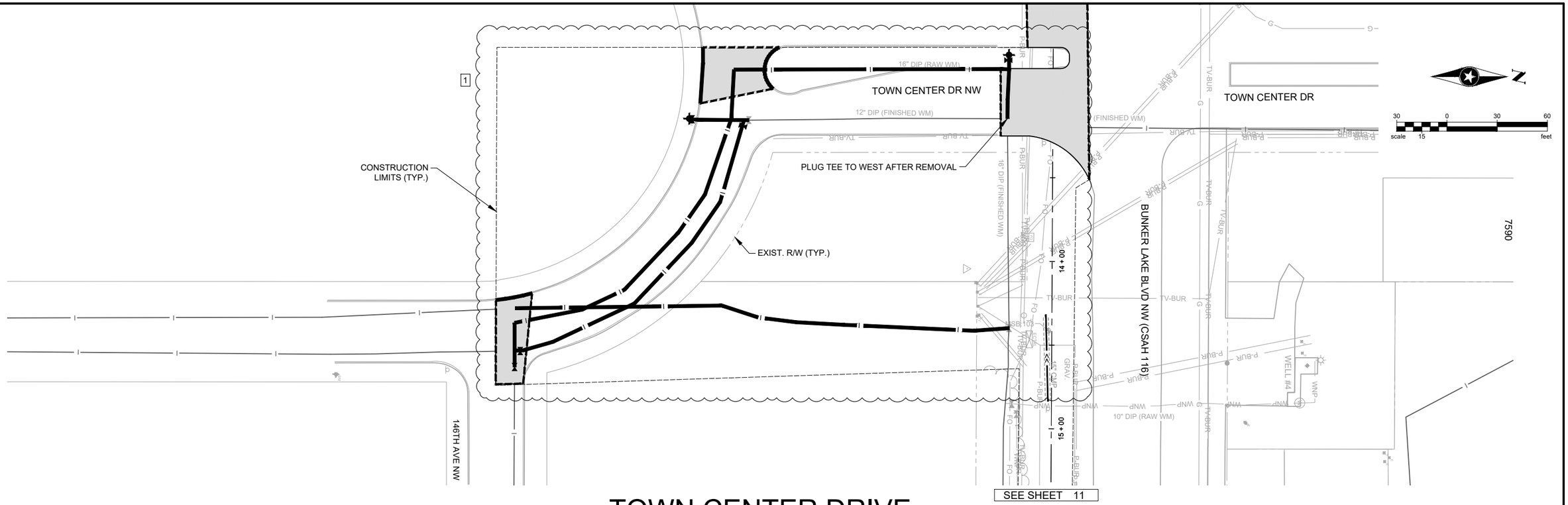
BY City of Ramsey

TITLE

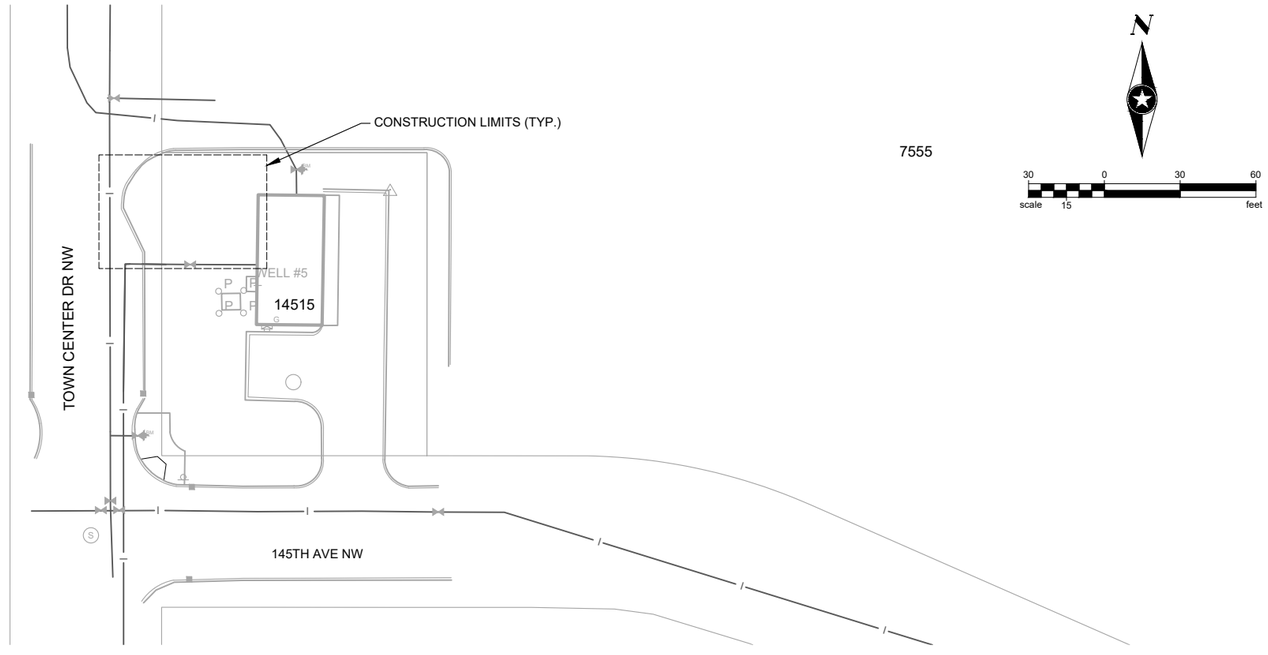
TITLE

Distribution *Contractor 2* *Owner 1* *Project Representative 1* *SEH Office 1*

x:\pt\r\ramsy\174498\7-const-svcs\71-mgmt\50-chg-order\co1\cpn 21-08 ramsey change order #1 revised.docx



TOWN CENTER DRIVE



REMOVALS

- BITUMINOUS PAVEMENT REMOVAL
- BITUMINOUS DRIVEWAY AND TRAIL REMOVAL
- CONCRETE WALK REMOVAL
- CURB & GUTTER REMOVAL
- SAWCUT
- WATER MAIN REMOVAL
- STORM SEWER REMOVAL (INCLUDES APRONS)
- HYDRANT, GATE VALVE REMOVAL
- TREE REMOVAL
- CLEAR AND GRUB

REMOVALS NOTES

1. PROTECT ALL OBJECTS NOT MARKED FOR REMOVAL. DAMAGE TO OBJECTS NOT MARKED FOR REMOVAL SHALL BE REPAIRED OR REPLACED AT NO COST TO PROJECT OWNER.
2. PAVEMENT, BITUMINOUS TRAIL, CONCRETE WALK, AND CURB AND GUTTER REMOVAL LIMITS SHALL BE FIELD LOCATED BY THE ENGINEER. MINIMUM CURB REPLACEMENT LENGTH SHALL BE NO LESS THAN HALF A CURB PANEL.

SEH Project	RAMSY174498
Drawn By	JRB, SRP
Designed By	KLK
Checked By	CES

Rev.#	Revision Issue Description	Date
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1	FIELD DESIGN REVISION	04/26/2024

Rev.#	Revision Issue Description	Date
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.		
.		
.		

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 MN.

DATE 10-06-2023

David E. Hutton

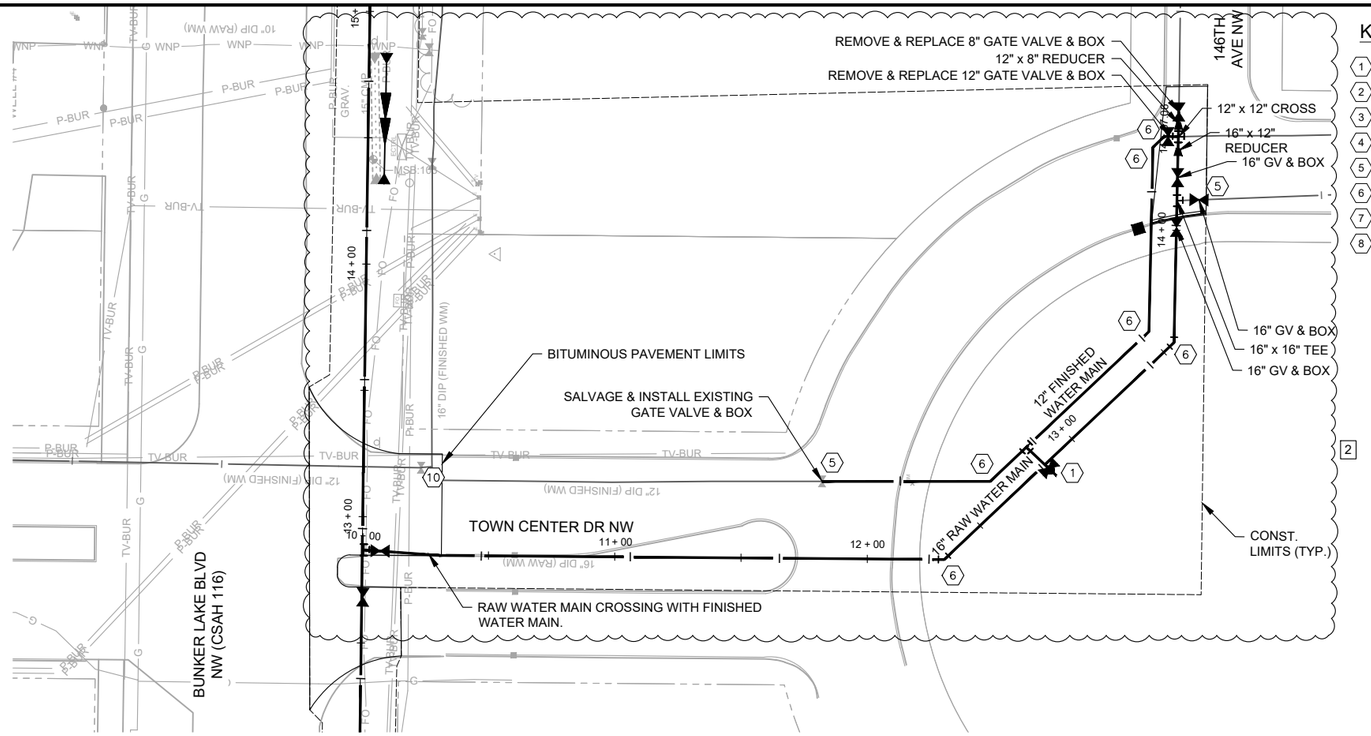
LICENSE NO. 19133

WATER TREATMENT PLANT
TRUNK WATER MAIN IMPROVEMENTS
Ramsey, Minnesota

REMOVAL PLAN
TOWN CENTER DRIVE

19
of 58

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TOWN CENTER DRIVE

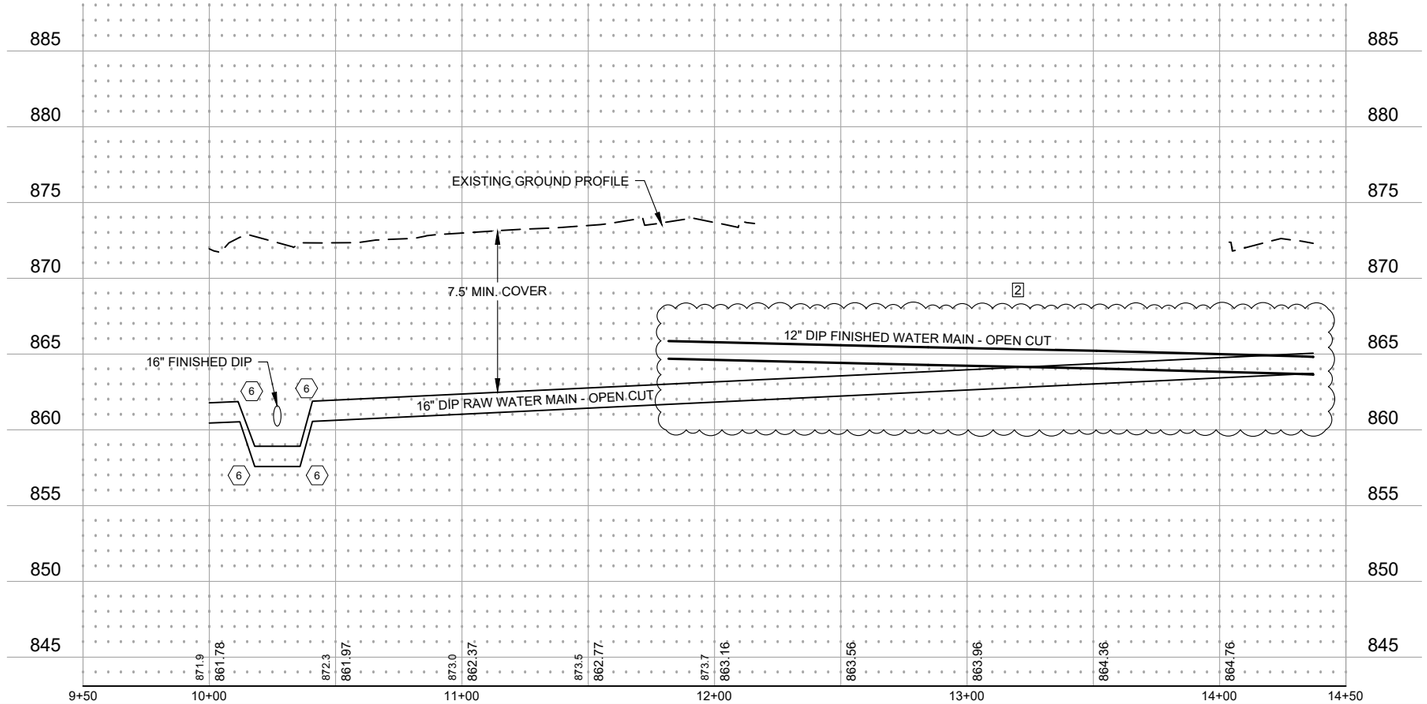
KEYED NOTES

1. HYDRANT, 6" GV & BOX, 6" WATER MAIN, DI TEE
2. 24" GV & BOX
3. 20" GV & BOX
4. DRILLING PIT
5. CONNECT TO EXISTING
6. 45° DI BEND
7. 22.5° DI BEND
8. 11.25° DI BEND
9. B618 CURB AND GUTTER (PER STR-1 ON SHEET 8)
10. BITUMINOUS PAVEMENT (PER STR-25 ON SHEET 8)
11. 10' WIDE BITUMINOUS TRAIL (PER PARK-1 ON SHEET 7)
12. CONCRETE SIDEWALK (PER STR-3 ON SHEET 8)
13. CROSS GUTTER (PER STR-2 ON SHEET 8)
14. ADJUST CASTING
15. INSULATE WATER MAIN AT STORM SEWER CROSSING AS DIRECTED BY ENGINEER. MIN 4" x 4' x 8' RIGID FOAM INSULATION ABOVE WATER.

N

30 0 30 60
scale 15 feet

NOTES:
1. CONTRACTOR TO PROVIDE TRENCH BOXES AND OTHER MEANS TO PROTECT OBJECTS NOT MARKED FOR REMOVAL. DAMAGE TO OBJECTS NOT MARKED FOR REMOVAL SHALL BE REPAIRED OR REPLACED AT NO COST TO PROJECT OWNER.
2. HYDRANT LEADS TO BE 7.5 FT DEEP TO TOP OF HYDRANT BRANCH. SEE WAT-1 ON SHEET 7.
3. UTILITY LOCATIONS SHOWN ARE LEVEL D ACCURACY. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS THROUGH GOPHER STATE ONE CALL.
4. CONSTRUCTION LIMITS LINES SHOWN AT HDD DRILLING LOCATIONS MAY VARY, AS APPROVED BY ENGINEER.
5. MAINTAIN A MINIMUM 7.5 FT VERTICAL COVER ON ALL RAW AND FINISHED WATER MAINS MAINTAIN A MINIMUM 24" VERTICAL SEPARATION BETWEEN NEW RAW AND FINISHED WATER MAIN AND SEWER AND STORM SEWER CROSSING. MAINTAIN A MINIMUM 10 FT HORIZONTAL SEPARATION BETWEEN RAW AND FINISHED WATER MAIN AND SEWER AND STORM SEWER.
6. SEE PROJECT SPECIFICATIONS FOR SOIL BORING LOGS AND LOCATION MAP.
7. MAINTAIN 15' MAXIMUM COVER ON ALL RAW AND FINISHED WATER MAIN. CONTRACTOR TO NOTIFY ENGINEER OF AVERAGE RUNNING DEPTH OF DRILLING MACHINE DURING CONSTRUCTION.
8. CONTRACTOR TO SUBMIT DETAILED SCHEDULE MINIMUM 1 WEEK PRIOR TO BEGINNING CONSTRUCTION ACTIVTIES FOR COORDINATION WITH THE CITY OF RAMSEY UTILITIES DEPARTMENT. CONTACT AARON MADSEN AT 763.286.2579. CITY OF RAMSEY TO OPERATE VALVES AND HYDRANTS FOR CONTRACTOR.
9. DURING INSTALLATION OF THE FITTINGS AND PIPING BETWEEN THE CONNECTION TO THE EXISTING RAW WATER MAINS AND THE GATE VALVE AT STA. 1+27.42, CLEAN THE INTERIOR OF THE COMPONENTS BY MECHANICAL MEANS AND SWAB WITH 5% SODIUM HYPOCHLORITE DISINFECTING SOLUTION.



SEH Project	RAMSY174498
Drawn By	JRB, SRP
Designed By	KLK
Checked By	CES

Rev.#	Revision Issue Description	Date
.		
2	FIELD DESIGN REVISION	04/26/2024
1	ADDENDUM #2	10/27/2023

Rev.#	Revision Issue Description	Date
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.		

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 MN.

DATE 10-06-2023

David E. Hutton
LICENSE NO. 19133

WATER TREATMENT PLANT
TRUNK WATER MAIN IMPROVEMENTS
Ramsey, Minnesota

UTILITY PLAN AND PROFILE
TOWN CENTER DRIVE

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CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #24-186 approving a Comprehensive Plan Text Amendment Pertaining to Low Density Residential.

Purpose/Background:

The Comprehensive Plan is a vision document containing land use policies on where the city should be in 2040. It includes a map that lays out different broad land use categories across the community. These categories include com *mercial, business park, public/institutional,* and *residential*, among others. The residential uses are split into six categories--Rural Developing, Urban Low Density, Low Density, Medium Density, High Density, and Mixed Use (of which there are subcategories). The density ranges of the residential land use categories are:

Land Use Category	Density Range (units/acre)
Rural Developing (RD)	0.1 - 0.4
Urban Low Density Residential (ULDR)	Under 3.0 (in certain circumstances)
Low Density Residential (LDR)	3.0 - 4.0
Medium Density Residential (MDR)	4.0 - 8.0
High Density Residential (HDR)	8.0 - 15.0
Mixed Use	
-Mixed Use Low	5.0 - 15.0
-Mixed Use Medium	8.0 - 25.0
-Mixed Use High	15.0 - 75.0

The Zoning Code is the toolbox that is used to implement the Comprehensive Plans. It lays out regulations for the various districts that can be applied to each of the Comprehensive Plan's land use categories. Zoning regulations give the ability to nuance the broader land use categories such as lighter commercial uses (B-1 district) being allowed adjacent to residential uses with more intense commercial uses (B-2 and B-3 districts) separated from residential uses. Similarly with residential zones, the different districts allow for a variety of lot sizes and home types.

A city's Zoning regulations must be in conformance with its Comprehensive Plan policies. The previous Zoning Code's R-1 MUSA-80 district had a quarter-acre lot area with an 80-foot width as its minimum size and is the predominate zoning district for single-family homes within the Metropolitan Urban Services Area (MUSA). This lot area, at the absolute minimum, would theoretically achieve four units per acre, however, density calculations must include local roadways and storm water management. These typical necessities of residential subdivisions eat up enough land that density becomes under three units per acre as required by Low Density Residential (LDR). This problem came to light with the Trott Brook Crossings and North Brook Meadows subdivision proposals. In 2022, a new land use category was created to justify dipping below 3.0 units per acre named Urban Low Density Residential (ULDR) for those subdivisions.

With the Zoning Code re-write in 2023, staff attempted to create residential zoning districts that would meet the density ranges of the Comprehensive Plan and not the have challenges that the two 2022 plats experienced. The R-1A district was proposed to be slightly smaller at 75 feet in width with a 10,000 square foot lot area with hopes of being able to meet the LDR requirements. The City Council stated that they would like to keep an 80-foot lot in the northern part of Ramsey with the allowance for smaller lots in the southern part. Staff received guidance from the Metropolitan Council that they review the proposed subdivisions and use an average density with the

land use category. A plat, Harmony Farms, was going through the subdivision process at that time with a 65-foot lot minimum that met the 3.0-4.0 u/ac range, but then needed to be changed to an 80-foot wide lot with the Council's direction on the R-1A district. This change dropped the subdivision below the 3.0 u/ac density to 2.5 u/ac. But with that Metropolitan Council guidance, staff was comfortable going forward with the 80-foot lots.

This guidance, turns out, was not completely correctly understood. Each subdivision, on its own, must meet the density requirements in the Comprehensive Plan for the district that it is in. Harmony Farms' sanitary sewer permit was denied because the density was below 3.0 units per acre that LDR required. Staff worked with the applicant and the Metropolitan Council on ways to make this plat work. One option was to carve out the storm water management basin into a City-owned outlot. Staff does not want the expense to maintain these parcels, nor did it actually achieve the required density (it was still three units short). A Comprehensive Plan map amendment to the ULDR land use did not meet the qualifications of that land use category. Changing the zoning to allow a narrower lot did not meet Council's previous direction.

The Local Assistance Planner for the Metropolitan Council reviewed Ramsey's plats that have been developed over the past several years and noted that our community's overall density was above the minimum that was needed. Much of this had to do with development in the COR. Communities are required to account for a certain allotment of housing units spread out over the various land use densities the cities create. Ramsey is doing well enough that we can offset LDR development with the Mixed Use development in the COR. We have the ability to redefine LDR from 3.0-4.0 units per acre to 2.25-4.0 units per acre and keep our overall numbers in line. This redefinition would allow the Harmony Farms plat to move forward with its sanitary sewer permit. It should prevent most similar problems in the future.

Notification:

Notification was provided in the July 12 Anoka Union Herald Newspaper.

Funding Source:

This work is being done as a part of staff's normal duties.

Recommendation:

The Planning Commission unanimously recommended approval of the amendment at its meeting on August 25.

Outcome/Action:

Motion to adopt Resolution #24-186, a Comprehensive Plan text amendment pertaining to Low Density Residential land use.

Attachments

Resolution #24-186

Metropolitan Council Email

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/07/2024 09:20 AM
Form Started By: Todd Larson		Started On: 07/26/2024 08:37 AM
Final Approval Date: 08/07/2024		

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

RESOLUTION #24-186

A RESOLUTION APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT PERTAINING TO LOW DENSITY RESIDENTIAL LAND USE

RECITALS

WHEREAS, The City's adopted 2040 Comprehensive Plan describes various land use categories, including Low Density Residential (LDR), which is defined as:

> *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.*

WHEREAS, The City Council adopted a new Zoning Code in 2023 that attempted to bring the various zoning districts in line with the Comprehensive Plan; and

WHEREAS, The R-1A Single-Family Residential District describes a well-established lot size in the City of Ramsey; and

WHEREAS, Subdivisions using the R-1A zoning standards rarely, if ever, meet the LDR standards in the Comprehensive Plan; and

WHEREAS, Development patterns within the City of Ramsey are supporting higher densities, generally within the Mixed Use (MU) land use designated areas; and

WHEREAS, The City of Ramsey would like to offset the documented growth in the MU areas with development in LDR areas; and

WHEREAS, This offset requires a redefinition of Low Density Residential; and

WHEREAS, The Planning Commission held a public hearing on the proposed Comprehensive Plan Text Amendment on July 25, 2024, and recommended _____.

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 amends the definition of Low Density Residential (LDR), subject to Metropolitan Council review, to read:

> *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~~ 2.25 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.*

From: Wojchik, Eric
To: Todd Larson
Subject: RE: Density
Date: Monday, July 1, 2024 2:01:02 PM
Attachments:

Hi Todd,

Here is the density with the LDR reduced to 2.25 dua – it reduces the overall planned average net density to 3.3dua, when plat monitoring is included.

Reduced LDR to 2.25dua (notional)

	2018-2040 Change					
	Density Range		%			
Land Use	**Min**	**Max**	**Residential**	**Net Acres**	**Min Units**	**Max Units**
Rural Developing (RD)*	0.1	0.4	100%	-	-	-
Urban Residential Low	1.5	4	100%	160.47	241	642
Low Density Residential	2.25	4	100%	918.48	2,067	3,674
Medium Density Residential	4	6	100%	78.12	312	469
High Density Residential	8	15	100%	2.00	16	30
Mixed Use	5	75	50%	32.95	165	2,471
Total				**1,192.02**	**2,801**	**7,286**
				Overall Density	**2.3**	**6.1**
Plat Monitoring Program (2023)				1,044	4,637	
Total Planned and PMP				2,236	7,438	7,286
				Overall Density with PMP	**3.3**	**3.3**

*Private Utilities
The Mixed Use land use includes subcategories with density ranges within the minimum and maximum shown in this table.

I haven't included any 'new LDR' acres into this calculation, as I don't think that was what was being proposed here. I want to still verify the plat monitoring numbers.

Thanks,

Eric

Eric Wojchik, AICP
Pronouns: he/him/his
Planning Analyst and Climate Policy Analyst, Local Planning Assistance
Metropolitan Council Community Development
P. 651-602-1330 | C. 507-316-2614

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution 24-194 Approving Change Order No. 1 to AET Proposal for Improvement Project #21-09, Centralized Water Treatment Plant

Purpose/Background:

On March 28, 2023, the City Council awarded a construction contract to Magney Construction, Inc. in the amount of $31,528,500.00 for the centralized Water Treatment Plant. That same day, the City Council accepted an amendment from the design engineer, Advanced Engineering and Environmental Services (AE2S), in the amount of $225,100.00 to provide additional construction phase services for the Water Treatment Plant.

On April 25, 2023, the City Council approved Proposal No. P-0021454 from American Engineering Testing, Inc. (AET) with an estimated fee of $35,335.00 to perform special inspections and construction testing services for the centralized Water Treatment Plant.

AET recently identified that their invoiced costs to the City were fast approaching their estimated fees but that construction was generally only half complete. Upon further review, AET identified that the cost estimate included in their proposal was incorrectly calculated using a concrete testing rate of 1 test per every 100 cubic yards of concrete poured, even though their proposal specified a concrete testing rate of 1 test per every 50 cubic yards of concrete poured. AET then submitted Change Order #1 to Proposal No. P-0021454 to request an additional budget of $15,310.00 to supplement their incorrect estimated fees for construction testing services during the remainder of construction of the Water Treatment Plant.

Notification:

Notifications are not required for this case.

Funding Source:

Water Enterprise Funds will pay for the additional project costs estimated at $15,310.

Recommendation:

Staff recommends approving Change Order No. 1 to AET Proposal P-0021454.

Outcome/Action:

Adopt Resolution #24-194 Approving Change Order No. 1 to AET Proposal P-0021454 for Improvement Project #21-09, Centralized Water Treatment Plant.

Attachments

Resolution 24-194

AET Change Order 1

AET Proposal P-0021454

Form Review

Inbox	Reviewed By	Date

Brian Hagen	Brian Hagen	08/08/2024 12:48 PM
Form Started By: Bruce Westby		Started On: 07/29/2024 12:48 PM
Final Approval Date: 08/08/2024		

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

RESOLUTION #24-194

RESOLUTION APPROVING CHANGE ORDER #1 TO AET PROPOSAL P-0021454 FOR IMPROVEMENT PROJECT #21-09, CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, a contract was awarded to Magney Construction, Inc. in the amount of $31,528,500.00 for construction of a centralized Water Treatment Plant and an amendment was accepted from Advanced Engineering and Environmental Services (AE2S) in the amount of $225,100.00 for additional construction phase services for the Water Treatment Plant, and

WHEREAS, pursuant to Ramsey City Council Resolution #23-073 adopted April 25, 2023, Proposal No. P-0021454 from American Engineering Testing, Inc. (AET) was approved at an estimated cost of $35,335.00 to perform special inspections and construction testing services for the centralized Water Treatment Plant, including concrete testing at the rate of 1 test per every 50 cubic yards of concrete; and

WHEREAS, AET submitted Change Order #1 to Proposal No. P-0021454 requesting an additional budget of $15,310.00 for concrete testing services for the centralized Water Treatment Plant to supplement their original incorrect estimate costs based on 1 test per every 100 cubic yards of concrete poured instead of 1 test per every 50 cubic yards of concrete poured as specified in AET Proposal No. P-0021454.

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

1) The City Administrator is hereby authorized and directed to execute Change Order #1 to AET Proposal No. P-0021454 at an estimated cost of $15,310.00 for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Contract Change Order No. 1

Client: City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Project: Ramsey Water Treatment Plant
14199 Jaspar Street NW
Ramsey, MN 55303

Attn: Bruce Westby

Client Project No.

Date: July 22, 2024

AET Project No. P-0021454

American Engineering Testing, Inc. (AET), is submitting this Change Order for the following additions and changes to our work scope outlined in our proposal to the City of Ramsey, dated April 10, 2023. AET is requesting additional budget for technician hours and concrete cylinders. AET's original cost estimate was based off of concrete testing at a frequency of one test for every 100 cubic yards, when it should have been calculated at a frequency to perform concrete testing every 50 cubic yards per the engineer (AE2S).

CHANGE ORDER DETAIL	AMOUNT
1. Reinforcing Steel and Concrete Testing - Technician II for observations of reinforcing steel and testing of concrete (90 hrs. at $99/hour)	$8,910.00
2. ASTM C39 Concrete Compressive Strength - Curing, handling, and testing of 4"x8" concrete test cylinders (200 cylinders at $32/cylinder)	$6,400.00
3. **Change Order Total:**	**$15,310.00**

CONTRACT SUMMARY	AMOUNT
1. Original contract amount:	$35,335.00
2. Previous change order amounts:	$0.00
3. Contract amount prior to this change order:	$35,335.00
4. Contract increase by this change order amount:	$15,310.00
5. **New contract amount, including this change order:**	**$50,645.00**

Authorized Signature Date

Nicholas D. Collette 8-8-24
Nicholas D. Collette Date

Please sign the original Contract Change Order and return to American Engineering Testing, Inc., Project Manager.

5548 Barthel Industrial Drive, Suite 500 Albertville, MN 55301
Phone (763) 428-5573 | (800) 972-6364 | Fax (651) 659-1379 | teamAET.com | AA/EEO
This document shall not be reproduced, except in full, without written approval from American Engineering Testing, Inc.

April 10, 2023

City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

AMERICAN
ENGINEERING TESTING

Attn: Mr. Bruce Westby – City Engineer
(bwestby@ci.ramsey.mn.us)

RE: Special Inspection and Construction Testing Services Proposal
Ramsey Water Treatment Plant
14199 Jaspar Street NW
Ramsey, MN
AET Proposal No. P-0021454

Dear Mr. Westby:

American Engineering Testing, Inc. (AET) is pleased to offer Special Inspection and Construction Testing Services to the City of Ramsey (hereafter referred to as the Client) for the referenced project. This proposal has been prepared in response to your recent request by email, dated March 21, 2023, and describes our understanding of the project, our anticipated scope of services, our unit rates, and an estimated total fee to perform these services.

GEOTECHNICAL INFORMATION

To our knowledge, a preliminary geotechnical exploration program has not been conducted in the area of the proposed building. Because of this, we cannot comment on the soil conditions at depth. Our judgments will be based only on those soils which we observe in the excavations and those present to the depths explored at our shallow hand auger boring and hand cone penetrometer probe locations. To further explore the soil conditions below these depths, deeper penetration test borings are needed.

PROJECT INFORMATION

We understand the proposed construction will be a new water treatment facility and reservoir tank. We further understand the building will:

- Have one above-grade level, with intermediate platforms at higher elevations.
- Have a finished floor elevation of 869.50 feet.
- Be approximately 18,790 square feet in size, with an approximately 12,000 square foot reservoir tank.
- Be supported by conventional spread footings.
- Have reinforced cast-in-place concrete walls, structural steel framing, and pre-cast plan roofing.

This document shall not be reproduced, except in full, without written approval from American Engineering Testing, Inc.

AMERICAN ENGINEERING TESTING

AVAILABLE BID INFORMATION

Project documents provided to assist us in preparing this proposal included the following:

- Project Architectural, Structural, and Civil Plans, dated January 2023

SCOPE OF SERVICES

Based on discussions with the city, and our review of the available plans and specifications, our anticipated scope of services is outlined below.

Excavation Observations and Soil Testing
During excavation for the building and parking lots, a Staff Engineer I from our firm will visit the site on an on-call basis to perform the following services:

- Observe the soils in the bottoms of the excavations completed at that time.
- Perform shallow hand auger borings in the excavations.
- Perform hand cone penetrometer (HCP) probes in the excavations.
- Evaluate the suitability of the soils present in the excavations to support the anticipated fill, structural loads and pavements.
- Document the elevations at various locations at the bottoms of the excavations.
- Document that adequate oversizing of the excavations is provided to support lateral loads from the footings through the fill.

During placement of fill in the building excavations, pavement excavations, and utility trench excavations, an experienced Engineering Technician II will visit the site on an on-call basis to test the compaction of the fill. The technician will perform the following services:

- In-place field density tests to evaluate the compaction of the fill soils using the nuclear density gauge method.
- Standard Proctor tests for each different type of fill encountered at the test locations.
- Obtain samples of sand fill and/or aggregate base materials for sieve analysis tests.

We estimate 6 trips will be required by the Staff Engineer I to complete the observations. We estimate 12 trips will be required by the Engineering Technician II to perform the compaction testing of the fill soils.

AMERICAN ENGINEERING TESTING

Reinforcing Steel Observations
Prior to placement of concrete AET will observe the mild reinforcing steel placed in the formwork for cast-in-place concrete elements for the building. These observations will be performed on an on-call basis by an experienced Engineering Technician II working under the guidance of ICC certified personnel. While at the site, the AET personnel will perform the following services:

- Review the most recent plans and specifications available at the jobsite.
- Observe that the correct number, size, alignment, and spacing of the bars are provided for the structural elements observed.
- Observe that the reinforcing steel bars are provided with the specified cover from formwork, the ground surface, and any future concrete elements.
- Observe that the bars are free of dirt, rust, scale, ice, or other deleterious materials that will reduce adhesion to the concrete.
- Observe that anchor bolts are installed in the concrete at the spacing indicated on the project plans.

Any discrepancies or deficiencies that are observed will be brought to the attention of the contractor and/or their subcontractor. Daily reports of our observations will be available to the contractor and/or authorized personnel at the site.

AET does not provide surveying services, therefore, our observations of the reinforcing steel will be based on the positioning of the formwork by the contractor and/or their subcontractors. We are not responsible for the exact locations of the formwork, structural bolts, or embedded items.

Concrete Testing
Personnel from AET will perform testing of concrete on an on-call basis when requested by the contractor. These services will be performed by experienced, ACI certified Engineering Technician II at the frequencies required by the project specifications. On site visits when we are observing reinforcing steel, we will have the same Engineering Technician II remain at the site to perform testing of the concrete, thus reducing mobilization charges. Our services will include the following:

- Document that the correct mix is delivered to the site by checking the delivery slips.
- Test the slump of the plastic concrete delivered to the site.
- Test the air content of the plastic concrete delivered to the site.
- Measure the temperature of the plastic concrete delivered to the site.
- Compare the test results to the requirements of the project specifications.

Any discrepancies from the project specifications will be brought to the attention of the contractor and/or their subcontractor. Daily field reports of our observations and testing will be available to the contractor and other authorized personnel at the site.

During placement of the concrete, our Engineering Technician II will also cast test cylinders for compressive strength testing. Project specifications require that one set of cylinders be cast for every 50 cubic yards (or fraction thereof) of each type of concrete placed each day. Each set will consist of four cylinders; one which will be tested after 7 days and three which will be tested after 28 days. Extra cylinders can be cast at your request. AET will also pick up the cylinders from the site and return them to our laboratory for moist curing and testing. The results of our compressive strength tests will be presented periodically, as they become available.

We estimate 42 trips will be required by the Engineering Technician II to complete the reinforcing steel observation and concrete testing services for reinforced concrete portions of the new construction.

Masonry Observations and Testing
During construction, AET personnel will perform observations during masonry wall construction, as well as testing of mortar and grout (if required). Our observations and testing will be performed by an experienced Engineering Technician II on an on-call basis, and will include the following services:

- Observe that the proper size units are used.
- Observe that the units are clean, sound and dry when placed.
- Observe that the masonry bearing surfaces are clean.
- Observe the placement and alignment of vertical reinforcing bars and dowels, and document that the correct sizes of bars are used.
- Observe the placement and alignment of horizontal reinforcing bars, and document that the correct sizes of bars are used.
- Observe that the correct lengths of bar lap splices are provided.
- Observe that the proper clearance is provided between the bars and the masonry units.
- Observe the general construction practices, including compliance with proper cold or hot weather protection as required by the project specifications.

We estimate that our Engineering Technician II will make 6 trips to conduct these observation and testing services.

Any discrepancies from the project specifications will be brought to the attention of the contractor and/or their subcontractor. Daily field reports of our observations and testing will be available to the contractor and other authorized site personnel.

While at the site the Engineering Technician II will also sample the grout. The grout "prism" specimens will be cast for compressive strength testing according to IBC guidelines. One set of four grout "prisms" will be cast according to the testing frequency required by the project specifications. One of the "prisms" will be tested for compressive

strength after 7 days and two will be tested after 28 days. The fourth specimen will be held for future testing, if required.

Welded and Bolted Connection Observations
During erection of the structural steel frame, steel joists, and metal decking, AET will provide an Engineering Technician II (AWS/ICC Certified Welding Inspector) certified in accordance with ASNT to perform observations of the welded and bolted connections. These services will be performed on an on-call basis when requested by the contractor. Our services will include the following:

- Observe bolted connections for compliance with Section 9a of the "Specification for Structural Joints using ASTM: A325 or ASTM: A490 Bolts" approved by the Research Council on Structural Connections.
- Observe welded connections for compliance with the requirements of Section 6 (steel frame) of the AWS "Structural Welding Code" D1.1. Fillet welds will be visually observed for length, quality and suitability. Full or partial penetration welds will be tested by ultrasonic or magnetic particle methods.
- Observe deck welds for compliance with the requirements of the AWS "Structural Welding Code" D1.3.
- Observe deck fasteners to verify that the correct number and spacing is provided in accordance with the project specifications.
- Observe and test the shear studs welds for suitability and quality in accordance with the requirements of AWS "Structural Welding Code" D1.1 – Section 7.

Any deficiencies or deviations which are observed will be reported to personnel from the contractor and/or their subcontractor. We estimate 5 trips will be required to complete our observations of the welded and bolted connections on this project. Daily field reports of our observations and testing will be available to the contractor and other authorized site personnel.

Bituminous Subgrade Test-Roll Observations and Testing
During or after final grading of the pavement subgrade soils, AET personnel will observe test-rolling of the pavement subgrade soils. These observations will be performed by a Staff Engineer I on an on-call basis. Our scope of services will include the following:

- Observe the reaction/stability of the pavement subgrade soils as they are test-rolled by a loaded, tandem-axle dump truck.
- Evaluate the subgrade deflections under the wheel loads, and mark areas of excessive deflection. Areas of excessive deflection will be shown to personnel from the contractor and/or their subcontractors.
- Provide recommendations for correction of the unstable subgrade soils.

We estimate 1 trip will be required to complete the test-roll observations of the pavement subgrades.

REPORTING

Reports presenting the results of our observations and testing services will be provided periodically during the various phases of construction. At the completion of construction, we will issue a final report summarizing the results of all observations and testing services, if requested.

ESTIMATED FEES

Our services will be provided on a unit cost basis according to the unit rates provided in the attached Fee Schedule tabulation. Our monthly invoices will be determined by multiplying the number of personnel hours or tests by their respective unit rates. We have also estimated a total cost which we anticipate will be required to complete the previously described observations and testing services. This estimated total cost is based on our experience with similar projects. Our estimated total cost will be **$35,335.00**. We refer you to the attached Fee Schedule for an itemization of how we arrived at this estimated cost. **We reserve the right to review our estimate after reviewing the final project structural plans and project specifications.**

We caution that this is only an estimated cost. Often, variations in the overall cost of the services occur due to reasons beyond our control, such as construction change orders, weather delays, changes in the contractor's schedule, unforeseen conditions or retesting of services. These variations will affect the actual invoice totals, either increasing or decreasing our total costs for the project from those estimated in this proposal. If more time or tests are required, additional fees may be needed to complete the project testing services. If less time or tests are needed, a cost savings will be realized. We will not, however, exceed the estimated total cost for the project without first obtaining your authorization.

TERMS AND CONDITIONS

The Terms and Conditions listed in Master Service Agreement between the City of Ramsey and AET, dated January 23, 2023, apply to this project.

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ACCEPTANCE

AET requests written acceptance of this proposal in the Proposal Acceptance box below, but the following actions shall constitute your acceptance of this proposal together with the Terms and Conditions: 1) issuing an authorizing purchase order for any of the Services described in this proposal, 2) authorizing AET's presence on site, or 3) written or electronic notification for AET to proceed with any of the Services described in this proposal. Please indicate your acceptance of this proposal by signing below and returning a copy to us. When you accept this proposal, you represent that you are authorized to accept on behalf of the Client.

GENERAL REMARKS

AET appreciates the opportunity to provide this service for you and looks forward to working with you on this project. If you have any questions or need additional information, please contact me.

Sincerely,
American Engineering Testing, Inc.

Prepared By:

Nicholas D. Collette
Project Manager / Engineer I
Phone: 651.470.4110
Email: ncollette@teamAET.com

Reviewed By:

LeRoy G. Callais

LeRoy G. Callais
Senior Engineering Assistant
Phone: 612.965.9279
Email: lcallais@teamAET.com

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ACCEPTANCE AND AUTHORIZATION: AET Proposal No. P-0021454

SIGNATURE: [signature]

PRINTED NAME: Brian Hagen

COMPANY: City of Ramsey

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

PHONE NUMBER AND EMAIL: (763) 433-9845 bhagen@cityoframsey.com

DATE: 04-25-23

INVOICING INFORMATION (Provide Company AP Department Information, if present.)

AP CONTACT NAME: _____

BILLING/MAILING ADDRESS: _____

AP PHONE NUMBER AND INVOICE EMAIL: _____

P.O. NO./ PROJECT NO.: _____

Attachments: Fee Schedule Tabulation
Construction Service Agreement – Terms and Conditions
W9
Certificate of Insurance

PROJECT TESTING SERVICES FEE SCHEDULE
RAMSEY WATER TREATMENT PLANT
14199 JASPAR STREET NW
RAMSEY, MN
AET PROPOSAL No. P-0021454

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SERVICE DESCRIPTION	PROJECT BUDGET ESTIMATED UNITS	UNIT RATE	BUDGET AMOUNT
Excavation Observations & Compaction Testing			
Excavation Observations - Engineer I for observations of excavations, consultation and reporting (assumes 6 trips to the jobsite).	12 hours	$146.00	$1,752.00
Soil Density Testing - Technician II for soil compaction testing and reporting (assumes 12 trips to the jobsite).	28 hours	$99.00	$2,772.00
Trip Charge to the jobsite.	18 trips	$80.00	$1,440.00
Nuclear Density Test	40 tests	$35.00	$1,400.00
ASTM D698 Standard Proctor	3 tests	$160.00	$480.00
ASTM C136 Sieve Analysis of Aggregate (Coarse and Fine)	3 tests	$117.00	$351.00
		Section Subtotal:	**$8,195.00**
Subgrade/Base Proof Roll Observations & Testing			
Proof Roll Observations - Engineer I for observations, consultation and reporting (assumes 1 trip to the jobsite).	2 hours	$146.00	$292.00
Trip charge to the jobsite.	1 trips	$80.00	$80.00
		Section Subtotal:	**$372.00**
Reinforcing Steel Observations & Concrete Testing			
Reinforcing Steel & Concrete Testing - Technician II for observations of reinforcing steel and testing of concrete (assumes 42 trips to the jobsite).	84 hours	$99.00	$8,316.00
Trip Charge to the jobsite.	42 trips	$80.00	$3,360.00
ASTM C39 Concrete Compressive Strength - Curing, handling and testing of 4" x 8" concrete test cylinders (includes handling of non-tested cylinders).	168 cyls.	$32.00	$5,376.00
		Section Subtotal:	**$17,052.00**
Masonry Observations & Testing			
Masonry & Grout Testing - Technician II for observations of masonry construction, sampling of mortar and grout, consultation and report preparation (assumes 6 trips to the jobsite).	18 hours	$99.00	$1,782.00
Trip Charge to the jobsite.	6 trips	$80.00	$480.00
ASTM C1019 Sampling and Testing Grout - Curing, handling and compressive strength testing of masonry grout test "prism" specimens (includes handling of non-tested specimens).	8 tests	$55.00	$440.00
Sample Pickup - service from jobsite.	2 trips	$80.00	$160.00
ASTM Masonry Prism Suite- C1314 and C140 Section 8	0 sets	$605.00	$0.00
ASTM Masonry Prism Suite- C1314 and C140 Sections 7 & 8	0 sets	$671.00	$0.00
		Section Subtotal:	**$2,862.00**
Non-Destructive Testing (NDT) Observations			
Structural Steel Observations - NDT Level II ICC/CWI Technician for observations of field welded and bolted connections, consultation and report preparation (assumes 5 trips to the jobsite).	20 hours	$140.00	$2,800.00
Trip Charge to the jobsite.	5 trips	$80.00	$400.00
		Section Subtotal:	**$3,200.00**
Project Management & Coordination			
Project Management - Engineer I/Project Manager for coordination of AET personnel and activities, attending meetings (if requested), consultation and report preparation.	24 hours	$146.00	$3,504.00
Project Administrator for report preparation, review, invoicing.	2 hours	$75.00	$150.00
		Section Subtotal:	**$3,654.00**
		ESTIMATED BUDGET	**$35,335.00**

SECTION 1 - RESPONSIBILITIES

1.1 – This Service Agreement – Terms and Conditions ("terms and conditions") is applicable to all services ("Services") provided by American Engineering Testing, Inc. (AET). As used herein "Services" refer to the scope of Services described in the proposal submitted by AET to Client. The proposal, these terms and conditions and any appendices attached hereto shall comprise the agreement ("Agreement") between AET and Client for Services described in the proposal and are binding upon the Client, its successors, assignees, joint ventures and third-party beneficiaries. **AET requests written acceptance of the Agreement, but the following actions shall also constitute Client's acceptance of the Agreement: 1) issuing an authorizing purchase order, task order, service order, or any other documentation for any of the Services, 2) authorizing AET's presence on site, or 3) written or electronic notification for AET to proceed with any of the Services. Issuance of a purchase order, task order or service order by Client which contains separate terms and conditions will not take precedence or modify the terms and conditions contained in this Service Agreement AND THE TERMS AND CONDITIONS OF THIS SERVICE AGREEMENT AND ANY CORRESPONDING PROPOSAL ISSUED BY AET SHALL GOVERN UNLESS AUTHORIZED IN WRITING IN ADVANCE BY AET.**

1.2 - Prior to AET performing Services, Client will provide AET with all information that may affect the cost, progress, safety and performance of the Services. This includes, but is not limited to, information on proposed and existing construction, all pertinent sections of contracts between Client and their client and/or Owner which contain flow-down provisions to AET, if they are included, site safety plans or other documents which may control or affect AET's Services. If new information becomes available or changes are made during AET's Services, Client will provide such information to AET in a timely manner. Failure of Client to timely notify AET of changes to the project including, but not limited to, location, elevation, loading, or configuration of the structure or improvement will constitute a release of any liability of AET. Client will provide a representative for timely answers to project-related questions by AET.

1.3 - AET observes and tests earthwork and other construction operations and materials, and may provide opinions, conclusions and recommendations regarding the same. However, AET's Services do not relieve the contractors of their contractual responsibility to perform their work in accordance with approved plans, specifications and building code requirements.

1.4 - AET personnel do not have authority to accept, reject, direct or otherwise approve the work of the contractor. AET cannot stop work or waive or alter the requirements of the project documents. Any authority given to AET by Client must be in writing prior to the start of Services.

1.5 - AET does not perform construction management, general contracting or surveying services and our involvement with the project does not constitute any assumption of those responsibilities.

1.6 - Services performed by AET often include sampling at specific locations. Client acknowledges the limitations inherent in sampling. Variations in conditions occur between and beyond sampled/tested locations. The passage of time, natural occurrences and direct or indirect human activities at the site or distant from it may alter the actual conditions. Client assumes all risks associated with such variations.

1.7 - AET is not responsible for interpretations or modifications of AET's recommendations by other persons.

1.8 - Should change in conditions be alleged, Client agrees to notify AET before evidence of alleged change is no longer accessible for evaluation.

1.9 - Test borings and/or cone penetration test soundings to a proper depth below foundation grade and the base of suitable bearing soils are recommended to explore the deeper unseen soil and ground water conditions. Judgments made by AET personnel regarding the suitability of materials and ground water conditions below the bottom of an excavation are limited if sufficiently deep test borings/soundings are not provided by the Client prior to our observations and judgments. AET's opinions, conclusions and recommendations are qualified to that extent.

1.10 – Pricing in the proposal assumes use of these terms and conditions. AET reserves the right to amend pricing if Client requests modifications to the Agreement or use of Client's alternate contract format. Any contract amendments made after Client has authorized the Services shall be applicable only to Services performed after the effective date of such amendment. The proposal and these terms and conditions, including terms of payment, shall apply to all Services performed prior to the effective date of such amendment.

1.11 – The AET proposal accompanying these terms and conditions is valid for thirty (30) days after the proposal issuance date to the Client. Any attempt to authorize Services after the expiration date is subject to AET's right to revise the proposal as necessary.

SECTION 2 – ON CALL SERVICES

2.1 - If AET's Services are performed on an on-call basis at the direction of the Client or its authorized representatives, Client acknowledges the inherent limitations associated with performing engineering judgments and testing Services on an on-call basis, including without limitation, the inability to completely evaluate, document or judge work and conditions not directly observed or tested by AET. AET's opinions, conclusions, and recommendations are qualified to the extent of those limitations.

2.2 - Density tests of fill soils represent conditions only at the locations and elevations tested and do not necessarily represent conditions laterally, above or below. AET can only provide judgments regarding the engineered fill system to adequately support the design construction loadings by monitoring the filling process on a continuous basis for consistency of soil type, moisture content, lift thickness, and compaction effort.

2.3 – AET requires a minimum of 24 hours' notice of the need for Services. AET will not be liable for claims, damages, or delays related to failure of Client to provide adequate advance notice to AET.

SECTION 3 - SITE ACCESS, UNDERGROUND FACILITIES AND CONSTRUCTION STAKING

3.1 - Client will furnish AET safe and legal site access.

3.2 – With the exception of public utilities which AET will contact state "call before you dig" notification centers (e.g. Gopher State One call in Minnesota), Client will mark or cause to be marked the location of all other underground utilities and structures (Facilities) that service or are located on the site. AET shall be entitled to rely upon the accuracy of all location information supplied by any source.

3.3 – Client shall hold harmless, indemnify and defend AET from all claims, damages, losses, fines, penalties and expenses (including attorney's fees) arising out of or related to the following: a) Facilities that are not shown or vary from the locations shown on any plans or drawings, b) Facilities that are not located by or vary from the locations marked by Client, governmental or quasi-governmental locator programs, or private utility locating services, or c) any other Facilities that are not disclosed or vary from locations provided by the Client. The obligation to defend AET shall be independent of the obligation to indemnify and hold harmless AET and shall be with independent counsel acceptable to AET.

3.4 - The location and elevation of a proposed structure or facility shall be staked (with offsets) and controlled by surveying or GPS equipment by others. AET's measurements are made in relation to that information. The reliability of any opinions, conclusions, and recommendations based on those measurements is strictly dependent on the accuracy of the staking or GPS information provided by others.

3.5 - During construction, observations and testing Services are based on the positioning of the formwork by the contractor or its subcontractor. AET will not be responsible for any errors or damages resulting from improper location or positioning of the formwork.

SECTION 4 - SAFETY

4.1 - Client shall inform AET of any known or suspected hazardous materials or unsafe conditions at the site. Client or its authorized representative(s) is responsible for the safety of the jobsite. If, during the course of AET's Services, such materials or conditions are discovered, AET reserves the right to take measures to protect AET personnel and equipment or to immediately terminate Services. Client shall be responsible for payment of such additional protection costs.

4.2 - AET shall only be responsible for safety of AET employees at the site; the safety of all others shall be Client's or other persons' responsibility.

SECTION 5 - SAMPLES

5.1 - Client shall inform AET of any known or suspected hazardous materials prior to submittal to AET. All samples obtained by or submitted to AET remain the property of the Client during and after the Services. Any known or suspected hazardous material samples will be returned to the Client at AET's discretion.

5.2 - Non-hazardous samples will be held for thirty (30) days and then discarded unless, within thirty (30) days of the report date, the Client requests in writing that AET store or ship the samples. Storage and shipping costs shall be borne solely by Client.

SECTION 6 - PROJECT RECORDS

The original project records prepared by AET will remain the property of AET. AET shall retain these original records for a minimum of three years following submission of the report, during which period the project records can be made available to Client at AET's office at reasonable times.

SECTION 7 - STANDARD OF CARE

AET performs its Services consistent with the level of care and skill normally performed by other firms in the profession at the time of this service and in this geographic area, under similar budgetary constraints.

SECTION 8 - INSURANCE

AET maintains insurance with coverage and minimum limits shown below. AET will furnish certificates of insurance to Client upon request.

8.1 –

Workers' Compensation	Statutory Limits
Employer's Liability	$100,000 each accident
	$500,000 disease policy limit
	$100,000 disease each employee
Commercial General Liability	$1,000,000 each occurrence
	$1,000,000 aggregate
Automobile Liability	$1,000,000 each accident
Professional/Pollution Liability Insurance	$1,000,000 per claim
	$1,000,000 aggregate

8.2 - Commercial General Liability insurance will include coverage for Products/Completed Operations extending one (1) year after completion of AET's Services as outlined in our proposal, Property Damage, Personal Injury, and Contractual Liability coverage applicable to AET's indemnity obligations under this Agreement.

8.3 - Automobile Liability insurance shall include coverage for all owned, hired and non-owned automobiles.

8.4 - Professional/Pollution Liability Insurance is written on a claims-made basis and coverage will be maintained for one (1) year after completion of AET's Services as outlined in our proposal. Renewal policies during this period shall maintain the same retroactive date.

8.5 - **To the extent permitted by applicable state law, and upon Client's signing of the proposal, which includes these Terms and Conditions, and return of the same to AET, or Client provided forms of acceptance as defined in Section 1.1; Client and Owner shall be named an "additional insured" on AET's Commercial General Liability Policy (Form CG D4 14, which includes blanket coverage for the Additional Insured on a Primary and Non-Contributory basis). Client and Owner shall also be named an "additional insured" on a Primary and Non-contributory basis on AET's Automobile Liability Policy (Form CA T4 74). Any other endorsement, coverage or policy requirement may result in additional charges.**

8.6 - AET will maintain insurance coverage required by this Agreement at its sole expense, provided such insurance is reasonably available, with insurance carriers licensed to do business in the state in which the project is located and having a current A.M. Best rating of no less than A minus (A-). Such insurance shall provide for thirty (30) days prior written notice to Client for notice of cancellation or material limitations for the policy or ten (10) days' notice for non-payment of premium.

8.7 - AET reserves the right to charge Client for AET's costs for additional coverage requirements unknown on the date of the proposal, e.g., coverage limits or policy modification including waiver of subrogation, additional insured endorsements and other project specific requirements.

SECTION 9 - DELAYS

If delays to AET's Services are caused by Client or Owner, other parties, strikes, natural causes, pandemic, weather, or other items beyond AET's control, a reasonable time extension for performance of the Services shall be granted, and AET shall receive an equitable fee adjustment.

SECTION 10 - PAYMENT, INTEREST AND BREACH

10.1 - Invoices are due net thirty (30) days from the date of receipt of an undisputed invoice. Invoices will be paid without reductions for bond or retention. Client will inform AET of invoice questions or disagreements within fifteen (15) days of invoice date; unless so informed, invoices are deemed correct.

10.2 – Invoices remaining unpaid for sixty (60) days shall constitute a material breach of this Agreement, permitting AET, in its sole discretion and without limiting any other legal or equitable remedies for such breach, to terminate performance of this Agreement and be relieved of any associated duties to the Client or other persons. Further, AET may withhold from Client data and reports in AET's possession. If Client fails to cure such breach, all reports associated with the unpaid invoices shall immediately upon demand be returned to AET and Client may neither use nor rely upon such reports or the Services.

10.3 – AET reserves the right to pursue any unpaid invoice utilizing available remedies at law. AET explicitly reserves its Mechanic Lien or Bond Claim rights for nonpayment of an undisputed invoice. Client is responsible for paying AET expenses and attorney fees related to collection of past due invoices.

10.4 – AET reserves the right to charge a 2.5% fee on any payment made using a credit card or debit card.

SECTION 11 - CHANGE ORDERS

AET's proposal associated with this project may provide an estimated cost for the work. If the proposal amount is a time and material estimate, or if changes occur affecting the project scope, estimated quantities, project schedule or other unforeseen conditions, AET will communicate with Client and request a change order. However, nothing in this agreement shall be construed in any way as a waiver of payment by Client to AET for Services authorized under this agreement. Approval of a change order may be in writing, by electronic communication, or any directive for additional Services.

SECTION 12 - MEDIATION

12.1 - Except for enforcement of AET's rights to payment for Services rendered or to assert and/or enforce its lien rights, including without limitation assertion and enforcement of mechanic's lien rights and foreclosure of the same, Client and AET agree that any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party; provided however that if either party fails to respond to a request for mediation within sixty (60) days, the party requesting mediation may without further notice, proceed to arbitration or the institution of legal or equitable proceedings.

12.2 - Mediation shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association. Request for mediation shall be in writing and the parties shall share the mediator's fee and any filing fees equally and each party shall pay their own legal fees. The mediator shall be acceptable to both parties and shall have experience in commercial construction matters.

SECTION 13 - LITIGATION REIMBURSEMENT

Except for matters relating to non-payment of fees, which is governed by Section 10 hereof, payment of attorney's fees and costs associated with lawsuits or arbitration of disputes between AET and Client, which are dismissed or are judged substantially in either party's favor, shall be paid by the non-prevailing party. Applicable costs include, but are not limited to, attorney and expert witness fees, court costs, and other direct costs.

SECTION 14 - MUTUAL INDEMNIFICATION

14.1 - Subject to the limitations contained in Sections 14 and 17, AET agrees to indemnify Client from and against damages and costs to the extent caused by AET's negligent performance of the Services.

14.2 - Client agrees to indemnify AET from and against damages and costs to the extent caused by the intentional acts or negligence of the Client, Owner, Client's contractors and subcontractors or other third parties.

14.3 - If Client has an indemnity agreement with other persons or entities relating to the project for which AET's Services are performed, the Client shall include AET as an Additional Insured.

14.4 - AET's indemnification to the Client, including any indemnity required or implied by law, is limited solely to losses or damages caused by its failure to meet the standard of care and only to the extent of its negligence.

SECTION 15 - NON-SOLICITATION

Each party to this Agreement (a "Party") agrees that it will not encourage, induce, or actively solicit any employee of the other party to leave their employment for any reason, provided that neither Party is precluded from (a) hiring any such employee who has been terminated by a Party or its subsidiaries prior to commencement of employment discussions between a Party and such employee, or (b) soliciting any such employee by means of a general advertisement or through an employment agency that does not specifically pursue the employee, or (c) hiring employees or former employees of the other Party who contact the Party on its own accord. This Non-Solicitation provision shall be effective and enforceable for six (6) months following termination of this Agreement.

SECTION 16- MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES

Except as specifically set forth herein and to the extent permitted by applicable law, Client and AET waive against each other, and each other's officers, directors, members, subcontractor, agents, assigns, successors, partners, and employees any and all claims for or entitlement to special, incidental, indirect, punitive, or consequential damages arising out of, resulting from, or in any way related to the Services provided by AET under this Agreement. This mutual waiver of consequential damages includes, but is not limited to, the following: loss of profits; loss of revenue; rental costs/expenses incurred; loss of income; loss of use of property, equipment, materials or services; loss of opportunity; loss of rent; loss of good will; loss of financing; loss of credit; diminution of value; loss of business and reputation; loss of management or employee productivity or the services of such persons; increased financing costs; cost of substitute facilities; cost of substitute goods/property/equipment; cost of substitute services; and/or cost of capital. This mutual waiver is applicable, without limitation,

to all consequential damages due to either party's termination of this Agreement in accordance with the provisions of the Agreement and related documents and shall survive any such termination.

SECTION 17 - LIMITATION OF LIABILITY

To the fullest extent permitted by applicable law, the total aggregate liability of AET and its officers, directors, partners, employees, subcontractors, agents, and sub-consultants, to Client and/or Client's employees, officers, directors, members, agents, assigns, successors, or partners, or anyone claiming through Client, for any and all injuries, damages, claims, losses, or expenses (including attorney's fees and costs) arising out of, resulting from or in any way related to Services provided by *AET* from any cause or causes, including, but not limited to, its negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty shall not exceed the total compensation in excess of costs received by AET for Services or $50,000, whichever is greater. The limitation of liability set forth herein does not apply to claims arising solely out of or related to the willful or intentional acts of AET.

SECTION 18 - POSTING OF NOTICES ON EMPLOYEE RIGHTS

Effective June 21, 2010, prime contracts with a value of $100,000 or more and signed by federal contractors on projects with any agency of the United States government must comply with 29 CFR Part 471, which requires physical posting of a notice to employees of their rights under Federal labor laws. The required notice may be found at *29 Code of Federal Regulations Part 471, Appendix A to Subpart A*. The regulation also has a "flow-down" requirement for subcontractors under the prime agreement for subcontracts with a value of $10,000 or more. AET requires strict compliance of its subcontractors working on federal contracts subject to this regulation. The regulation has specific requirements for location of posting and language(s) for the poster.

SECTION 19 - TERMINATION

After 7 days' written notice, either party may elect to terminate work for justifiable reasons. In this event, the Client shall pay AET for all Services performed, including demobilization and reporting costs to complete the Services.

SECTION 20 - SEVERABILITY

Any provisions of this Agreement later held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force. However, Client and AET will in good faith attempt to replace an invalid or unenforceable provision with one that is valid and enforceable, and which comes as close as possible to expressing the intent of the original provision.

SECTION 21 - GOVERNING LAW

This Agreement shall be construed in accordance with the Laws of the State of Minnesota without regard to its conflicts of law provisions.

SECTION 22 - ENTIRE AGREEMENT

This Agreement, including these terms and conditions and attached proposal and appendices, is the entire agreement between AET and Client. Regardless of method of acceptance of this Agreement by the Client, this Agreement supersedes any written or oral agreements, including purchase/work orders or other Client agreements submitted to AET after the start of our Services. Any modifications to this Agreement must be mutually acceptable to both parties and accepted in writing. No considerations will be given to revisions to AET's terms and conditions or alternate contract format submitted by the Client as a condition for payment of AET's accrued Services.

CC Regular Session New

Meeting Date: 08/12/2024

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

Title:

Adopt Resolution #24-201, Approving a Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement from Voice of Hope Church at 15620 Armstrong Blvd NW

Purpose/Background:

The City has received an application from Roman Andriychuk (the "Applicant"), on behalf of Voice of Hope Church, for a Preliminary Plat, Final Plat, and Site Plan on the property at 15620 Armstrong Blvd NW, generally located along the west side of Armstrong Boulevard, between 156th and 157th Avenues NW.

Notification:

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

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is located along the west side of Armstrong Boulevard, between 156th and 157th Avenues NW. It is zoned PI, Public/Institutional District, and is guided for rural developing land uses in the City's 2040 Comprehensive Plan. Surrounding properties are zoned RR, Rural Residential, but they have the same land use guidance in the Comprehensive Plan. It is approximately 9.61 acres in size; however, when factoring in the road right-of-way of Armstrong Boulevard that will officially be platted with this Final Plat, the total Subject Property is 10.48 acres in size. Access to the lot currently comes from Armstrong Boulevard, and the initial site improvements will maintain a vehicular and pedestrian connection directly to Armstrong Boulevard. However, once 157th Avenue NW is extended along the north side of the lot for the church, the Applicant will have to construct a new primary driveway to 157th Avenue NW to improve vehicular safety. At that time, the driveway onto Armstrong Boulevard would be subject to restricted access, per Anoka County Highway Department's standards for access spacing on county highways.

Site Plan

The proposed building is 18,547 square feet, and designed to have the main entrance facing south. The building is proposed to be 85 feet from the east property line (along Armstrong Boulevard), 79.4 feet from the north property line (along future 157th Avenue NW), and more than 100 feet from the west and south property lines. The Applicant is also proposing a trash enclosure northwest of the proposed building, with the gates facing eastward into the parking lot. The Applicant intends to have the trash enclosure match the proposed building in appearance and color.

Access to the building and parking lot will come from a driveway onto Armstrong Boulevard NW, which lines up roughly equidistant between 156th and 157th Avenues NW on the east side of Armstrong Boulevard. This driveway will enter the parking lot at its southern edge, just south of the proposed building. To accommodate the driveway and facilitate safer traffic maneuvers into the site, the Applicant has submitted a plan to restripe the existing southbound bypass lane to instead serve as a southbound right-turn lane into the property. No excavation or pavement reconstruction will be needed, as there is sufficient pavement width to accommodate the new turn lane. The Applicant has been working with Anoka County on the restriping design. This direct access to

Armstrong Boulevard will only exist until the eventual extension of 157th Avenue NW at the northeast corner of the site. At that time, Anoka County and the City will require the Applicant to construct a new driveway onto 157th Avenue NW and vacate the previous driveway onto Armstrong Boulevard. More information on Anoka County's review can be found in the review letter attached to this case.

Minimum parking requirements for assembly uses, including religious institutions, are one space for each three seats of design capacity. The building's main assembly space is designed for 500 occupants, which results in a minimum parking requirement of 167 stalls. The Applicant is proposing to construct 261 stalls, which exceeds the minimum requirement by 56.29 percent (94 stalls) and exceeds the maximum allowable parking supply by 41.85 percent (77 stalls), but the Applicant stated the need for additional stalls to meet the parking demand of the proposed building, based on their current operations in Ham Lake. In addition to the 261 parking stalls, the Applicant is proposing a drop-off area in front of the main entrance. There are no on-street overflow parking opportunities.

Pedestrian access to the site will come from a shared-use trail along the west side of Armstrong Boulevard. A new walkway will be built to connect the building's main entrance to this shared-use trail. Other walkways will encircle most of the building to provide access from the parking lot to each of the building's entrances, as required by the Minnesota State Building Code.

Landscape Plan

As noted in the Environmental Policy Board's (EPB) staff report from July 15th, the Landscape Plan is generally acceptable. However, Staff did note various minor corrections that are needed (see attached Landscape Plan). Staff has suggested adding some taller growing evergreen shrubs in between the deciduous trees along the north side of the parking lot. These additional plantings will aid with shielding headlight glare into the abutting residential property. Staff has also requested a 3-5 year maintenance plan for the area proposed to be established with a native seed mix. Having a maintenance plan will be beneficial for the property owner in ensuring that the seed mix not only gets established but in preventing unwanted vegetation (weeds) from taking over the area.

Irrigation is not proposed (nor is it required). However, turf establishment is proposed to be accomplished through seeding. Staff has requested more information on how the areas seeded will be watered to ensure germination and establishment of turf.

Utilities

The building will be connected to municipal water through a service line that will connect to an existing valve at the northeast corner of the site. Connecting to the City's watermain will be more cost-effective for the building's fire protection needs than a well's tank and pump system. Since sanitary sewer is unavailable to the site, as it is outside the MUSA, the building will use a septic system to handle sewer needs.

Storm Water Management

There will be an on-site storm water management basin constructed southwest of the parking lot to handle runoff from the entire site. The stormwater plan will require Lower Rum River WMO review.

Preliminary Plat

The Subject Property is currently unplatted. To accommodate the proposed development, a preliminary plat is needed to ensure the proposed site improvements will fit within the proposed lot. The proposed subdivision would create two parcels: an 8.93-acre parcel (Lot 1, Block 1) to accommodate the proposed church development, and a 0.47-acre outlot to be deeded to the City for future trail development along the Lake Itasca corridor, satisfying a portion of the park dedication requirements. Additionally, there would be right-of-way dedication for the south half of future 157th Avenue NW at the northeast corner of the subdivision. By dedicating the 33-foot-wide section for 157th Avenue NW now, the right-of-way is preserved for its eventual connection to Eland Street to the north. The Nordvik Addition, which directly abuts the Subject Property to the north, planned for the eventual replatting of property within it, which would then require the Eland Street right-of-way to extend south through the site to serve all newly-created lots. The 157th Avenue extension would then serve as the southern connection of Eland Street to provide neighborhood connectivity, which would improve public safety and street maintenance routes.

Due to the specialized nature of each of the uses and buildings within the P/I zoning district, no bulk standards exist, as noted in Section 106-830 of City Code. That being said, the proposed development seems to be in general alignment with other recently-approved projects in the P/I zoning district (including St. Katharine Drexel and PACT Charter High School) and respects surrounding uses. The Preliminary Plat appears to conform with all City Code requirements.

Final Plat

Alongside the Preliminary Plat, the Subject Property also needs a Final Plat to be approved and recorded before development can occur. The Final Plat aligns with the proposed lot layout in the Preliminary Plat. Lot 1, Block 1, would be completely surrounded by drainage and utility easements (20 feet along the north property line, 10 feet along the west, south, and east property lines, and an additional 101' x 108' area in the southwest corner of the lot to protect an existing wetland on site). Additionally, the Final Plat shows the right of access dedicated to Anoka County along the entire east property line, except where the proposed driveway will be constructed. The Final Plat appears to conform with all City Code requirements.

Assessment Agreement

To accommodate and plan for the future extension of 157th Avenue NW west of Armstrong Boulevard, the applicant is platting a 33-foot-wide strip of right-of-way at the northeast corner of this plat to serve as the south half of the required right-of-way. To plan for the eventual construction of 157th Avenue NW, Staff drafted an Assessment Agreement for the Applicant's share of the costs of construction of the roadway and utilities. This Assessment Agreement is in lieu of constructing the street at this time or collecting any money from the Applicant. These agreements run with the land, and any future owners of the properties will be required to contribute to half of the total construction costs (the property to the north would be responsible for the other half at the time of subdivision, when the street extension would be both possible and necessary). A similar agreement was required with the Gile Addition in 2023.

Alternatives

Alternative 1: Approve the Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement, as recommended by the Planning Commission and Staff.
Alternative 2: Approve the Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement with modifications based on discussion and supporting findings of fact.
Alternative 3: Deny the Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement, based on supporting findings of fact.

Funding Source:

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

Recommendation:

At their meeting on July 25th, 2024, the Planning Commission voted 6-0 to recommend approval of the proposal, contingent upon the Applicant addressing all outstanding review comments, as recommended by Staff.

Outcome/Action:

Motion to adopt Resolution #24-201, Approving a Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement for Voice of Hope Church at 15620 Armstrong Blvd NW.

Attachments

Resolution #24-201 Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement

Preliminary Plat & Site Plan

Final Plat

Architectural Plan Set

Civil Plan Set

Landscaping Plan Set

Draft Assessment Agreement

Anoka County Highway Department Review Letter

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/08/2024 12:12 PM
Form Started By: Adam Martin		Started On: 07/29/2024 02:56 PM
Final Approval Date: 08/08/2024		

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

RESOLUTION #24-201

A RESOLUTION APPROVING A PRELIMINARY PLAT, FINAL PLAT, SITE PLAN, AND AN ASSESSMENT AGREEMENT FOR "VOICE OF HOPE CHURCH"

WHEREAS, The City of Ramsey received an application from Roman Andriychuk (the "Applicant") on behalf of Voice of Hope Church (the "Developer"), requesting Preliminary Plat, Final Plat, and Site Plan approval on the property legally described as follows:

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota

(the "Subject Property").

WHEREAS, the Subject Property is zoned PI, Public/Institutional, which is a mixed-use zoning designation, and guided for rural developing land uses in the 2040 Comprehensive Plan; and

WHEREAS, the Applicant is platting an unplatted 10.48-acre parcel into one buildable lot measuring 8.93 acres in size, one outlot for park dedication measuring 0.47 acres in size, and right-of-way dedication for both Armstrong Boulevard NW and a future extension of 157th Avenue NW, necessitating the subdivision; and

WHEREAS, the Applicant is proposing to construct an 18,547-square-foot building to hold a 500-seat assembly space and associated support spaces for Voice of Hope Church to operate;

WHEREAS, the Applicant is also proposing to construct 261 parking stalls, which exceeds the required parking supply by 56.29 percent (94 stalls) and exceeds the maximum allowable parking supply by 41.85 percent (77 stalls), but is necessary to meet the Developer's parking demand for the proposed building.

WHEREAS, all principal uses within the PI zoning district, and all religious institutions, require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the Applicant appeared before the Planning Commission for a public hearing on July 25, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement at their regular meeting on July 25, 2024 and recommended _____ of all of the requests; and

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 Preliminary Plat, Final Plat, and Site Plan for "Voice of Hope Church" 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) Easement review by the City Engineer.

3) That the Developer enters into a Development Agreement with the City.

4) That the Applicant shall be responsible for all City costs incurred in administering and enforcing this Permit.

5) That the Applicant shall comply with all Staff comments as noted in ProjectDox.

6) That a separate building permit and sign permit(s) are required.

7) Securing all other necessary permits from other agencies and providing a copy of said permits to the City.

8) That the Developer enters into an Assessment Agreement with the City for the future construction of 157th Avenue Northwest.

9) That Outlot A must be immediately deeded to the City upon recording of this plat.

BE IT FURTHER 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 assessment agreement titled "Road Improvement and Special Assessment Agreement, Waiver of Hearing and Appeal" for the future construction of 157th Avenue Northwest and authorizes the Mayor and City Clerk to sign the agreement. This assessment agreement is required in lieu of constructing 157th Avenue Northwest at this time.

2) The assessment agreement must be recorded with the plat against Lot 1.

3) That upon constructing 157th Avenue Northwest, the Developer shall construct a new primary driveway from the parking lot to 157th Avenue Northwest, and that the direct access to Armstrong Boulevard NW shall be restricted and only used as a secondary or emergency access.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

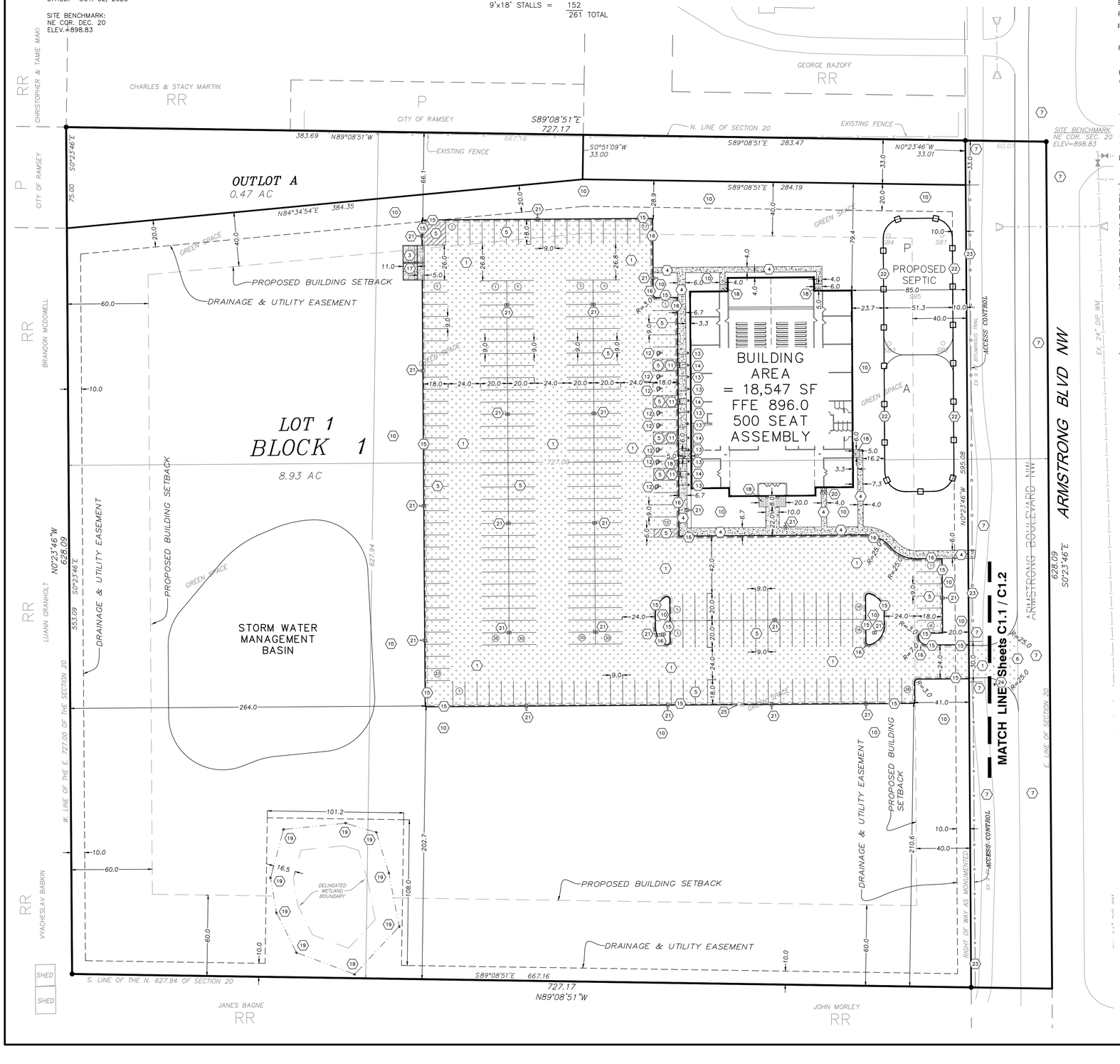
EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

PARKING DATA:

REQUIRED PARKING PER CITY CODE:
ONE SPACE FOR EACH THREE SEATS OF DESIGN CAPACITY
DESIGN CAPACITY 500 SEATS / 3 = 167 STALLS

PROPOSED PARKING:
9'x20' STALLS = 109 INCLUDES 8 HANDICAP STALLS
9'x18' STALLS = 152
261 TOTAL



SITE DATA:

EXISTING ZONING:	PI, PUBLIC/INSTITIONAL
TOTAL AREA:	456,508 SF = 10.48 ACRES
LOT 1, BLK 1 AREA:	388,991 SF = 8.93 ACRES
EXISTING IMPERIOUS AREA:	941 SF
PROPOSED BUILDING AREA:	18,547 SF
PERCENT BUILDING FOOTPRINT COVERAGE: (18,547) / 388,991)	4.77%
FLOOR AREA RATIO (ALL FLOORS) (18,547 / 388,991)	0.0477
PROPOSED IMPERVIOUS AREA: (includes, proposed building & pavement areas)	112,891 SF
PERCENT PROPOSED IMPERVIOUS AREA: (% of lot area; 112,891/388,991)	29.0%
TOTAL PERVIOUS AREA: (landscape, turf areas)	276,100 SF
PERCENT PERVIOUS AREA: (% of lot area; 276,100/388,991)	71.0%
DISTURBANCE AREA:	5.8 AC

REFERENCE LOT REQUIREMENTS

ZONING: B1, B2, & B3

LOT DEPTH	150 FT
LOT WIDTH	100 FT
LOT AREA	0.50 AC. & B3=0.75 AC

SETBACKS: B1, B2, & B3

FRONT SETBACK	20 FT
SIDE SETBACK (INTERIOR)	10 FT
SIDE SETBACK (TO ROW)	20 FT
REAR SETBACK (INTERIOR)	35 FT
REAR SETBACK (TO ROW)	20 FT
SETBACK TO RESIDENTIAL DISTRICT	60 FT
SETBACK TO WETLANDS	16.5 FT

ZONING: RR

LOT DEPTH	200 FT
LOT WIDTH	200 FT
LOT AREA	2.50 AC
MIN. LOT FRONTAGE ON A PUBLIC STREET	60 FT

SETBACKS: RR

FRONT SETBACK	40 FT
SETBACK FROM ARTERIAL ROADWAYS	60 FT
SIDE SETBACK (INTERIOR	40 FT
SIDE SETBACK (TO ROW)	40 FT
REAR SETBACK	40 FT
SETBACK TO WETLANDS	16.5 FT

0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing Easement Line
- Existing R/w Line
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Proposed Curb And Gutter Standard
- Proposed Curb And Gutter Tip-out
- Proposed Concrete Light Duty Sidewalk
- Propose Lot Line
- Proposed Concrete Heavy Duty
- Proposed Bituminous Pavement
- Concrete Pavement Section Per Structural Design Plans
- Septic Drainfield Protection fence
- Access Control

KEY NOTES:

1. BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
2. 3' VALLEY GUTTER (SEE DETAIL)
3. CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
4. CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
5. PAINT 4" SOLID STRIPE – WHITE LATEX PAINT
6. SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE (REPLACE PAVEMENT SURFACE IN-KIND)
7. EXISTING PAVEMENT TO REMAIN
8. EXISTING UTILITIES OR SITE FEATURE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
9. CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES TO ACCOMMODATE CULVERT, DRIVE, AND GRADING
10. PERVIOUS AREA
11. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
    CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION.
12. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY – WHITE LATEX PAINT
13. ACCESSIBLE PARKING SIGN (MnDOT NOS. R7-8A & R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
14. NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
15. B612 (6") CONCRETE CURB & GUTTER
    MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
    MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
    DEPRESS BACK OF CURB AT ACCESS DRIVE
16. B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE).
    MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
    MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
17. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
18. CONCRETE PAVEMENT SECTION PER STRUCTURAL DESIGN PLANS
19. PROPOSED WETLAND BUFFER / CONSERVATION EASEMENT SIGN
20. FIRE DEPARTMENT CONNECTION ON BUILDING WALL FOR FIRE SUPPRESSION SYSTEM.
21. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LOCATIONS AND SPECIFICATIONS
22. SEPTIC FIELD PROTECTION FENCE
23. ACCESS CONTROL
24. DIRECTIONAL TRAFFIC SIGN ON STEEL CHANNEL POST (STOP SIGN)
25. 9 FT CURB-CUT (SEE DETAIL)

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1-C1.2	PRELIMINARY PLAT & SITE DESIGN
C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.3	DETAILS

CLIENT:
VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW
Ramsey, MN 55303

PRELIMINARY PLAT OF VOICE OF HOPE CHURCH & SITE DESIGN

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.
Sam Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C1.1
Preliminary Plat & Site Design

VOICE OF HOPE CHURCH ADDITION

City of Ramsey
County of Anoka
Sec. 20, Twp. 32, Rng. 25

KNOW ALL PERSONS BY THESE PRESENTS: Voice of Hope Church, a Nonprofit Corporation, owner of the following described property:

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of section 20, Township 32, Range 25, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as VOICE OF HOPE CHURCH ADDITION and does hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said Voice of Hope Church, a Nonprofit Corporation, has caused these presents to be signed by it proper officer this _____day of_____, 20____.

Signed: Voice of Hope Church, a Nonprofit Corporation

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Owner, Chief Manager of Voice of Hope Church, a Nonprofit Corporation, on behalf of the company.

_____
Notary Public Signature

_____
Notary Printed Name

Notary Public, _____County, Minnesota
My Commission Expires_____

I Kaleb J. Kadelbach 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____.

_____
Kaleb J. Kadelbach, Licensed Land Surveyor
Minnesota License No. 57070

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Kaleb J. Kadelbach.

_____
Notary Public Signature

_____
Notary Printed Name

Notary Public, _____County, Minnesota
My Commission Expires_____

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

By: _____
David M. Zieglmeier
Anoka County Surveyor

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

_____
Property Tax Administrator

By _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

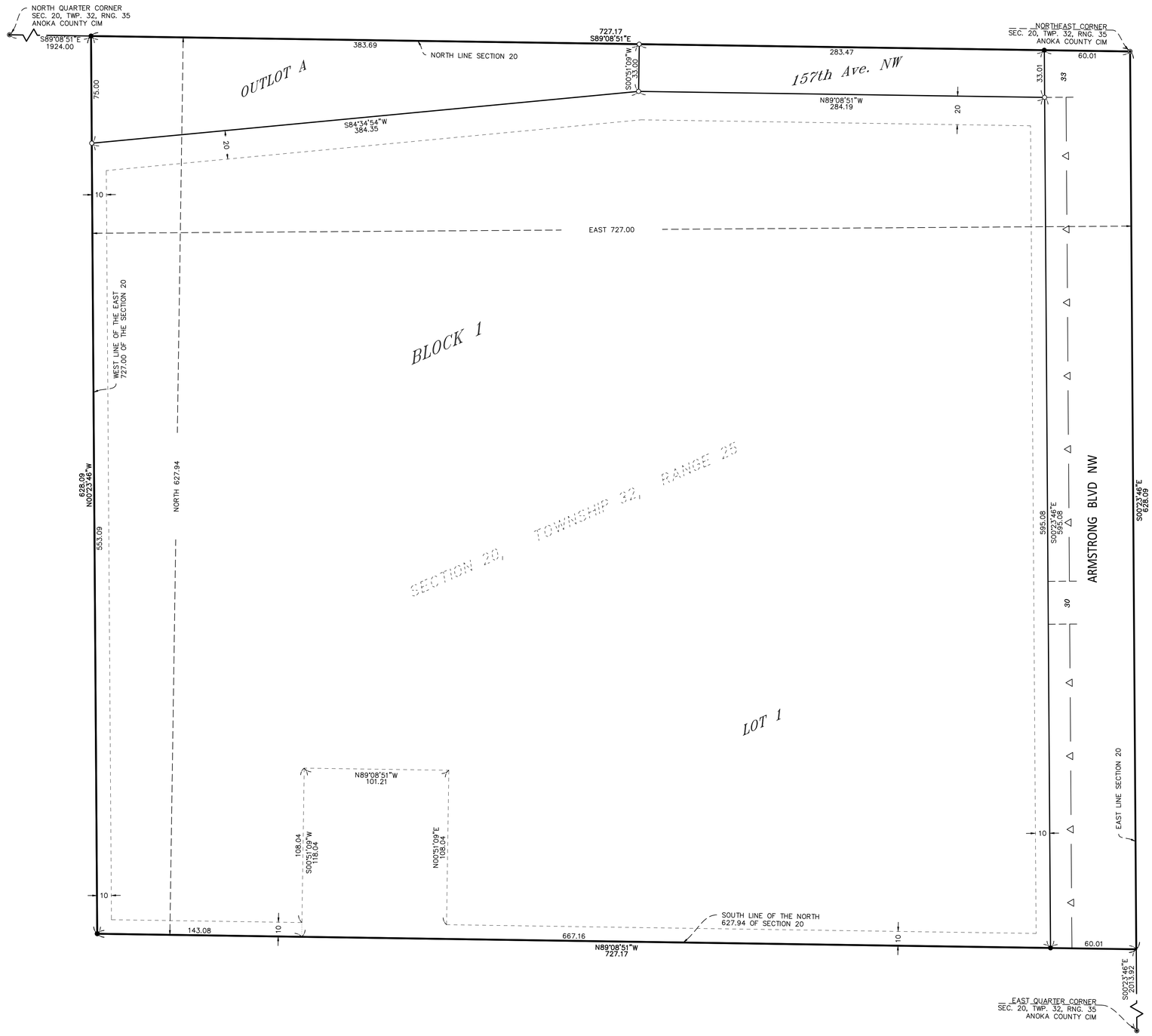
I hereby certify that this plat of VOICE OF HOPE CHURCH ADDITION, was filed in the office of the County Recorder/Registrar of Titles for public record on this _____day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles
By _____, Deputy

CITY COUNCIL, City of Ramsey, Minnesota

The plat of VOICE OF HOPE CHURCH ADDITION, was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof on this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____,
Mayor Clerk

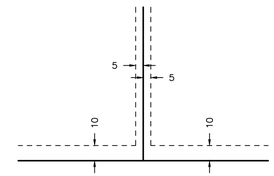


LEGEND

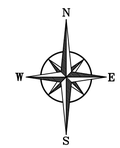
- ● INDICATES FOUND 1/2 INCH OPEN IRON PIPE MONUMENT (UNLESS OTHERWISE NOTED)
- ○ INDICATES SET 1/2 INCH X 15 INCH REBAR MONUMENT WITH CAP (P.L.S. No. 57070)
- ◉ INDICATES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

——— △ ——— △ ———
DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA

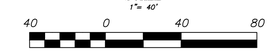
DRAINAGE AND UTILITY EASEMENTS:
NOT TO SCALE



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT



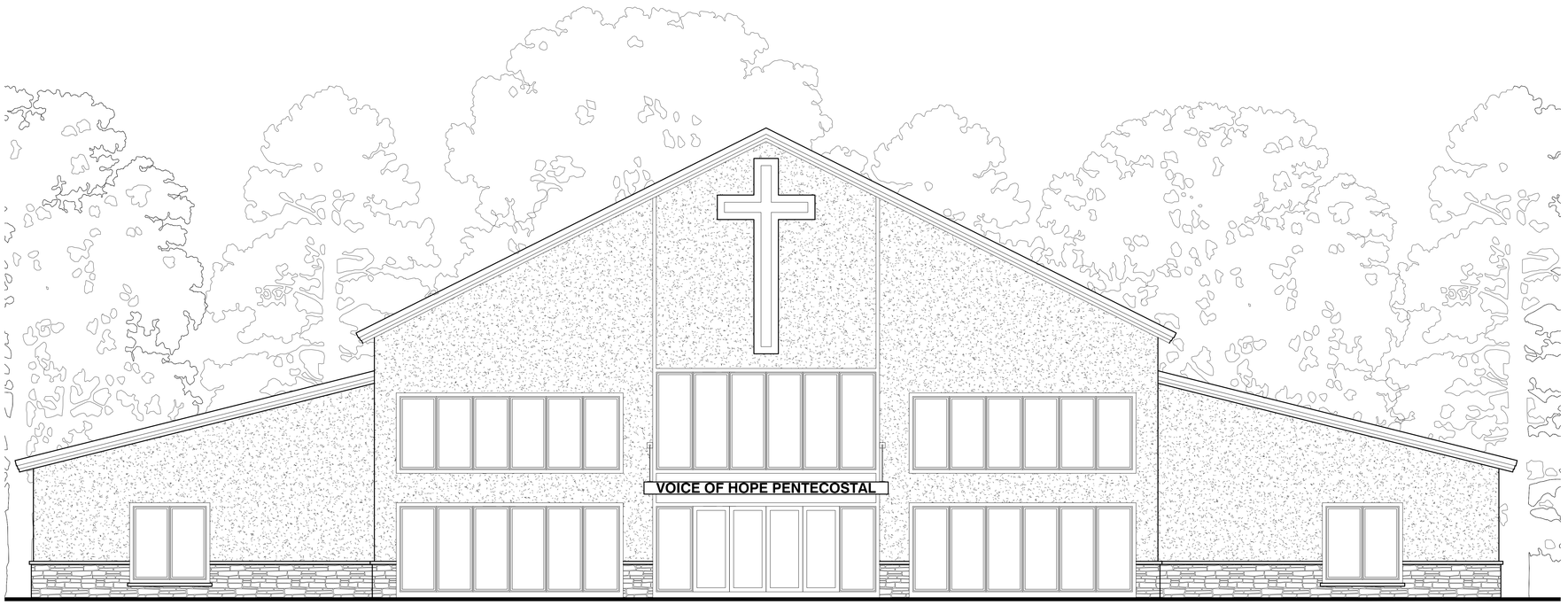
SCALE
1" = 40'



THE BASIS FOR THE BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 32, RANGE 25, WHICH ASSUMES TO BEAR SOUTH 89 DEGREES 08 MINUTES 51 SECONDS EAST.

NORTHWESTERN
SURVEYING & ENGINEERING, INC.
P.O. Box 3067 - Bemidji Minnesota - 56619

VOICE OF HOPE CHURCH



SHEET INDEX:

C	COVER
A1	FRONT & RIGHT ELEVATION
A2	REAR & LEFT ELEVATION
A3	ROOF PLAN
A4	FOUNDATION PLAN
A5	FIRST FLOOR PLAN
A6	EXIT PLAN
D1	SECTIONS THROUGH BUILDING
D2	SECTION THROUGH BUILDING
D3	SECTION THROUGH BUILDING
D4	DETAILS
D5	RESTROOM DETAILS
S1	STRUCTURAL DETAILS
S2	STRUCTURAL DETAILS

RDS ARCHITECTS

10135 47th AVE. N.
PLYMOUTH MN. 55442
612-810-9628

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: Richard D. Storlien
Reg. No. 21258
Date. 5/6/24

REGISTERED PROFESSIONAL ARCHITECT 21258 — RICHARD D. STORLIEN — STATE OF MINNESOTA

SAFE HAVEN
STRUCTURAL ENGINEERING

www.SafeHavenSE.com PROJECT # 24278

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

SIGNATURE:
TYPED OR PRINTED NAME: Derek O Phillips
DATE: 5-7-2024 REG. NO.: 47507

SQUARE FOOTAGE CALCULATIONS

TOTAL FINISHED SQ. FTG:	**18,547 SQ.FT.**

PLAN INFORMATION:

FRAMING NOTES:

1. ALL EXTERIOR WALLS TO BE 16" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
2. WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS NOTED OTHERWISE (U.N.O.)
3. ALL HEADERS SHALL BE PER PLAN
4. ALL EXTERIOR HEADERS SHALL HAVE
(1)2X6 BEARING STUD & (1) 2X6 FULL HEIGHT KING STUD ON EACH SIDE U.N.O. (REVIEW PLANS)
5. ALL INTERNAL HEADERS & BEAMS SHALL HAVE (1)2X6 OR (1)2X4 BEARING STUD ON EACH SIDE U.N.O.
6. EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB).-ALL FLOOR AND CEILING SYSTEMS TO BE CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. FLOOR PLANS TO BE ON SITE.
7. HEADER SIZES ARE TO BE USED PER PLAN AND DEVIATION FROM ANY SIZE MUST BE APPROVED BY DESIGNERS.
8. PRESSURE TREADED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X6 MUD SILL. TREATED MEMBERS TO BE S.Y.P.#2 OR BETTER.
9. FOR OPENINGS IN EXTERIOR WALLS (OR WALLS W/ LATERAL LOADING:
   a. 0'-0" - 4'-0" = 1 JACK STUD
   b. 4'-0" - 8'-0" = 2 JACK STUDS
   c. 8'-0" - 12'-0" = 3 JACK STUDS
   d. GREATER THAN 12' = CONSULT ENG.
10. POSTS CALLED OUT ARE NUMBER OF JACK/TRIMMER STUDS REQUIRED PER SIDE OF OPENING.

CONCRETE NOTES:

1. ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F. SOIL.
2. FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THAN 3'4".
3. 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 6' O.C. MAX. 12" MIN, FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE.
4. PAD FOOTING REINFORCEMENT IS TO BE LOCATED (3") FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
5. MIN. 5000 PSI CONCRETE @ ALL FOOTINGS

INSULATION:

1. ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20.
2. ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49.
3. ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO BE INSULATED TO MIN. R30.

SHEETROCK/GYPSUM BOARD:

1. ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE TO HAVE $\frac{1}{2}$" GYPSUM BOARD UNLESS OTHERWISE NOTED.

DOORS & WINDOWS:

1. ALL WINDOWS AND DOORS TO BE DOUBLE PANE GLASS PANELS WITH LOW-E RATINGS.
2. ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED PER CODE.
3. ANY WINDOW ABOVE A WET AREA MUST BE TEMPERED PER CODE.
4. ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED PER CODE.

MECHANICAL & ELECTRICAL:

1. ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.
2. HVAC CONTRACTOR TO VERIFY LAYOUT FOR DUCT-RUNS BEFORE INSTALLATION, IF MODIFICATION IS REQUIRED, REPORT INFORMATION/CHANGES TO CONTRACTOR & LITTFIN DESIGN.

FIRE SUPPRESSION:

1. ALL FIRE SUPPRESSION SYSTEMS TO BE DESIGNED AND INSTALLED PER LICENSED FIRE SUPPRESSION COMPANY/INSTALLER.
2. REFER TO SEPARATE FIRE SUPPRESSION PLANS FOR DETAILS.

BUILDING CODE REVIEW

BASED ON 2018 IBC & MN. BLDG CODE 2020

BUILDING IS 1 STORY WOOD FRAME CONSTRUCTION
BUILDING TYPE VB
FIRE SPRINKLER INSTALLED
BUILDING TO CONTAIN MIXED OCCUPANCY (NON-SEPARATED)
TYPE A-3 (ASSEMBLY)
TYPE B (ACCESSORY OFFICE & COMMON SPACE)

ALLOWABLE BUILDING AREA CALCULATIONS
BASE ALLOWABLE SQ. FTG. = 24,000 SQ. FT. (A-3)

ACTUAL BUILDING FOOTPRINT = 18,580 SQ. FT.

OCCUPANT LOAD CALCULATION
3,608 SQ. FT. CLASSROOM = 3,608 /20 = 181 OCC.
7,040 SQ. FT. ASSEMBLY (SANCTUARY) FIXED SEATING = 644 OCC.
434 SQ. FT. CONFERENCE = 434 /15 = 29 OCC.
7,498 SQ. FT. OFFICE/COMMON SPACE = 7,498 /150 = 50 OCC.
TOTAL 904 OCC.

PLUMBING FIXTURES REQUIRED

TOILETS 1 FIXTURE/150 MALE OCC. & 1 FIXTURE/75 FEMALE
904 /2 = 452 MALE & 452 FEMALE
452 / 150 = 4 TOILETS REQ'D
452 / 75 = 6 TOILETS REQ'D
TOILETS 8 MEN'S PROVIDED 6 WOMENS PROVIDED
LAVS 1 FIXTURE/200 OCCUPANTS 5 REQ'D 7 PROVIDED
DRINKING FOUNTAIN 1 FIXTURE/100 OCCUPANTS 1 REQ'D 1 PROVIDED
JANITORS SINK 1 FIXTURE REQ'D. I PROVIDED

STRUCTURAL DESIGN NOTES:

WIND LOADING:	117 MPH
WIND EXPOSURE:	B
GROUND SNOW:	50 PSF
ROOF SNOW:	38.5 PSF
WIND BASE PRESSURE:	28 PSF
CATEGORY:	III

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EXIT PLAN, FDS CONNECTION & HANDICAP LIFT ADDED	6/21/24

DRAWING TITLE: VOICE OF HOPE SLAVIC PENTECOSTAL CHURCH

LOCATION: 15620 ARMSTRONG BOULEVARD - RAMSEY, MN

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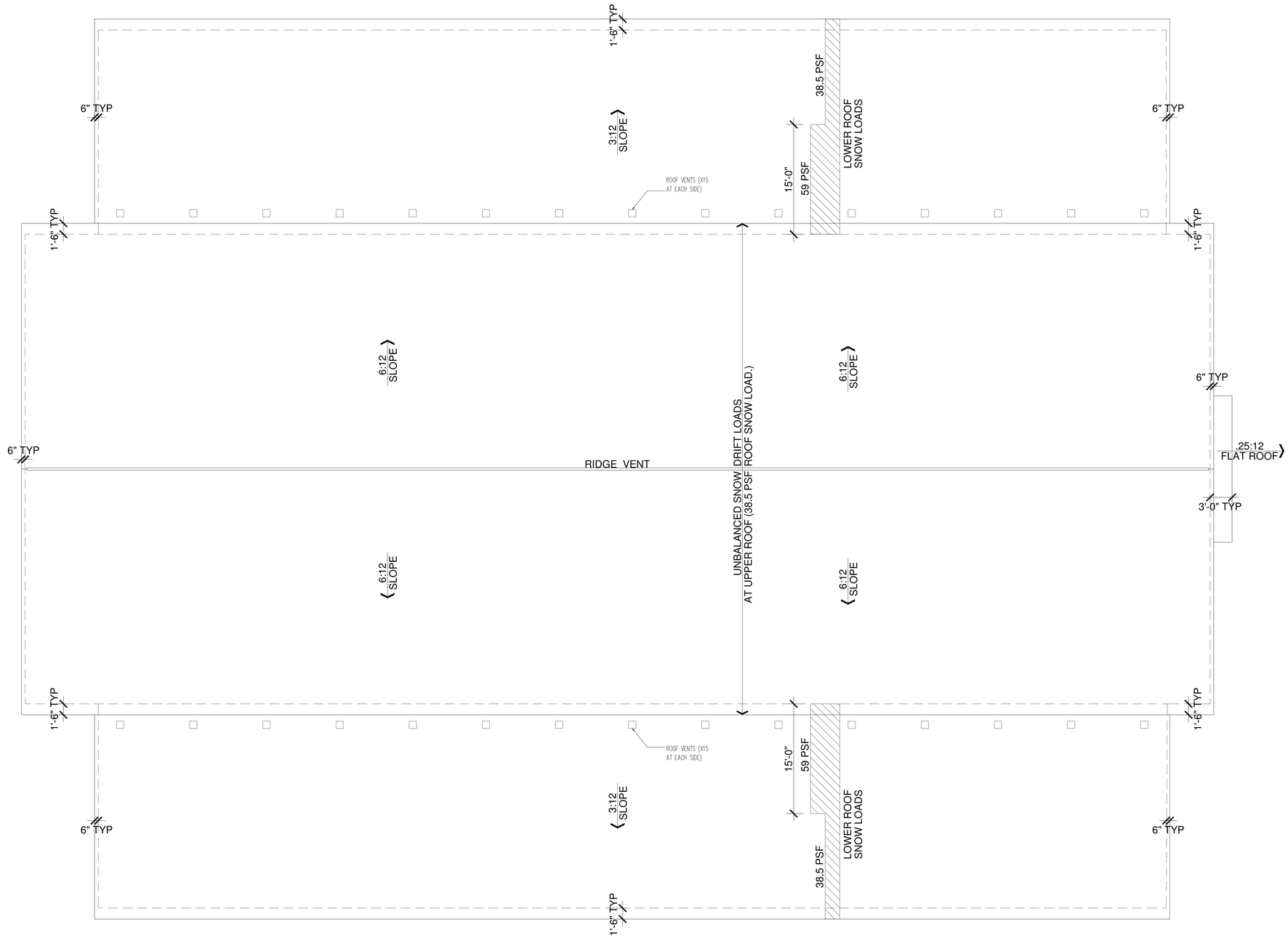
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GENERAL EXTERIOR NOTES:

1. ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
4. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUFACTURE. SPECIFICATIONS AND IRC CODE REGULATIONS.
5. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.
7. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE.
9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.
11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
13. GRADE CONDITIONS MAY VARY ON SITE.



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

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SIGNATURE:
TYPED OR PRINTED NAME: Derek O Phillips
DATE: 5-7-2024 REG. NO.: 47507

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PAGE L A3 D

PAGE DESCRIPTION: ROOF PLAN

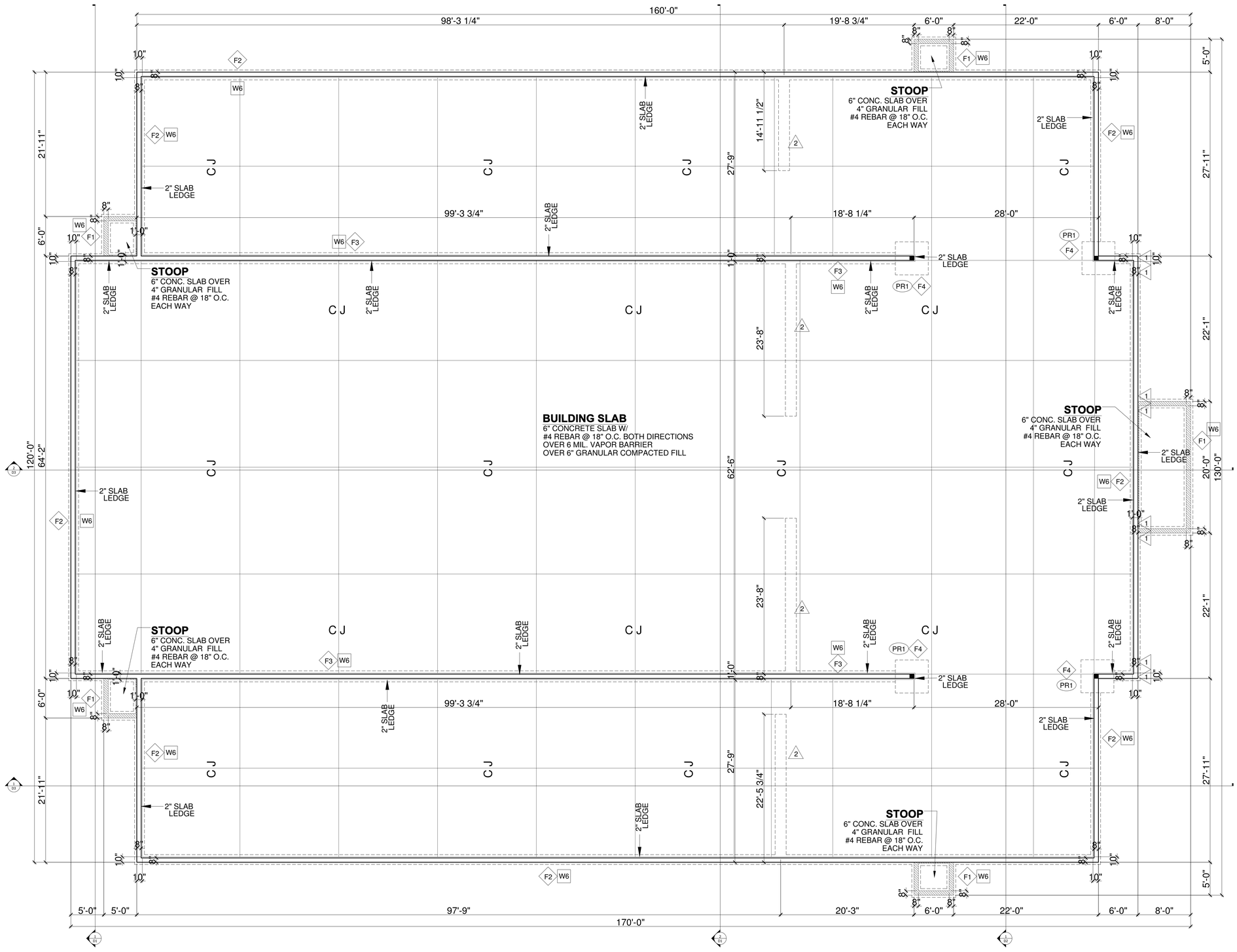
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GENERAL FOUNDATION NOTES:

1. FOUNDATIONS TO BE POURED PER SITE SOIL CONDITION
2. ALL REINFORCING IS TO BE INSTALLED PER IRC REGULATED STRUCTURAL DESIGN BY CONCRETE TRADES.
2. PROVIDE $\frac{5}{8}$" ANCHOR BOLTS EMBEDDED 8" MIN., SPACED PER CODE AND 12" MAX FROM EACH END OF SILL PLATE, MIN 2 PER SILL.
3. PROVIDE CONTROL JOINTS PER PLAN, JOIST TO CONSIST OF HIDDEN ZIP STRIP EMBEDDED INTO THE SLABS.
4. ALL ANGLED WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
5. SLOPE CONCRETE TO FLOOR DRAINS WITHIN 5' OF DRAINS.
6. ALL WOOD MATERIAL CONTACTING DIRECTLY TO CONCRETE MUST BE TREATED OR DESIGNED TO CONTACT CONCRETE.
7. STEP FOOTINGS PER PLAN SPECIFICATIONS.
8. PROVIDE DRAIN TILE AROUND PERIMETER AS SHOWN. LATERAL SOIL PRESSURE ASSUMED TO BE 30 PSF/FT.
9. SEE SHEET A6 FOR DOOR LOCATIONS. DO NOT POUR STEM WALL AT THESE LOCATIONS, TYPICAL.

FOOTING/WALL SCHEDULE:

ITEM:	DESCRIPTION:
F1	1'-4"X1'-0" CONCRETE STRIP FOOTING W/ (2) #5'S CONT., MINIMUM.
F2	2'-0"X1'-0" CONCRETE STRIP FOOTING W/ (2) #5'S CONT., MINIMUM.
F3	2'-6"X1'-0" CONCRETE STRIP FOOTING W/ (3) #5'S CONT., MINIMUM.
F4	5'6"X5'6"X1'-6" CONCRETE PAD FOOTING W/ (6) #5'S EACH WAY, MINIMUM.
PR1	10"X10" CONC. PIER (MIN.) W/ (4) #4'S VERT. W/ FTG. DOWELS TO MATCH & #3 TIES @ 6" O.C. VERTICALLY, MIN. SEE DETAIL 8/S2.
1	SIMPSON STHD14 STRAP-TIE HOLD DOWN (OR EQUIVALENT.) MUST BE "WET SET." PLACE AT ENDS OF "W4"WALLS, TYP. SEE SHEET A5 AND DETAIL 14/S2.
2	INTERIOR SHEAR WALL 8"X8" THICKENED SLAB W/ (2) #4'S CONT., MIN. SEE SHEET A5 AND DETAIL 17/S2.
W6	8"-12" CONC. FOUNDATION WALL W/ #4'S @ 18" O.C. EACH WAY MIN., 1/2" Ø ANCHOR BOLTS @ 3'-0" O.C. AND FOOTING DOWELS TO MATCH. (SEE PLAN FOR WALL THICKNESS TYP.) SEE DETAILS 6/S2 & 7/S2



1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

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PROJECT # 24278

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PAGE A4

PAGE DESCRIPTION: FOUND. PLAN

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STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED).
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
4. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE $\frac{1}{2}$" NOMINAL (OR $\frac{15}{32}$") OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12"O.C. @ FIELD.
9. FLOOR DECKING TO BE $\frac{3}{4}$" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).

GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

WINDOW & DOOR SIZE NOTES (EXAMPLES)

-SH3'X5' =SINGLE HUNG 3'0" BY 5'0"
-FX2'6"X4'6" = FIXED 2'6" BY 4'6"
-CASE3'X5' = CASEMENT 3'0" BY 5'0"
-2'8"X6'8" @ DOOR =2'8" WIDE BY 6'8" TALL
-2'8"X8'0" @ DOOR =2'8" WIDE BY 8'0" TALL

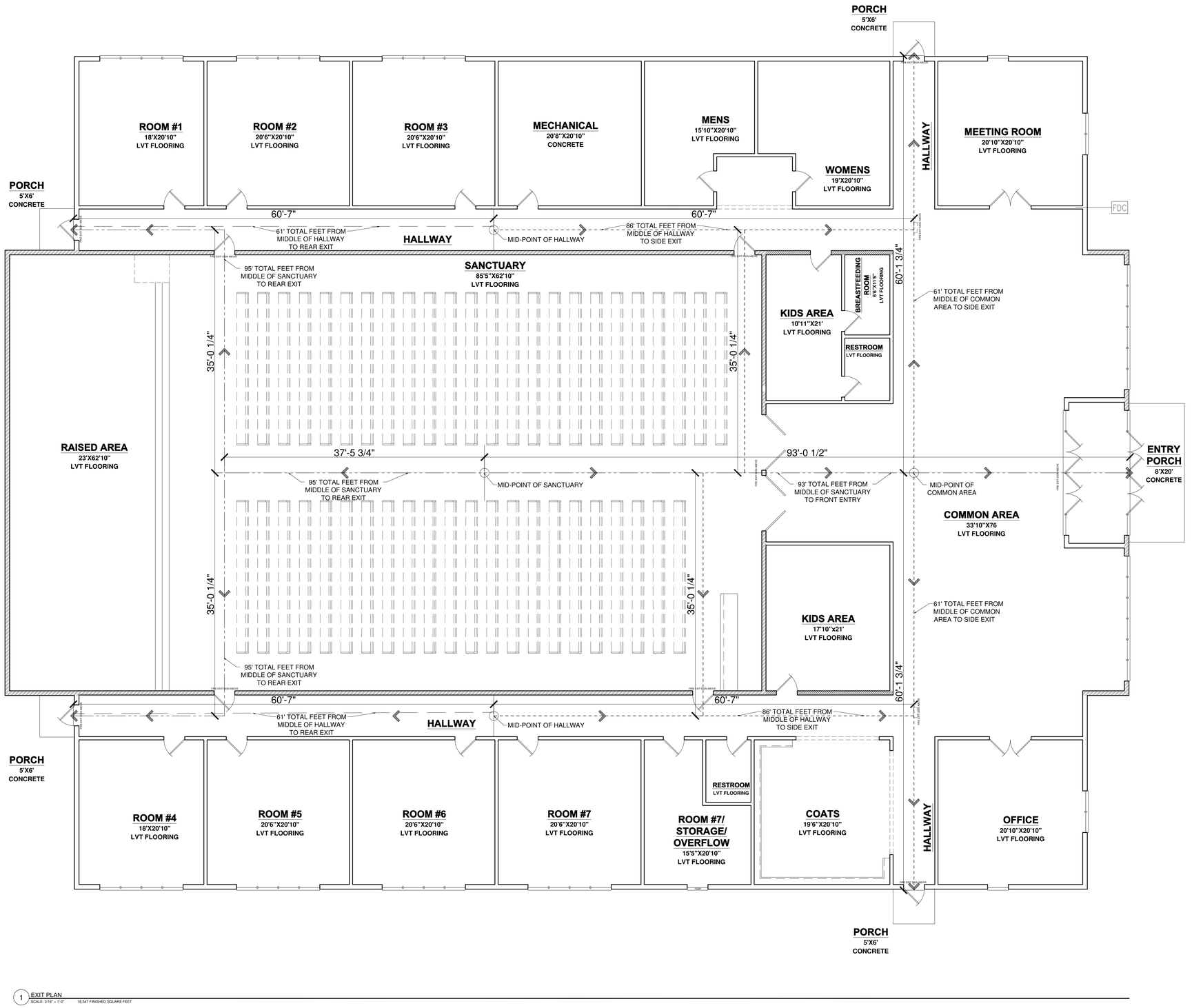
SD — 110V, INTERCONNECTED SMOKE DETECTOR

SD CO — 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO

EXHAUST FAN

FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. 1/2" TYPE "X" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
3. INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS
4. INDICATES EXTERIOR WALL STUDS SPACED AT 12" O.C. TIMBERSTRAND MATERIAL OR BETTER (2-PLY TIMBER-STRAND KING STUDS @ EACH SIDE OF OPENINGS IN WALL)
5. AT INTERIOR SHEAR WALLS EXTEND SHEATHING ALL THE WAY UP TO THE UNDERSIDE OF THE ROOF SHEATHING TYPICAL.
6. INSTALL (3) 2X TOP PLATE AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TYPICAL. SEE DETAIL 11/S2



1 EXIT PLAN
SCALE: 3/16" = 1'-0" 18,547 FINISHED SQUARE FEET

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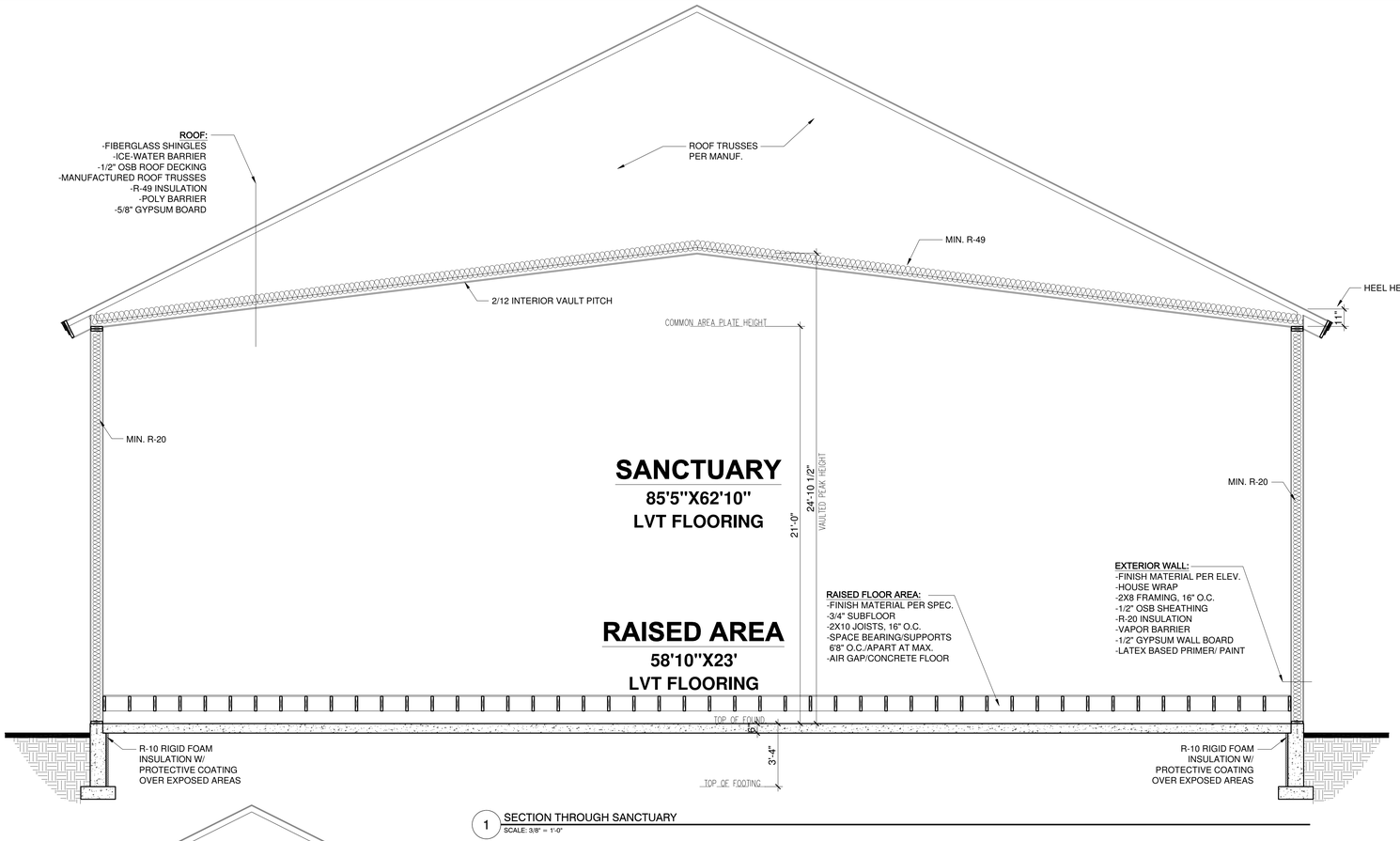
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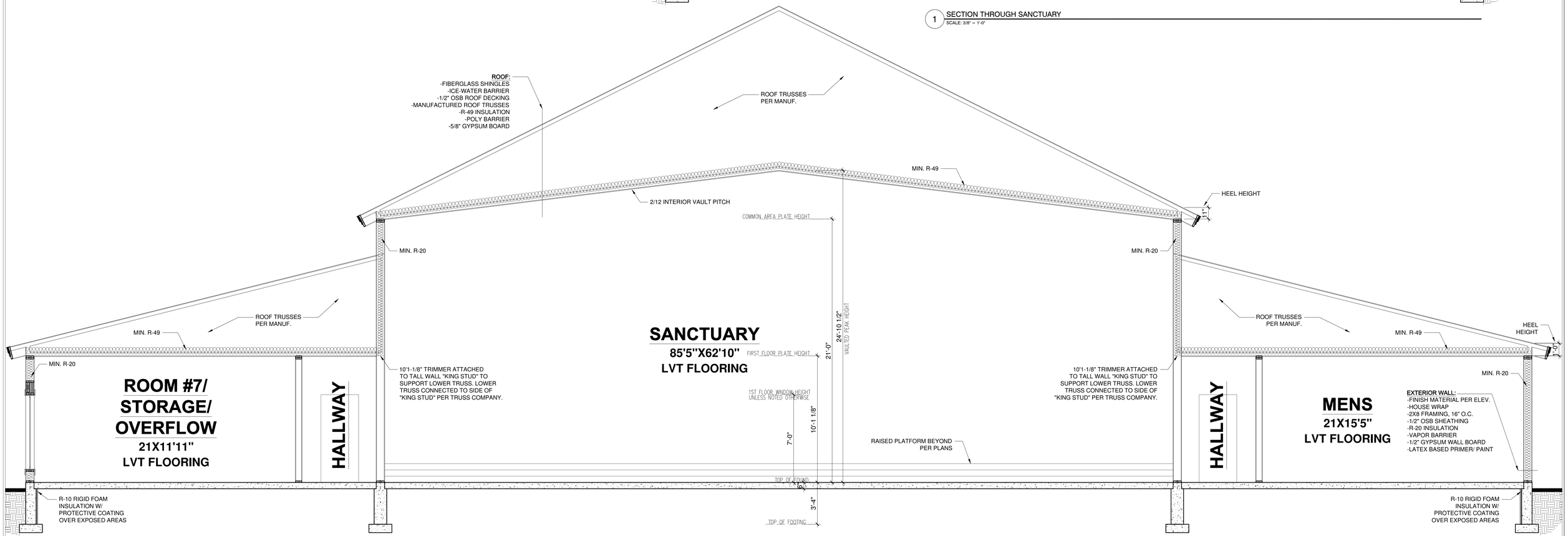
PAGE A6

PAGE DESCRIPTION: EXIT PLAN

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1 SECTION THROUGH SANCTUARY
SCALE: 3/8" = 1'-0"



2 SECTION THROUGH STORAGE, SANCTUARY, & MEN'S ROOM
SCALE: 3/8" = 1'-0"

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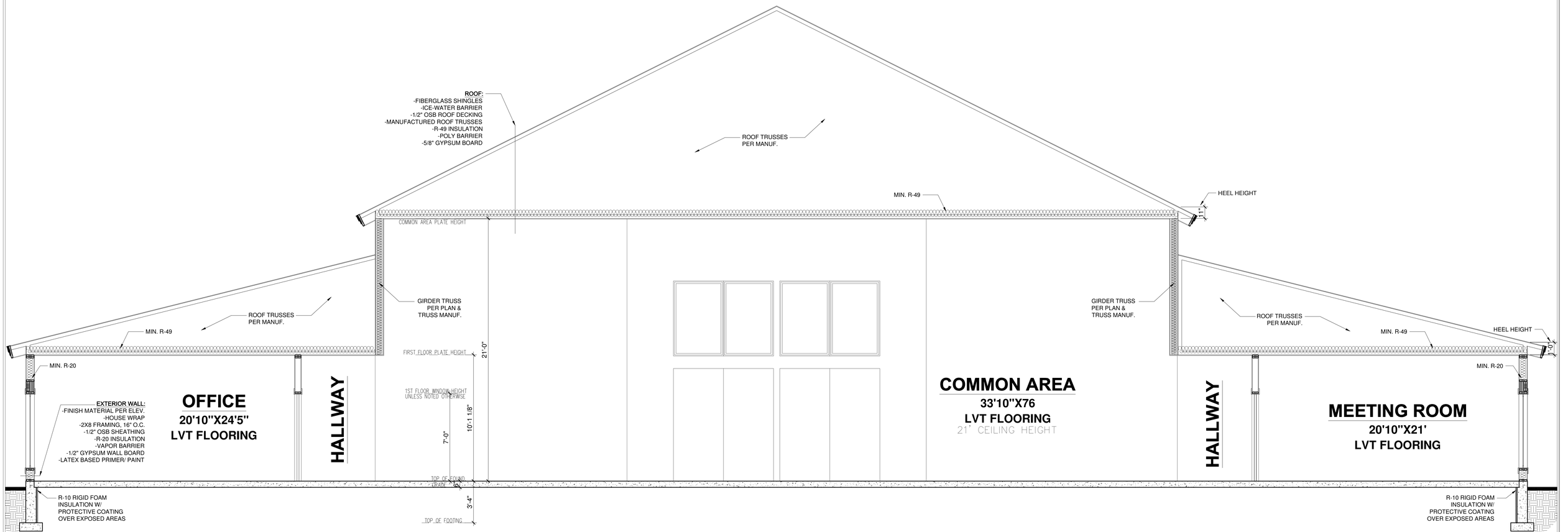
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MLITTFIN@HOTMAIL.COM
320-224-7844
WINSTED, MN

CURRENT DATE: 7-9-24

PAGE: D1

PAGE DESCRIPTION: SECTIONS

SCALED PRINT @ 48X36



1 SECTION THROUGH OFFICE, COMMON AREA, & MEETING ROOM
SCALE: 3/8" = 1'-0"

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REVISION:	REV. DATE:
EXIT PLAN, FDS CONNECTION & HANDICAP LIFT ADDED	6/21/24

DRAWING TITLE:
VOICE OF HOPE SLAVIC PENTECOSTAL CHURCH
LOCATION:
15620 ARMSTRONG BOULEVARD - RAMSEY, MN

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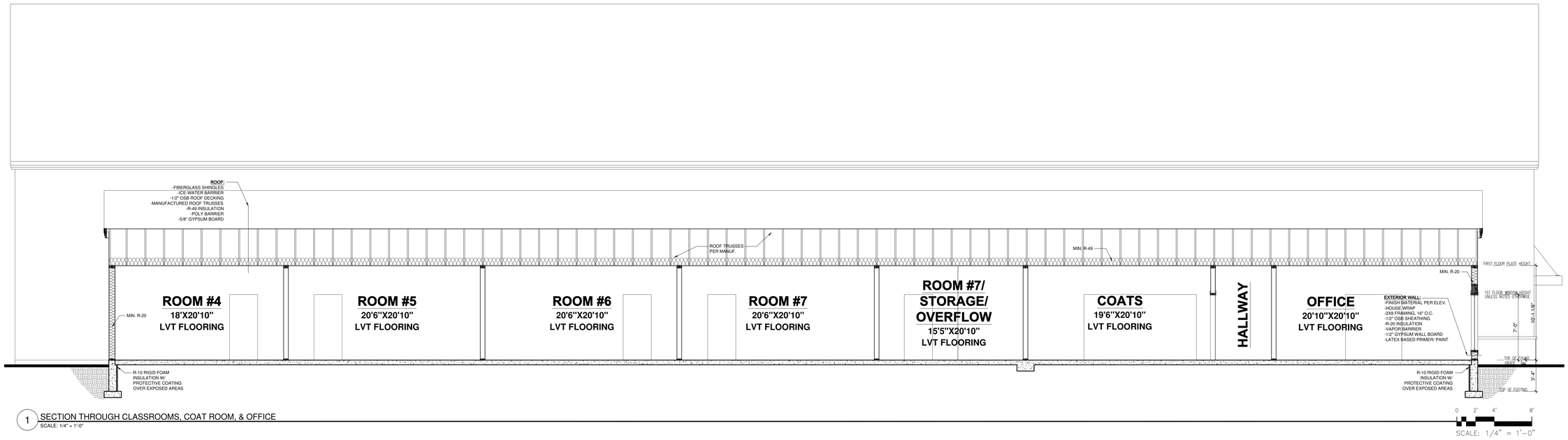
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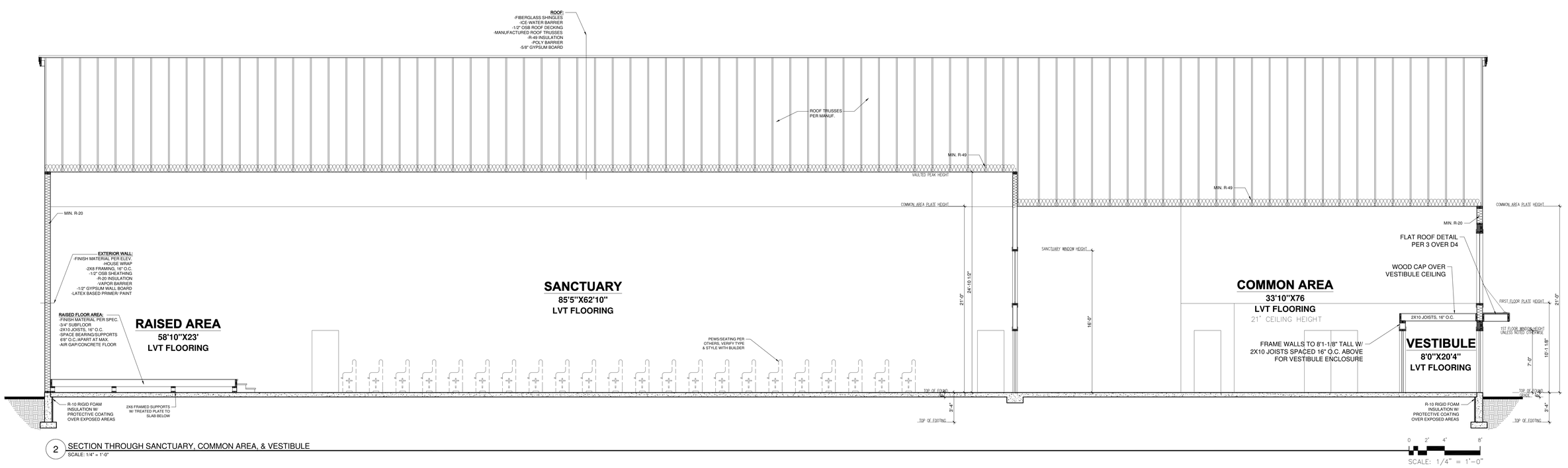
PAGE: L D2 D

PAGE DESCRIPTION: SECTIONS

SCALED PRINT @ 48X36



1 SECTION THROUGH CLASSROOMS, COAT ROOM, & OFFICE
SCALE: 1/4" = 1'-0"



2 SECTION THROUGH SANCTUARY, COMMON AREA, & VESTIBULE
SCALE: 1/4" = 1'-0"

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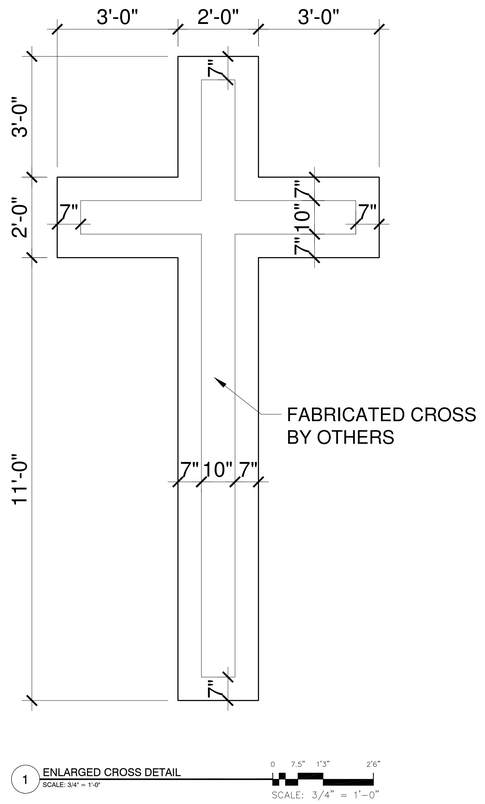
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PAGE D3

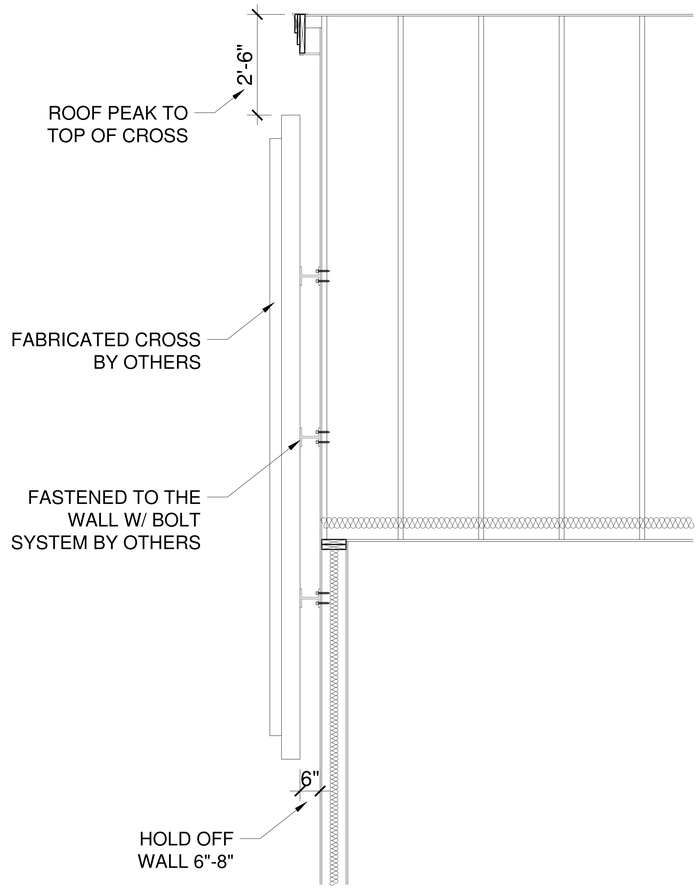
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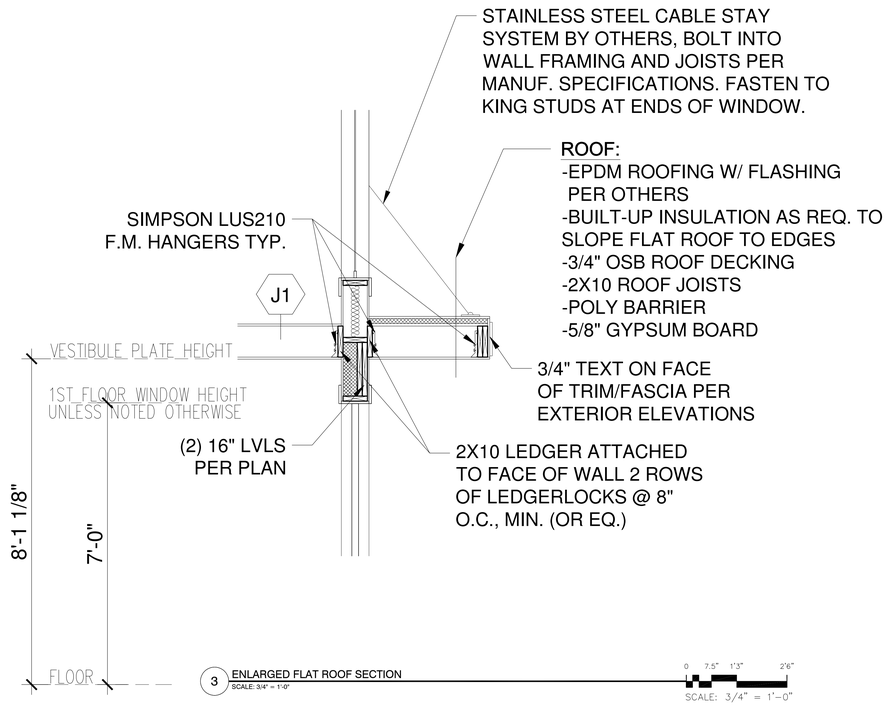
1 ENLARGED CROSS DETAIL
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"



2 SECTION THROUGH CROSS
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

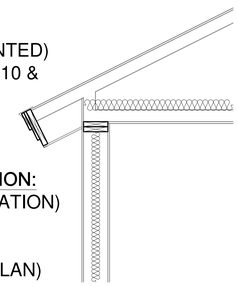


3 ENLARGED FLAT ROOF SECTION
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

ROOF CONSTRUCTION:
-FIBERGLASS SHINGLES
-ICE & WATER SHIELD ON ENTIRE ROOF
-15/32" OSB SHEATHING
-ENGINEERED ROOF TRUSSES PER PLANS
-R-49 MIN. INSULATION
-6 MIL POLY VAPOR BARRIER
-5/8" GYPSUM BOARD

FASCIA & SOFFIT:
-ALUMINUM FASCIA
-ALUMINUM SOFFIT (VENTED)
-2X12 SUB FASCIA W/ 2X10 &
2X6 SHADOW BOARD



EXT. WALL CONSTRUCTION:
-SIDING (SEE EXT. ELEVATION)
-HOUSE WRAP
-1/2" OSB SHEATHING
-2X STUDS (REFER TO PLAN)
-R-20 BATT INSULATION
-6 MIL POLY VAPOR BARRIER
-1/2" GYPSUM BOARD

4 TYPICAL OVERHANG DETAIL
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

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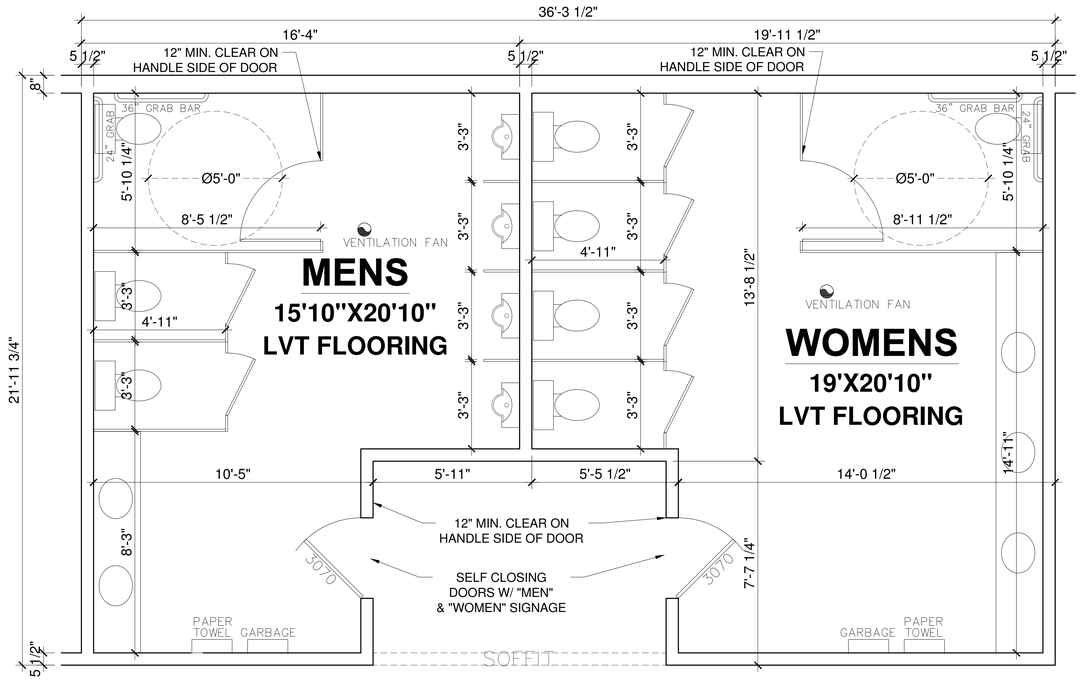
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PAGE DESCRIPTION: DETAILS

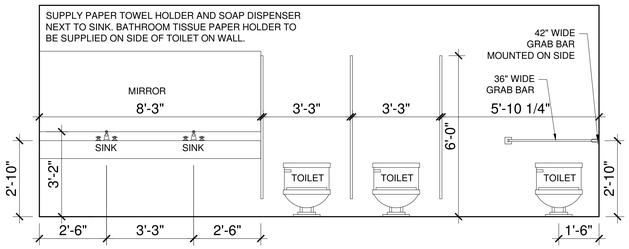
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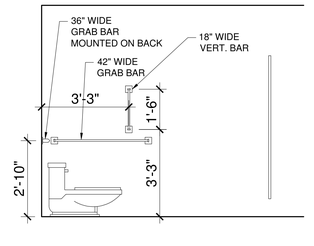
BATHROOM NOTES:

1. MINIMUM 5' TURNING SPACE @ TOILET
2. MINIMUM 30"X48" CLEAR FLOOR SPACE @ VANITY.
3. WALLS TO BE COVERED WITH CLEAR, NON-ABSORBENT MATERIAL.
4. THE ENTIRE FLOOR AND SIDE WALL TO A HIGHT NO LESS THAN 6" SHALL BE WATERPROOF W/ APPROVED MATERIAL IMPERVIOUS TO WATER.

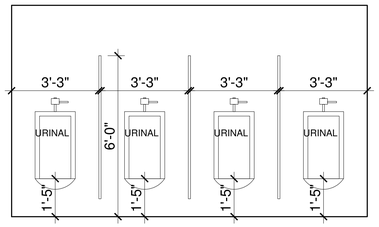
1 MENS & WOMENS RESTROOM PLAN
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



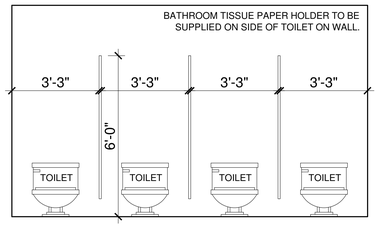
2 MENS RESTROOM SINK
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



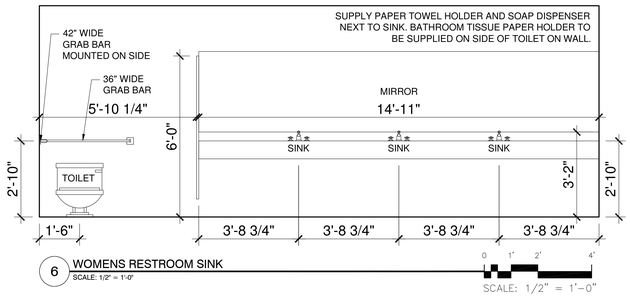
3 MENS RESTROOM TOILET
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



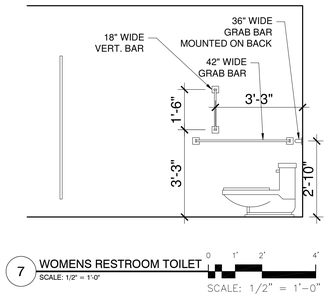
4 MENS RESTROOM
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



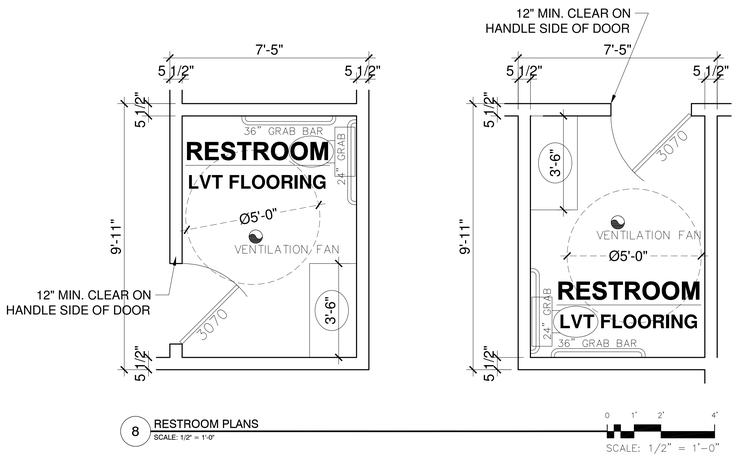
5 WOMENS RESTROOM
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



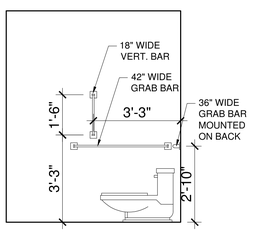
6 WOMENS RESTROOM SINK
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



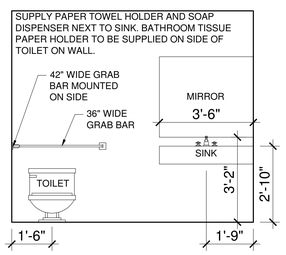
7 WOMENS RESTROOM TOILET
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



8 RESTROOM PLANS
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



9 RESTROOM TOILET
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



10 RESTROOM SINK
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"

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EXIT PLAN, FDS CONNECTION & HANDICAP LIFT ADDED	6/21/24

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VOICE OF HOPE SLAVIC PENTECOSTAL CHURCH
LOCATION:
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PAGE DESCRIPTION: RESTROOM DETAILS

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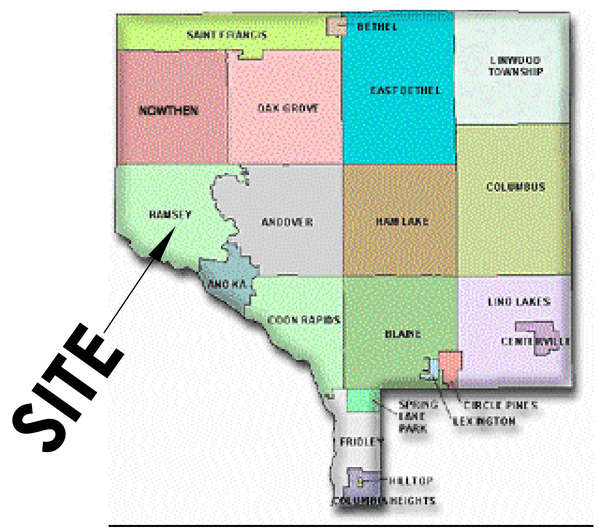
VOICE OF HOPE CHURCH

SITE DEVELOPMENT PROJECT

RAMSEY, MN



MINNESOTA



ANOKA COUNTY



RAMSEY, MN



PROJECT LOCATION

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1–C1.2	PRELIMINARY PLAT & SITE DESIGN
C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

CLIENT:
VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW
Ramsey, MN 55303

PROJECT LOCATION PLAN

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.
Sara Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C0

Project Location Plan

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

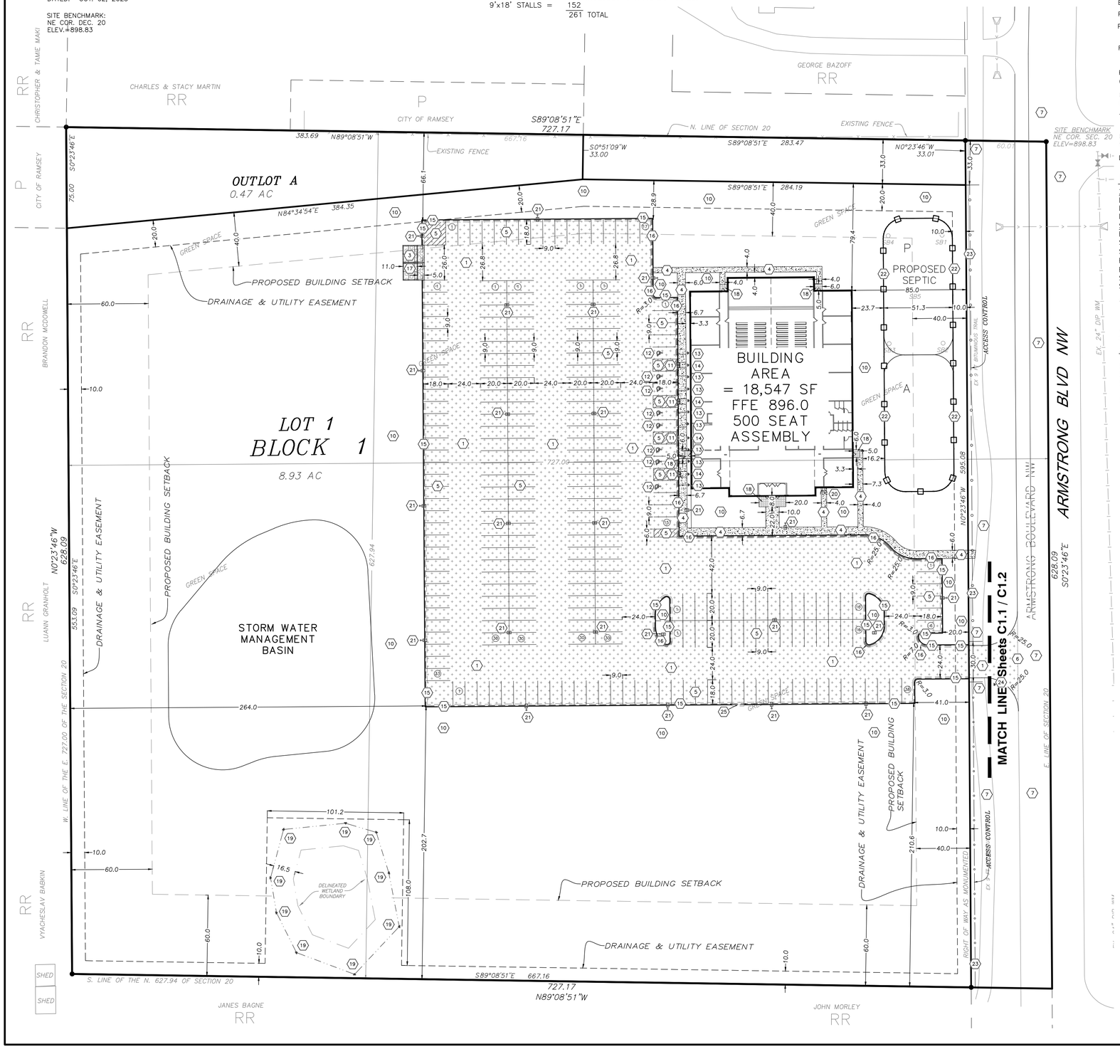
EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

PARKING DATA:

REQUIRED PARKING PER CITY CODE:
ONE SPACE FOR EACH THREE SEATS OF DESIGN CAPACITY
DESIGN CAPACITY 500 SEATS / 3 = 167 STALLS

PROPOSED PARKING:
9'x20' STALLS = 109 INCLUDES 8 HANDICAP STALLS
9'x18' STALLS = 152
261 TOTAL



SITE DATA:

EXISTING ZONING:	PI, PUBLIC/INSTITIONAL
TOTAL AREA:	456,508 SF = 10.48 ACRES
LOT 1, BLK 1 AREA:	388,991 SF = 8.93 ACRES
EXISTING IMPERIOUS AREA:	941 SF
PROPOSED BUILDING AREA:	18,547 SF
PERCENT BUILDING FOOTPRINT COVERAGE: (18,547) / 388,991)	4.77%
FLOOR AREA RATIO (ALL FLOORS) (18,547 / 388,991)	0.0477
PROPOSED IMPERVIOUS AREA: (includes, proposed building & pavement areas)	112,891 SF
PERCENT PROPOSED IMPERVIOUS AREA: (% of lot area; 112,891/388,991)	29.0%
TOTAL PERVIOUS AREA: (landscape, turf areas)	276,100 SF
PERCENT PERVIOUS AREA: (% of lot area; 276,100/388,991)	71.0%
DISTURBANCE AREA:	5.8 AC

REFERENCE LOT REQUIREMENTS

ZONING: B1, B2, & B3

LOT DEPTH	150 FT
LOT WIDTH	100 FT
LOT AREA	0.50 AC. & B3=0.75 AC

SETBACKS: B1, B2, & B3

FRONT SETBACK	20 FT
SIDE SETBACK (INTERIOR)	10 FT
SIDE SETBACK (TO ROW)	20 FT
REAR SETBACK (INTERIOR)	35 FT
REAR SETBACK (TO ROW)	20 FT
SETBACK TO RESIDENTIAL DISTRICT	60 FT
SETBACK TO WETLANDS	16.5 FT

ZONING: RR

LOT DEPTH	200 FT
LOT WIDTH	200 FT
LOT AREA	2.50 AC
MIN. LOT FRONTAGE ON A PUBLIC STREET	60 FT

SETBACKS: RR

FRONT SETBACK	40 FT
SETBACK FROM ARTERIAL ROADWAYS	60 FT
SIDE SETBACK (INTERIOR	40 FT
SIDE SETBACK (TO ROW)	40 FT
REAR SETBACK	40 FT
SETBACK TO WETLANDS	16.5 FT

0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing Easement Line
- Existing R/w Line
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Proposed Curb And Gutter Standard
- Proposed Curb And Gutter Tip-out
- Proposed Concrete Light Duty Sidewalk
- Propose Lot Line
- Proposed Concrete Heavy Duty
- Proposed Bituminous Pavement
- Concrete Pavement Section Per Structural Design Plans
- Septic Drainfield Protection fence
- Access Control

KEY NOTES:

1. BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
2. 3' VALLEY GUTTER (SEE DETAIL)
3. CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
4. CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
5. PAINT 4" SOLID STRIPE – WHITE LATEX PAINT
6. SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE (REPLACE PAVEMENT SURFACE IN-KIND)
7. EXISTING PAVEMENT TO REMAIN
8. EXISTING UTILITIES OR SITE FEATURE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
9. CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES TO ACCOMMODATE CULVERT, DRIVE, AND GRADING
10. PERVIOUS AREA
11. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
    CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION.
12. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY – WHITE LATEX PAINT
13. ACCESSIBLE PARKING SIGN (MnDOT NOS. R7-8A & R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
14. NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
15. B612 (6") CONCRETE CURB & GUTTER
    MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
    MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
    DEPRESS BACK OF CURB AT ACCESS DRIVE
16. B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE).
    MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
    MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
17. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
18. CONCRETE PAVEMENT SECTION PER STRUCTURAL DESIGN PLANS
19. PROPOSED WETLAND BUFFER / CONSERVATION EASEMENT SIGN
20. FIRE DEPARTMENT CONNECTION ON BUILDING WALL FOR FIRE SUPPRESSION SYSTEM.
21. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LOCATIONS AND SPECIFICATIONS
22. SEPTIC FIELD PROTECTION FENCE
23. ACCESS CONTROL
24. DIRECTIONAL TRAFFIC SIGN ON STEEL CHANNEL POST (STOP SIGN)
25. 9 FT CURB-CUT (SEE DETAIL)

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
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C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.3	DETAILS

CLIENT:
VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW
Ramsey, MN 55303

PRELIMINARY PLAT OF VOICE OF HOPE CHURCH & SITE DESIGN

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.
Sam Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

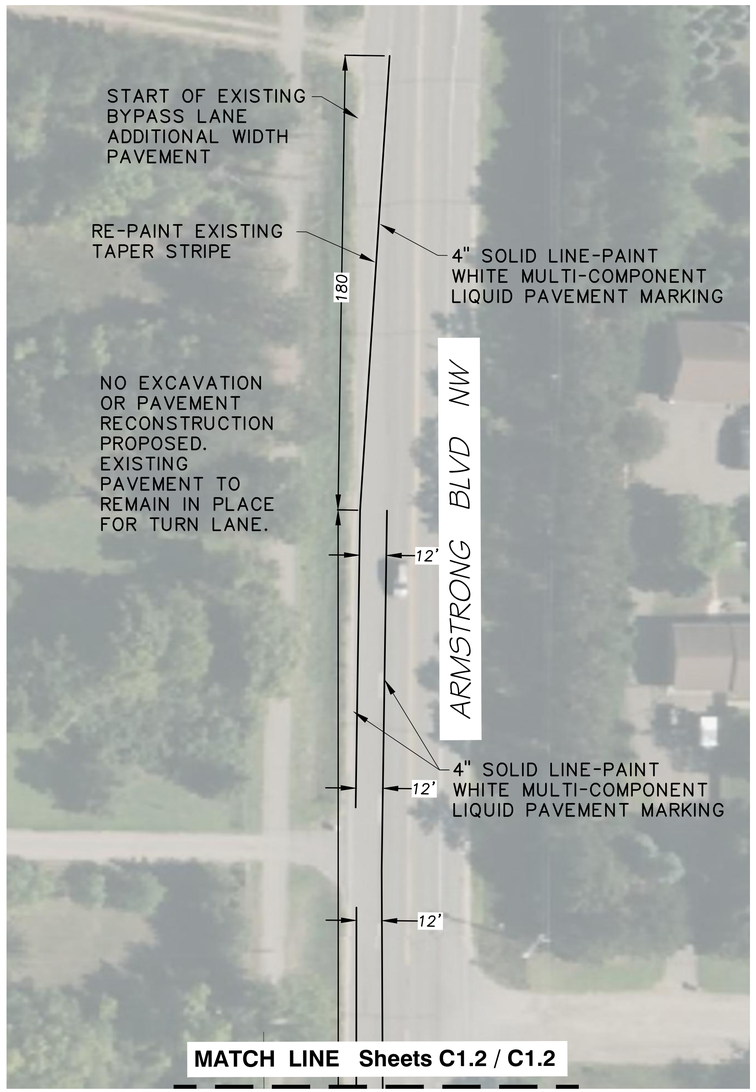
REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

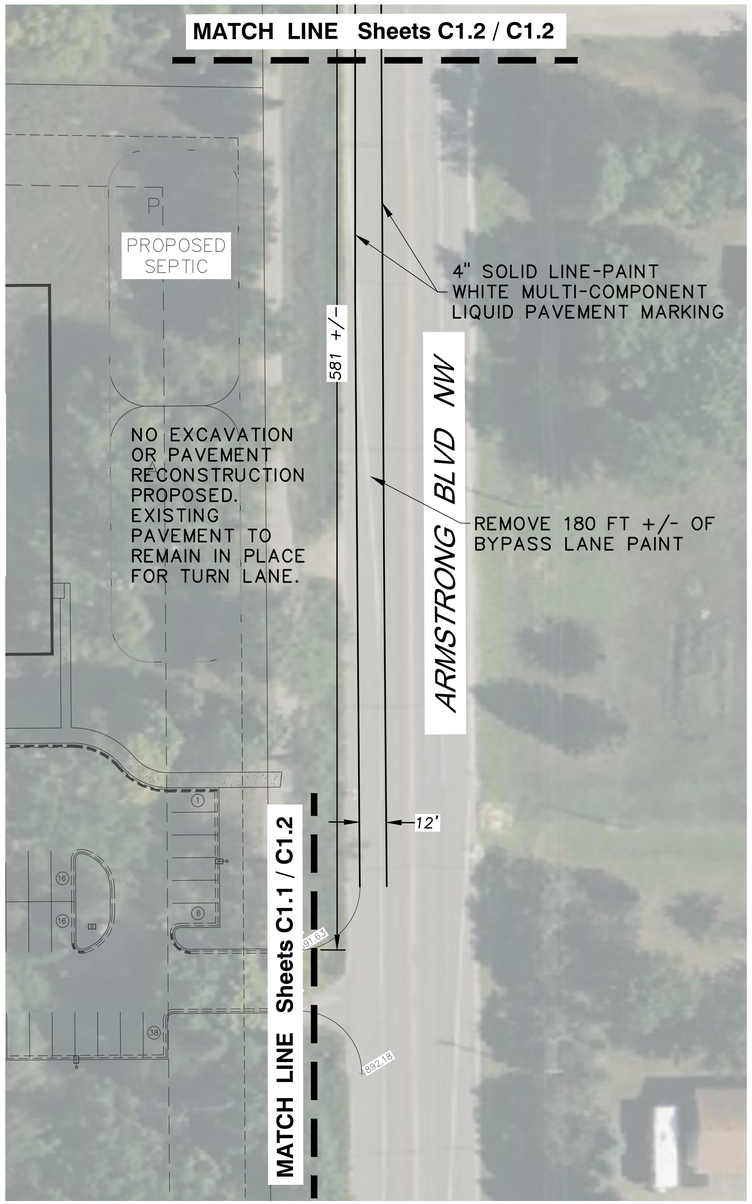
VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

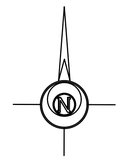
DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C1.1
Preliminary Plat & Site Design







0 30 60 90

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- x 908.2 — Existing Spot Elevation
- << — Existing Storm Sewer
- < — Existing Sanitary Sewer
- WM — Existing Watermain Sewer
- T — Existing Underground Telephone
- E — Existing Underground Electric
- Existing Tree Line
- Existing Easement Line
- Existing R/w Line
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Propose Lot Line

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1–C1.2	PRELIMINARY PLAT & SITE DESIGN
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C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
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CLIENT:

VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

RIGHT TURN LANE SITE DESIGN

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.

Date: 7/11/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN

118 East Broadway St.
P.O. Box 166
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

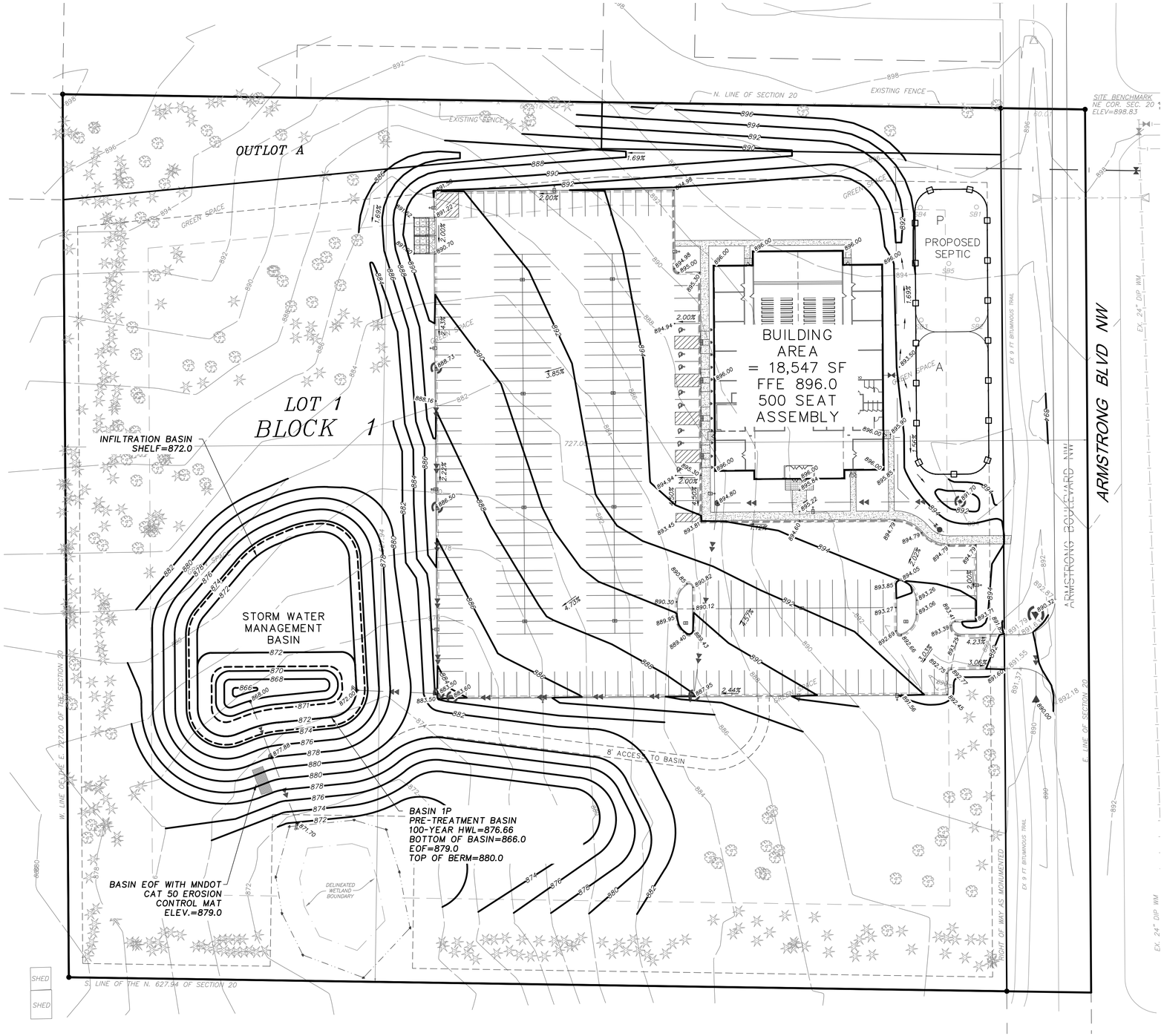
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C1.2

Right Turn Lane Site Design



0 40 80 120

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- × 908.2 — Existing Spot Elevation
- 908 — Proposed Contours
- Proposed Storm Sewer
- × ###.## — Proposed Spot Elevation
- #.#% — Flow Direction
- Proposed Storm Sewer Inlet Protection
- Septic Drainfield Protection fence

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

GENERAL GRADING NOTES:

1. Specifications applicable for this project: Current standard specifications for City of Ramsey, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
4. The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
5. Erosion Control shall be constructed, as applicable, as sequenced below:
   A) Silt Fence.
   B) Rock Construction Entrance.
   C) Demolition
   D) Common excavation (grading).
   E) Seed and mulch or sod (See notes on Landscape plan).
6. Final Plat shall govern for easements and lot dimensions.
7. Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
8. Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
9. The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
   A) Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
   B) Grading tolerances for the remainder of the site shall be 0.25'.
10. All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
11. The Grading contractor shall provide positive drainage on the site at all times.
12. The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
13. All silt fence shall be removed at project completion.
14. All erosion control best management practices shall be per City standards.

INDEX OF CIVIL SITE DRAWINGS:

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CLIENT:

VOICE OF HOPE CHURCH
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Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

GRADING & DRAINAGE PLAN

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.
Sam Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 466
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

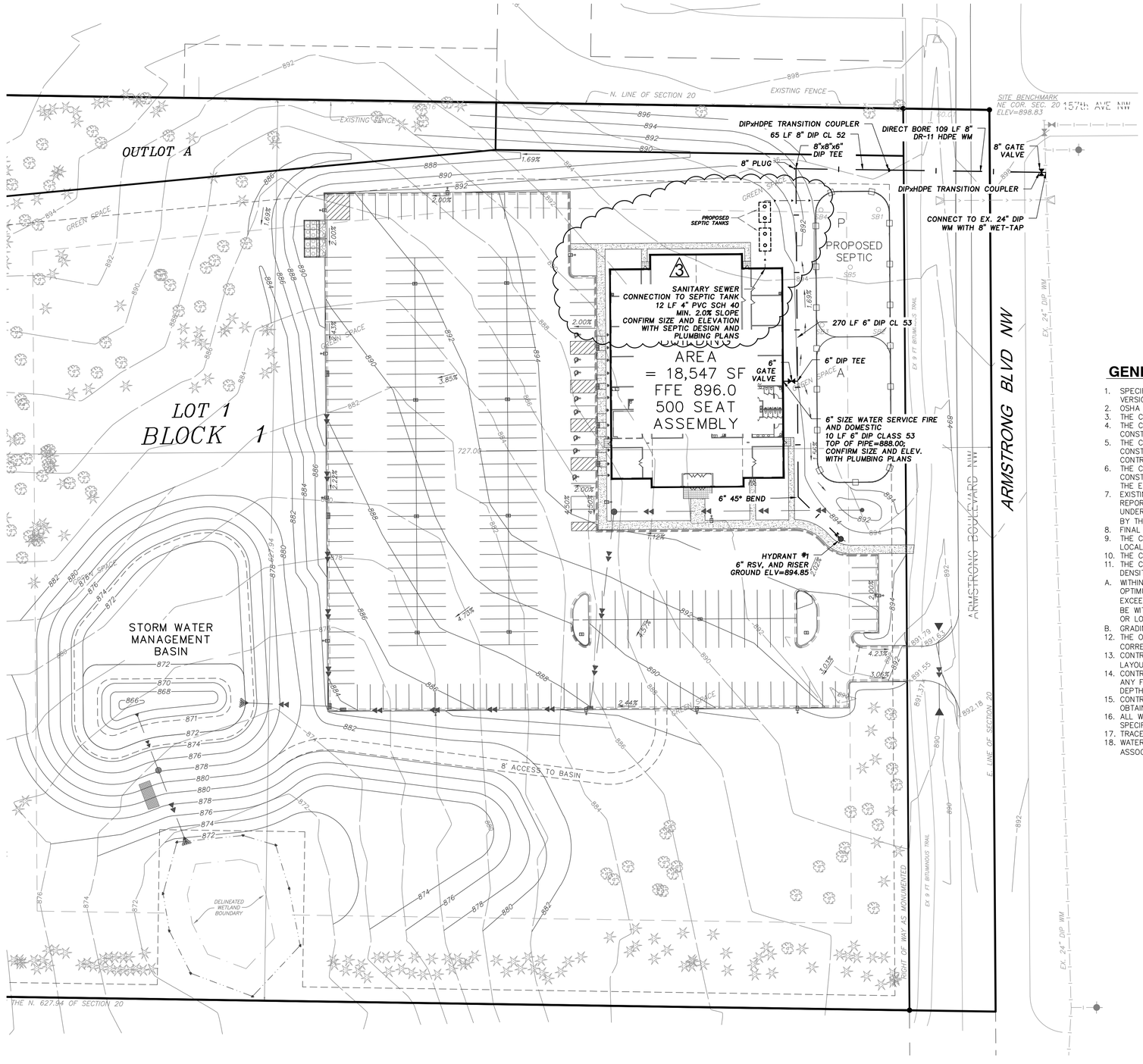
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C2

Grading & Drainage Plan



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing R/W Line
- Existing Easement
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared end Section
- Proposed Street R/W
- Proposed Lot Line
- Proposed Setback
- Proposed Easement
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Storm Sewer
- Septic Drainfield Protection fence

GENERAL UTILITY NOTES:

1. SPECIFICATIONS APPLICABLE FOR THIS PROJECT: CURRENT STANDARD SPECIFICATIONS FOR THE CITY OF RAMSEY AND THE LATEST VERSION OF THE STANDARD UTILITY SPECIFICATIONS BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
2. OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. ANY REQUIRED SUPPORTING STRUCTURES SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH THE UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
7. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR. ANY REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. FINAL PLAT SHALL GOVERN FOR EASEMENTS AND LOT LINES.
9. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRED BY THE LOCAL JURISDICTION OR BE SUBJECT TO BEING SHUT DOWN.
10. THE CONTRACTOR SHALL PRESERVE AND PROTECT THE MARKERS AND MONUMENTS SET FOR THE SUBDIVISION OF THE LAND.
11. THE CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY MANNER. DENSITY TESTS SHALL MEET THE FOLLOWING:
    A. WITHIN THE UPPER 3' OF STREETS OR PAVEMENT, THE GRADING CONTRACTOR SHALL UTILIZE APPROVED SOILS THAT ARE WITHIN 1% OF THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-698 STANDARD PROCTOR TEST MEETING 100% STANDARD PROCTOR DENSITY AND NOT EXCEEDING THIS COMPACTION BY MORE THAN 1%. BELOW THE UPPER 3', COMPACTION SHALL MEET 95% STANDARD PROCTOR DENSITY AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. GRADING TOLERANCES SHALL AVERAGE 0.1', BUT SHALL NOT BE CONSISTENTLY HIGH OR LOW.
    B. GRADING TOLERANCES FOR THE REMAINDER OF THE SITE SHALL BE 0.15'.
12. THE OWNER SHALL PAY FOR ALL TESTING OF SOILS COMPACTION. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENCY AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL AS NEEDED IN COMPLIANCE WITH MnDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL (CURRENT VERSION) FOR CONSTRUCTION ADJACENT TO TRAVEL WAYS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH OF EXISTING UTILITIES LISTED ON THIS PLAN PRIOR TO ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND AS DEPTHS ARE ESTIMATED.
15. CONTRACTOR TO COMPLY WITH ALL REGULATORY AGENCY PERMIT CONDITIONS FOR PERMITS OBTAINED BY THE OWNER AND FOR PERMITS OBTAINED BY THE GENERAL CONTRACTOR.
16. ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF RAMSEY STANDARD SPECIFICATIONS AND DETAILS.
17. TRACER WIRE IS TO BE INSTALLED ALONG ALL WATERMAIN PER CITY STANDARDS AND CITY DETAIL WAT-1.
18. WATERMAIN AND SERVICE LINE INSTALLATION TO COMPLY WITH THE REQUIREMENTS OF SECTION 2611 OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1–C1.2	PRELIMINARY PLAT & SITE DESIGN
C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

CLIENT:
VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

SANITARY & WATER UTILITY PLAN

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.
Sam Dahl
Date: 07/30/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

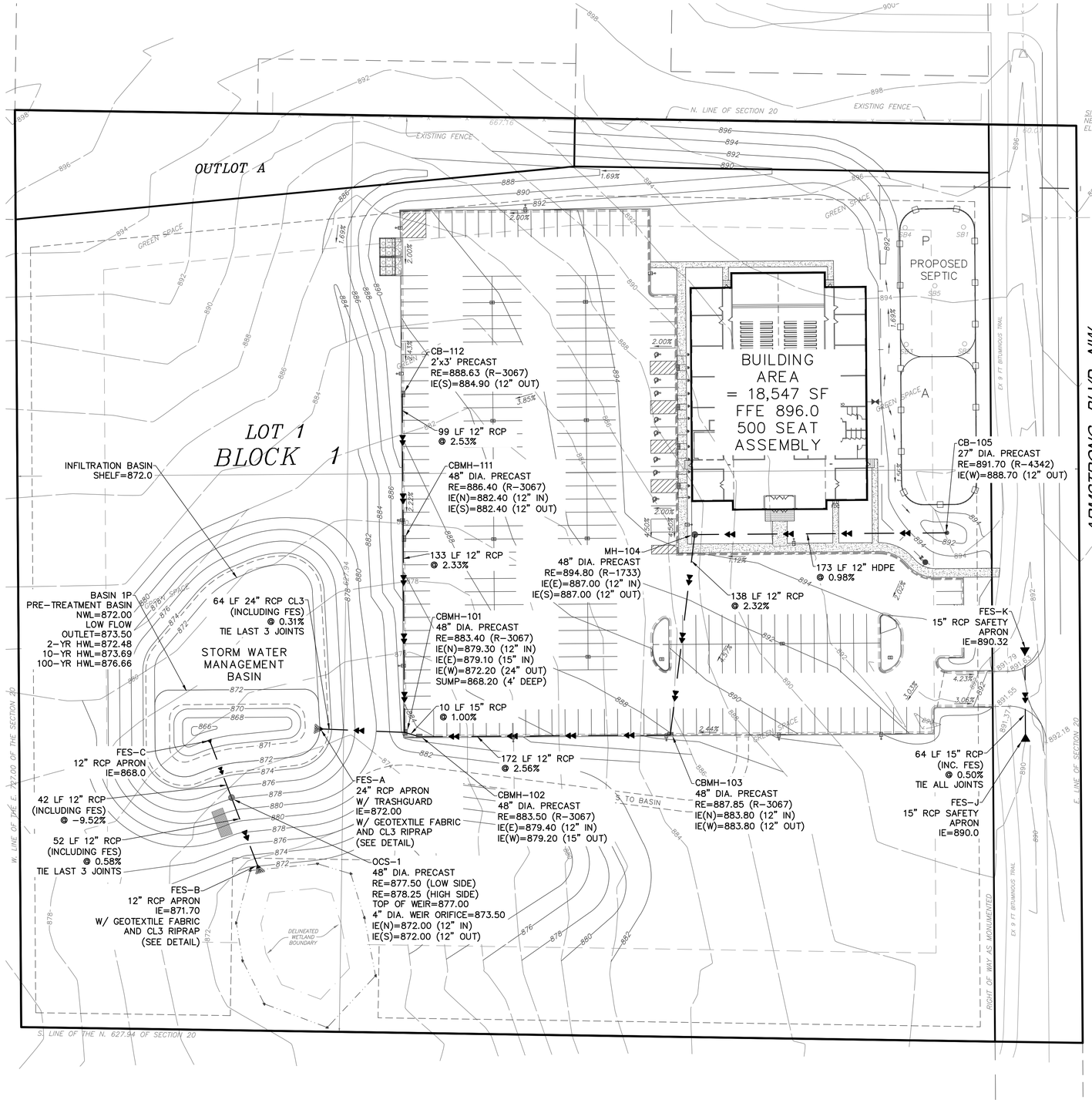
REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS
07/30/24 ADD SEPTIC CONNECTION PER CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C3
Sanitary & Water Utility Plan



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing R/W Line
- Existing Easement
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared end Section
- Proposed Street R/W
- Proposed Lot Line
- Proposed Setback
- Proposed Easement
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Storm Sewer

GENERAL UTILITY NOTES

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12. THE OWNER SHALL PAY FOR ALL TESTING OF SOILS COMPACTION. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENCY AT THE CONTRACTOR'S EXPENSE.
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16. ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF RAMSEY STANDARD SPECIFICATIONS AND DETAILS.

STORM SEWER UTILITY NOTES:

1. ALL MANHOLE CASTINGS IN PAVEMENT SHALL BE SUMPED 0.05'. ALL CATCHBASIN CASTINGS IN CURB SHALL BE SUMPED 0.10'. RIM ELEVATIONS SHOWN ON PLAN REFLECT SUMPED ELEVATIONS.
2. CASTINGS SHALL BE NEENAH R-1733 FOR MANHOLES, R-3067 FOR CATCH BASINS, AND R-4342 FOR YARD INLET (OR EQUIVALENT).
3. ALL STORM SEWER IN LAWN AREAS SHALL BE HDPE DUAL WALL PIPE AND UNDERNEATH ROADWAY PAVEMENT AREAS SHALL BE CLASS 5 REINFORCED CONCRETE PIPE (RCP) WITH WATER TIGHT JOINTS UNLESS NOTED OTHERWISE.
4. ALL FLARED END SECTIONS 18" AND LARGER SHALL BE FITTED WITH TRASH GUARDS.

INDEX OF CIVIL SITE DRAWINGS:

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CLIENT:
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Ham Lake, MN 55304
Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW
Ramsey, MN 55303

STORM SEWER UTILITY PLAN

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Sam Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY:
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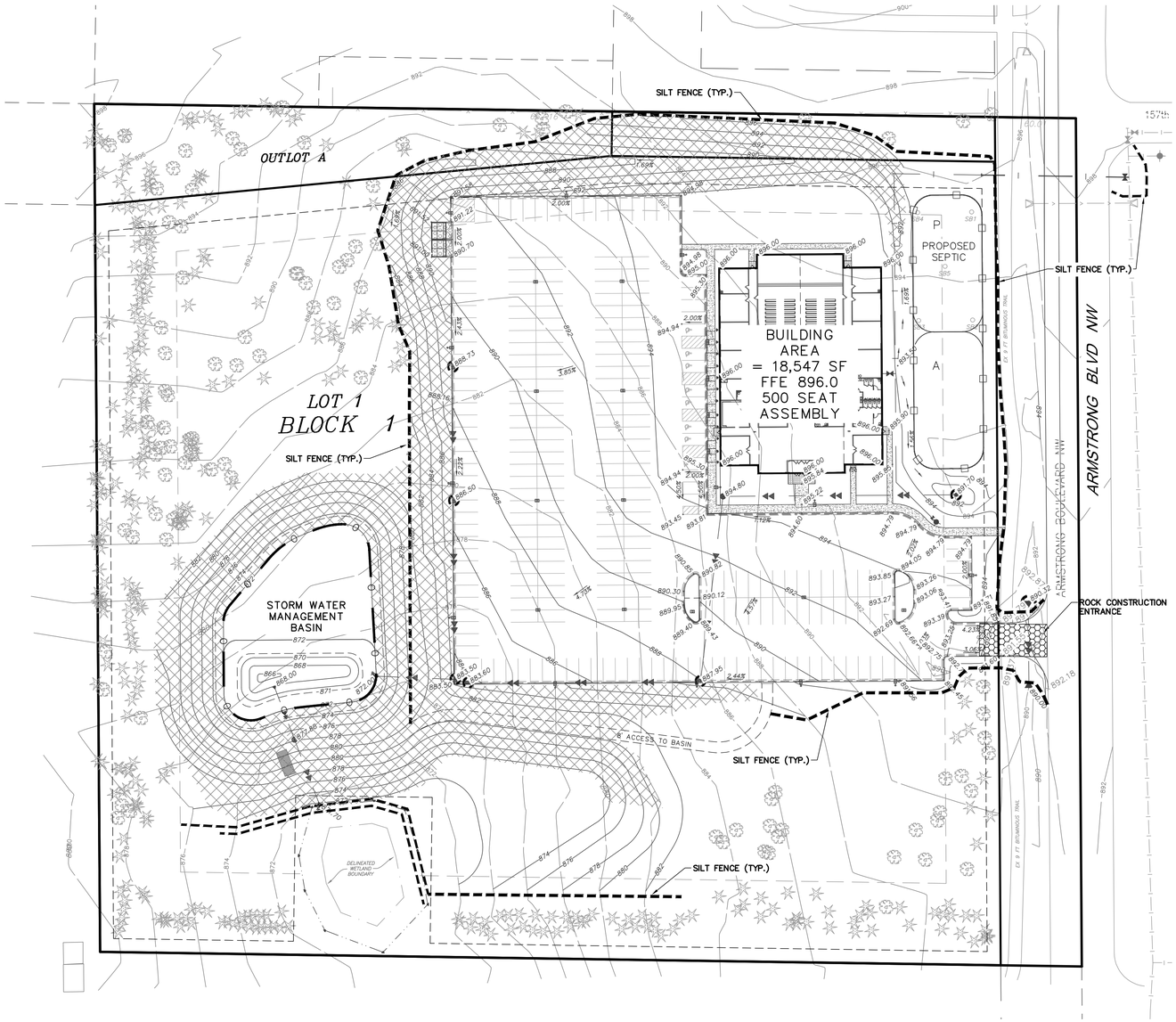
REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

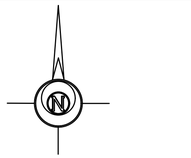
VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C4
Storm Sewer Utility Plan





0 50 100 150

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- Proposed Storm Sewer
- Proposed Silt Fence
- 0 — Proposed Fiber Logs
- Proposed Storm Sewer Inlet Protection
- 1.9% — Flow Direction
- Proposed Erosion Blanket Cat. 3

EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

SITE DATA

TOTAL AREA = 456,508 SF = 10.48 AC

EXISTING TOTAL IMPERVIOUS AREA: 941 SF

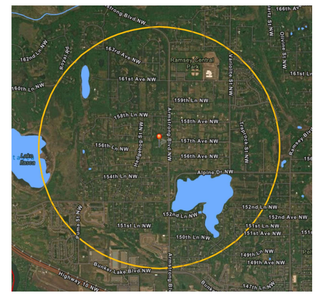
PROPOSED TOTAL IMPERVIOUS AREA: 112,891 SF (2.59 AC)

PERCENT TOTAL IMPERVIOUS AREA: 24.7%
(112,891 SF / 456,508 SF)

AREA OF DISTURBANCE: 5.8 AC

EROSION CONTROL QUANTITIES:

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	1	EA
SILT FENCE	2,210	LF
FIBER LOGS	450	LF
INLET PROTECTION	7	EA
STRAW MULCH TYPE 3	1.2	AC
EROSION BLANKET CAT. 3	7,844	SY



NO IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT:

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1–C1.2	PRELIMINARY PLAT & SITE DESIGN
C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

SWPPP NARRATIVE

This commercial site project construction will consist of site clearing, grading, utilities, and street. Construction is planned for 2024–2025.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off–site within 24 hours. Then the site can be graded, utilities installed, including gas, electric, and communication utilities, buildings constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off–site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

DESIGN CALCULATIONS

Design calculations, including soil types are on file with: Civil Engineering Site Design

SWPPP Designer: Scott Dahlke (Expires 2025)

EROSION CONTROL NOTES

1. All devices necessary to control erosion and sediment (I.E. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 14 days. Stabilization shall consist of disc–anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip–rap with size, quantity, and placement in accordance with City standards. Rip–rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personnel, equipment, and materials shall be mobilized within 24 hours of written order (ie. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain–Top Slab" or "Road Drain–Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re–vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re–vegetated.
6. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re–seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched or sodded within 14 days of final grading.

EROSION CONTROL MAINTENANCE SCHEDULE

1. Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence – 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance – refresh as necessary to conform to detail; inlet protection inserts – remove sediment after each rain event, clean or replace filter when clogged; surface water – drain and stabilize, within 7 days of discovery; and street sweeping – remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
2. Replacement – Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
3. Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
4. Removal of the silt fence– Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

VEGETATION GROUND COVER SCHEDULE

1. Stabilization of all exposed soil areas must be initiated immediately but in no case completed later than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
2. Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil. Turf seed to be MnDOT mix 25–141 applied at 59 lbs/ac with MnDOT Type 3 mulch to be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Infiltration basin seed to be 33–261 applied at 35 lbs/ac with bottom of basin mulched with clean grain straw (Mn/DOT Type 3) applied at 2 tons/ac. Do not seed below open water in wet pond pre–treatment area. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
3. Temporary ground cover to be MnDOT seed mix 22–111 shall be applied at 31 lbs/ac, or equivalent as approved by City. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
4. Fertilizer for turf shall be MnDOT Type 3 22–5–10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Fertilizer. Specification reference is MnDOT 2574.
5. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
6. Any seeded areas that do not become established with vegetation shall be re–seeded at Contractor's expense.
7. Erosion blanket shall be installed in seed areas with ground surface slopes of 4H:1V or steeper.

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

Owner: Roman Andrigchuk
13850 Lincoln Street NE
Ham Lake, MN 55304
763–516–4206

Contractor: To be Determined

Manager: To be Determined

CITY SPECIFIC REQUIREMENT NOTES

1. A sweeper must be available to the site to remove tracking on public streets within 3 hours notice from the City.
2. Send weekly and 1/2 inch event reports to the city inspector.

INFILTRATION BASIN NOTES

1. Infiltration area shall be staked off during construction to restrict heavy equipment traffic from compacting native soils.
2. Install appropriate temporary erosion control devices to prevent sediment from entering the practice during construction.
3. Grading of the infiltration basin shall be accomplished using low impact earth–moving equipment to prevent compaction of the underlying soils. Small tracked dozers and skid–steers with runner tracks are recommended.
4. In the event that sediment is introduced into the BMP during or immediately following excavation, this material will need to be removed from the basin prior to initiating the next step in the construction process.
5. Install sediment control around basin after completion of basin grading.
6. Seeding and installation of erosion control shall be completed within 48 hours of final grading of basin.

LOCATION OF SWPPP REQUIREMENTS IN PLANS

DESCRIPTION	LOCATION
STANDARD BMP DETAILS	DETAILS ON SHEET C7.1–7.3
STORMWATER CALCULATIONS	STORM SEWER REPORT
SITE MAP	STORM SEWER REPORT
DRAINAGE ROUTING	GRADING PLAN SHEET C2
SOILS DATA	GEOTECHNICAL REPORT

CLIENT:

VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

SWPPP

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.

Scott Dahlke

Date: 7/11/24 *Reg. No.* 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763–314–0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

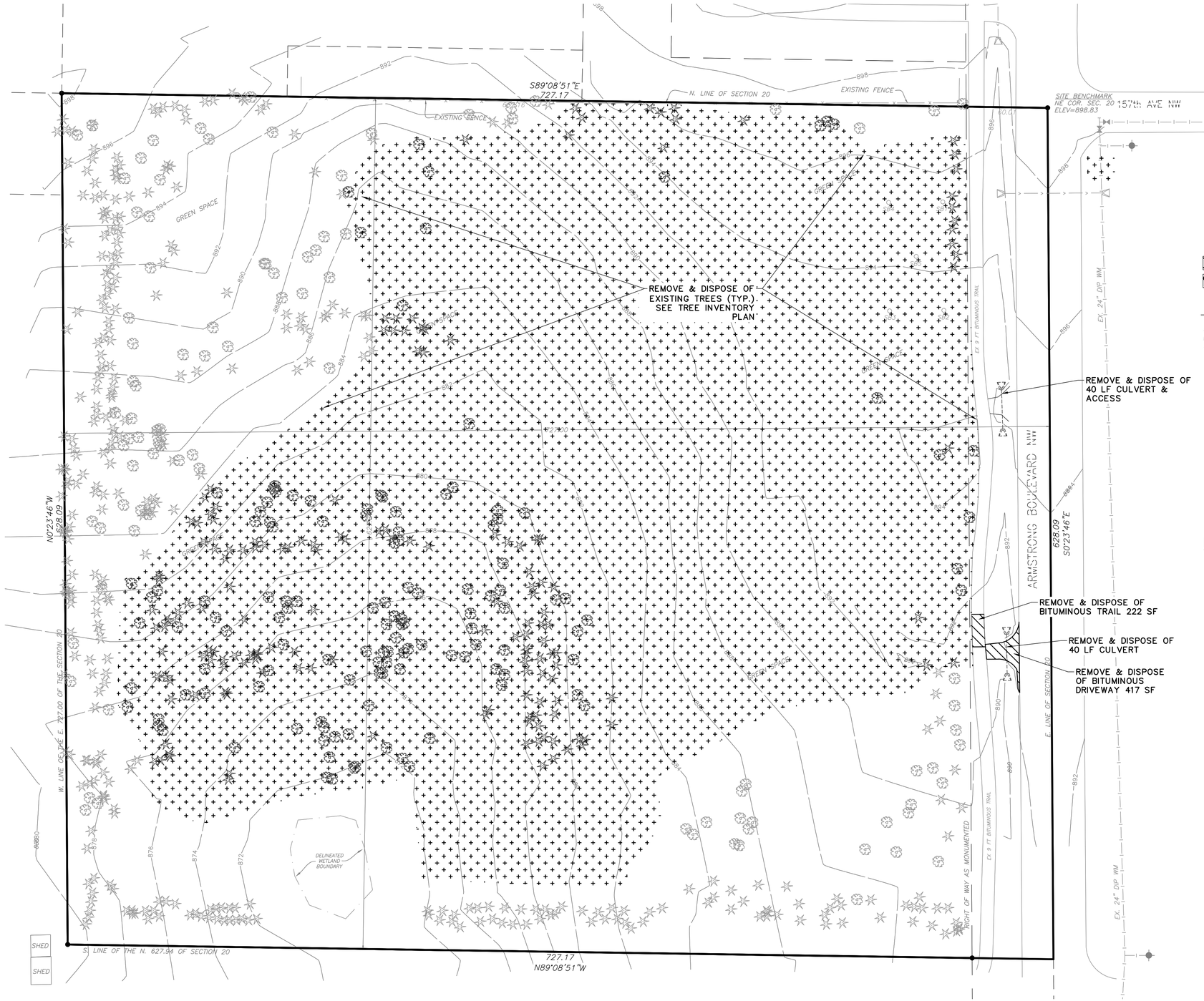
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C5

SWPPP



0 50 100 150

GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours (908)
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- PROPOSED DEMOLITION & REMOVAL AREA
- PROPOSED TREE REMOVAL & DISTURBED AREA

EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

DEMOLITION NOTES

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" (4" minimum) of topsoil in disturbed areas to be re-vegetated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

INDEX OF CIVIL SITE DRAWINGS:

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C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

CLIENT:

VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

EXISTING CONDITION & REMOVAL PLAN

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

Signature: Sergey Dubik
Date: 7/11/24 Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-271-0929
www.civilsd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

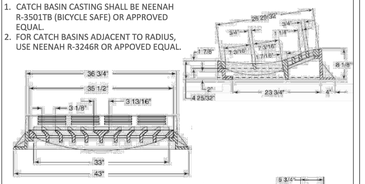
FILE NO. 00948

C6

Existing Conditions & Removal Plan

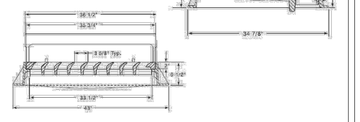
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246 (BICYCLE SAFE) OR APPROVED EQUAL.



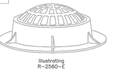
STANDARD CATCHBASIN CASTING

APPROVED: 1 – 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
	CITY PLATE No. STO-4	

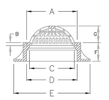
R–2560 Series or Approved Equal. Beehive Grates with Frames

SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.

Catalog No.	Dimensions In Inches A	B	C	D	E	F	G	Wt. Lbs
R–2560–A	12		11	12 1/2	19	4	4	160
R–2560–B	18	1 1/4	16 1/2	19	26	4	4	180
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	192
R–2560–D1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–D2	22	1 1/2	20	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	24	35 1/4	6	7	280
R–2560–D2	22	1 1/2	20 1/2	24	35	9	7	280
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	4	6	240
R–2560–EA	25 3/4	1/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–E1	25 3/4	1/8	24 1/8	26 1/2	35 1/2	6	8	280
R–2560–E3	25 3/4	1/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E2	25 3/4	1/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	1/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E8	25 3/4	1/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E4	25 3/4	1/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E6	25 3/4	1/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E9	25 3/4	1/8	24 1/8	26 1/2	35 1/2	10	9	360
R–2560–EN	25 3/4	1/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535



Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



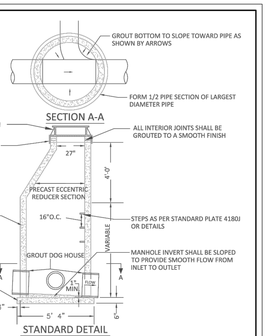
Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON–TRAFFIC AREAS

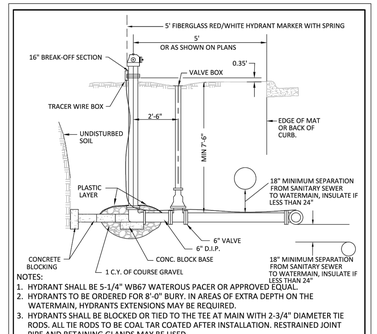
NTS

APPROVED: 9 – 2011	City of RAMSEY	STANDARD DETAILS: STORM CASTING – NON TRAFFIC AREAS
	CITY PLATE No. STO–6	



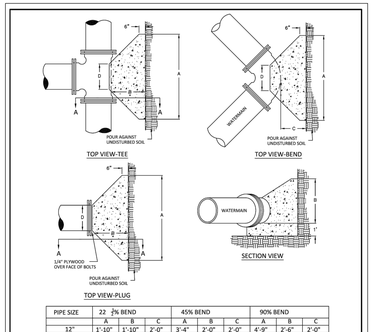
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-3" RINGS, MIN 2-2" RINGS
5. GROUT BETWEEN 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	



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	

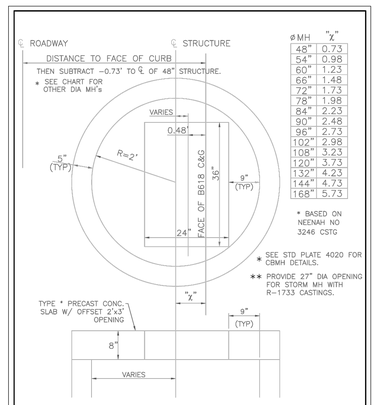


PIPE SIZE	22 ½ BEND			45% BEND			90% BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-3"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	–	–	3'-6"	9'-3"	6'-0"	3'-6"	13'-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	



ØMH	"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

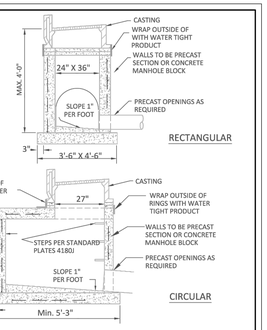
* BASED ON NEENAH NO 3246 CSTG

* 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	

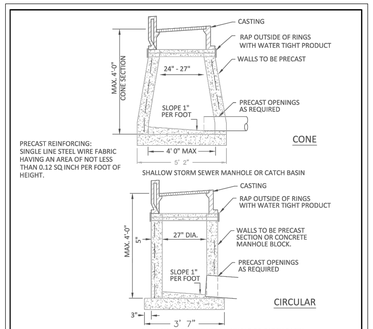
A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



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

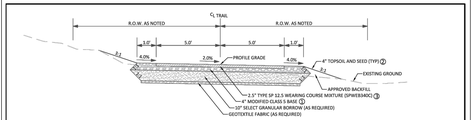
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
	CITY PLATE No. STO-1	

PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

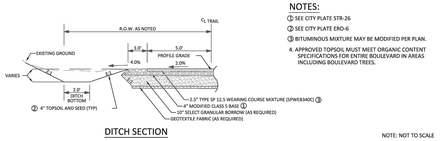


NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS 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	



TYPICAL SECTION



DITCH SECTION

NOTES:
③ SEE CITY PLATE STR-26
② SEE CITY PLATE ERO-6
③ BITUMINOUS MIXTURE MAY BE MODIFIED PER PLAN.
4. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

NOTE: NOT TO SCALE

APPROVED: 1 - 2024	City of RAMSEY	CITY PLATE No. PARK-1	STANDARD DETAILS: BITUMINOUS TRAIL

CURB–CUT OPENING

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1–C1.2	PRELIMINARY PLAT & SITE DESIGN
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C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

CLIENT:

VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

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.

Sam Dahl

Date: 7/11/24 *Reg. No.* 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

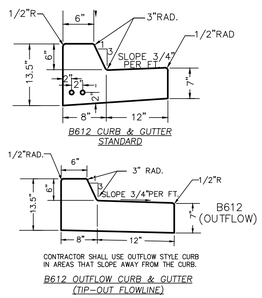
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE 06/14/24	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

FILE NO. 00948

C7.1

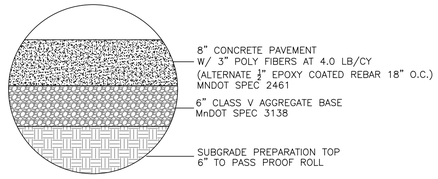
Details



B612 CURB & GUTTER STANDARD

CONTRACTOR SHALL USE OUTFLOW STYLE CURB IN AREAS THAT SLOPE AWAY FROM THE CURB.

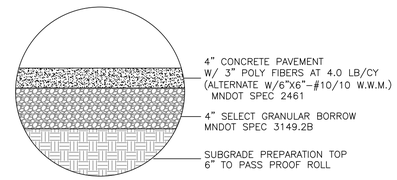
B612 OUTFLOW CURB & GUTTER (TIP-OUT FLOWLINE)



NOTES:

1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT (4,500 PSI)
   MIX No. 3F52 FOR MANUAL PLACEMENT (4,500 PSI)
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 12'-0" O.C.
4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

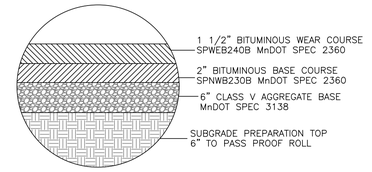
CONCRETE PAVEMENT - HEAVY DUTY



NOTES:

1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT
   MIX No. 3F52 FOR MANUAL PLACEMENT
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'-0" O.C.
4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - LIGHT DUTY



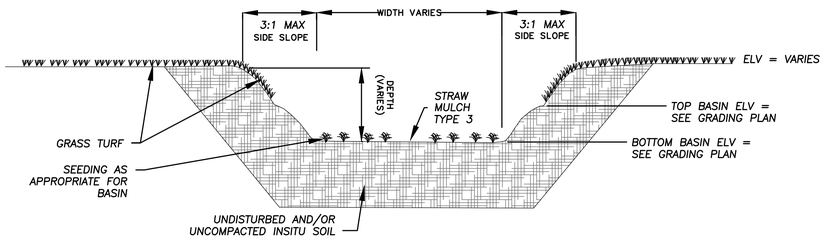
NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

BITUMINOUS PAVEMENT

PRE-TREATMENT BASIN LINER NOTES

CLAY LINER CRITERIA (Per MPCA Gudelines)

- 50 PERCENT FINES (200 SIEVE) OR MORE
- AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1X10 CENTIMETERS PER SECOND (CM/S) OR LESS
- AVERAGE LIQUID LIMIT OF 25 OR GREATER, WITH NO VALUE LESS THAN 20
- AVERAGE PI OF 12 OR MORE, WITH NO VALUES LESS THAN 10
- CLAY INSTALLED WET OF OPTIMUM IF USING PROCTOR, AND 2 PERCENT WET OF OPTIMUM IF USING MODIFIED PROCTOR
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS
- MINIMUM THICKNESS OF TWO FEET



TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE

INFILTRATION BASIN GENERAL NOTES:

1) INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH MnDOT GENERAL CONDITIONS 2573) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.

2) INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.

3) IF THE STORM WATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN 12" ABOVE THE FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE ISSTABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE INFILTRATION BASIN.

4) GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.

5) EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

6) IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE INFILTRATION BASIN PRIOR TO INITIATING THE NEXT STEP IN THE INFILTRATION BASIN CONSTRUCTION PROCESS. THIS IS ESPECIALLY IMPORTANT IF THE INFILTRATION BASIN HAS BEEN DESIGNED TO INFILTRATE STORM WATER. SEDIMENT THAT HAS BEEN WASHED INTO THE INFILTRATION BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.

7) INFILTRATION BASIN TO BE SEEDED WITH MNDOT SEED MIX 33-261 OR APPROVED EQUAL. SEEDING SHALL CONFORM TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

8) BOTTOM OF INFILTRATION BASIN TO BE SEEDED AND SHALL BE MULCHED WITH CLEAN GRAIN STRAW (MnDOT TYPE 3) AT A RATE OF 2 TONS PER ACRE.

9) SEEDING AND INSTALLATION OF ANY EROSION CONTROL BLANKET NECESSARY SHALL BE COMPLETED WITHIN SEVEN DAYS (7) DAYS OF FINAL GRADING.



SPECIFICATIONS:

MONUMENT
CONSISTS OF A POST AND A WETLAND BUFFER SIGN

WETLAND BUFFER SIGNS
MOUNTED FLUSH WITH THE TOP OF THE POSTS
FASTENED WITH NON-REMOVABLE SCREWS OR RIVETS
SIGN IS BROWN WITH WHITE LETTERING 12"X12"
SIGN SHALL HIGH 3M HIGH INTENSITY REFLECTIVE SHEETING

POST MATERIALS
GALVANIZED STEEL POST

POST INSTALLATION
MOUNTED TO A HEIGHT OF FOUR FEET ABOVE GRADE
SET AT LEAST 42 INCHES IN THE GROUND
INSTALLED AT EACH LOT LINE WHERE IT CROSSES A WETLAND BUFFER, WITH A MAXIMUM SPACING OF 200 FEET BETWEEN SIGNS IF NO BUFFER IS REQUIRED, SIGNS SHALL BE AT THE EDGE OF THE WETLAND)
PLACE ADDITIONAL POSTS AS NECESSARY TO FOLLOW CONSERVATION EASEMENT LINE

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roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

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Date: 7/11/24 Reg. No. 24348

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REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

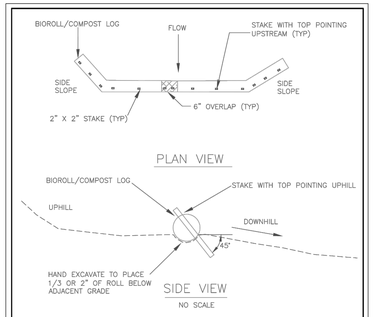
FILE NO. 00948

C7.2

Details

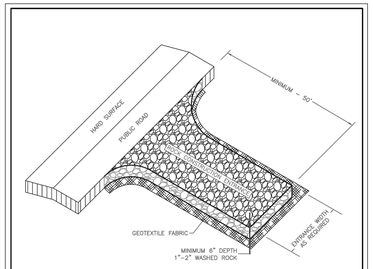
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE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

APPROVED: 7 – 2019 | City of RAMSEY | STANDARD DETAILS: TOPSOIL REQUIREMENTS | CITY PLATE No. ERO–6



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

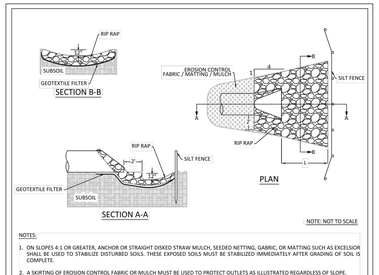
APPROVED: 3 – 2016 | City of RAMSEY | STANDARD DETAILS: BIO ROLL (COMPOST LOG) | CITY PLATE No. ERO–4



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. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

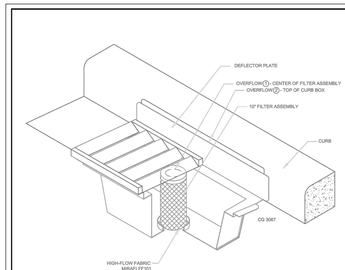
RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.6	7.1
24	12	33.2	8.5
27	12	35.2	9.5
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.1	22.2

RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	43.5	11.9
43	16	50.5	14.3
51	18	59.5	17.4
58	20	67.2	19.8

APPROVED: 9 – 2016 | City of RAMSEY | STANDARD DETAILS: RIP–RAP | CITY PLATE No. ERO–3

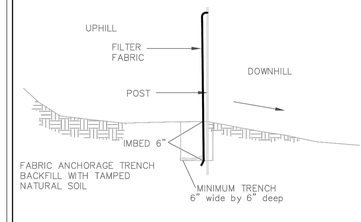


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: INLET PROTECTION | CITY PLATE No. ERO–2

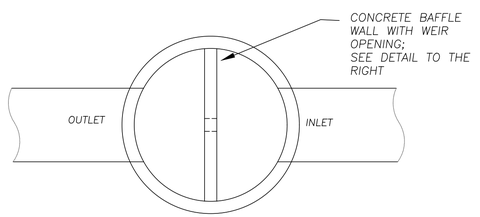


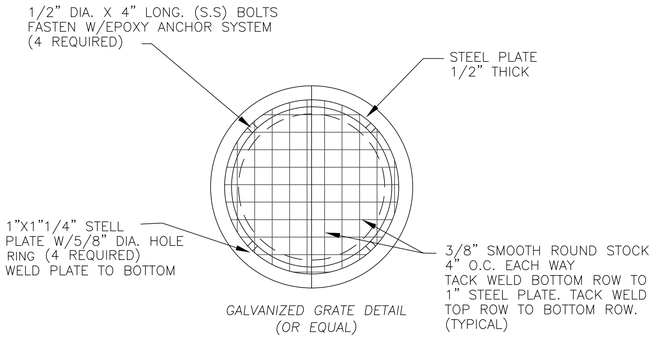
INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

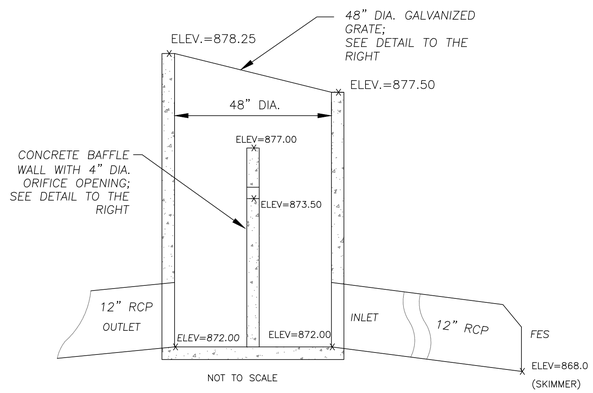
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APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: SILT FENCE | CITY PLATE No. ERO–1

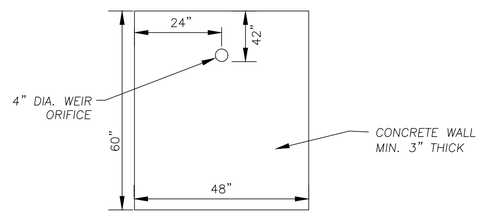




GALVANIZED GRATE DETAIL (OR EQUAL)



NOT TO SCALE



CONCRETE BAFFLE WALL WITH WIER ORIFICE DETAIL

BASIN OUTLET CONTROL STRUCTURE (OCS-1)

NOT TO SCALE

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Roman Andriychuk
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SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW Ramsey, MN 55303

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VERTICAL SCALE 1 inch = ____ feet
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DATE 06/14/24 | DRAWN BY SD | DESIGNED BY SD | CHECKED BY SD

FILE NO. 00948

C7.3
Details

PER THE CITY OF RAMSEY LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE BASED ON RATIOS BASED ON BUILDING AREA OR SITE PERIMETER, WHICHEVER IS GREATER. FOR THIS PROJECT, SITE PERIMETER IS BEING USED FOR BOTH TREE AND SHRUB CALCULATIONS AND ARE CALCULATED AS FOLLOWS:

1. SITE PERIMETER = 2,484 LINEAL FEET
2. DIVIDED BY 50 = 49.68 = 50 TREES REQUIRED
3. DIVIDED BY 30 = 82.80 = 83 SHRUBS REQUIRED

ROAD FRONTAGE PLANTINGS:
THE LANDSCAPE ORDINANCE REQUIRES ONE OVERSTORY TREE BE PLANTED FOR EVERY 35 LINEAL FEET OF PUBLIC ROAD FRONTAGE. FOR THIS PROJECT, ONLY THE EAST SIDE IS ADJACENT A PUBLIC ROAD AND IS CALCULATED AS FOLLOWS:

1. ARMSTRONG BOULEVARD FRONTAGE = 595 LINEAL FEET
2. DIVIDED BY 35 = 17 TREES REQUIRED
3. MANY EXISTING TREES (15+ QUALITY SPECIES) ARE BEING PRESERVED ON THE SOUTHEAST CORNER OF THE SITE AND ARE COUNTED TOWARD ROAD FRONTAGE SCREENING.
4. FIVE TREES ARE ADDED TO THE NORTH TO COMPLETE THE SCREENING REQUIREMENT.

LANDSCAPE CALCULATIONS:

PARKING LOT TREE PLANTINGS:
THE LANDSCAPE ORDINANCE REQUIRES ONE OVERSTORY TREE BE PLANTED FOR EVERY 10 SURFACE PARKING STALLS.

1. TOTAL PARKING COUNT = 261 SPACES
2. DIVIDED BY 10 = 26 TREES REQUIRED
3. 26 TREES PROVIDED

114+ TREES INCLUDE:

1. 8 OVERSTORY TREES - GENERAL LANDSCAPE REQUIREMENT
2. 75+ QUALITY EXISTING TREES RETAINED
3. 26 OVERSTORY TREES - PARKING LOT REQUIREMENT
4. 5 OVERSTORY TREES - ARMSTRONG BLVD FRONTAGE REQUIREMENT

120 SHRUBS/PERENNIALS INCLUDE:

1. 48 DECIDUOUS SHRUBS
2. 18 CONIFEROUS SHRUBS
3. 18 ORNAMENTAL GRASSES
4. 36 PERENNIALS

TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:

1. 2.0" CAL. FOR DECIDUOUS TREES
2. 1.5" CAL. FOR ORNAMENTAL TREES
3. 6' HEIGHT FOR CONIFEROUS TREES

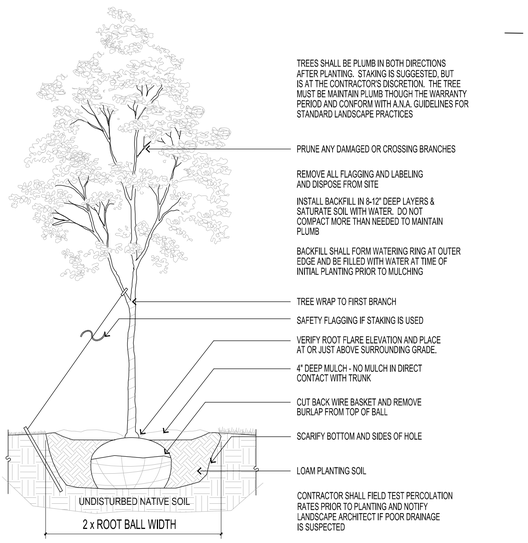
DECIDUOUS OVERSTORY TREES:

SWAMP WHITE OAK Quercus bicolor 13 = Quantity @ 2" Caliper		CLUMP RIVER BIRCH Betula nigra 'Clump' 3 = Quantity @ 12' Height	
PRINCETON ELM Ulmus americana 'Princeton' 5 = Quantity @ 2" Caliper		BOULEVARD LINDEN Tilia americana 'Boulevard 5 = Quantity @ 2" Caliper	
FALL FIESTA MAPLE Acer sacharum 'Bailsta' 2 = Quantity @ 2" Caliper		HACKBERRY Celtis occidentalis 8 = Quantity @ 2" Caliper	

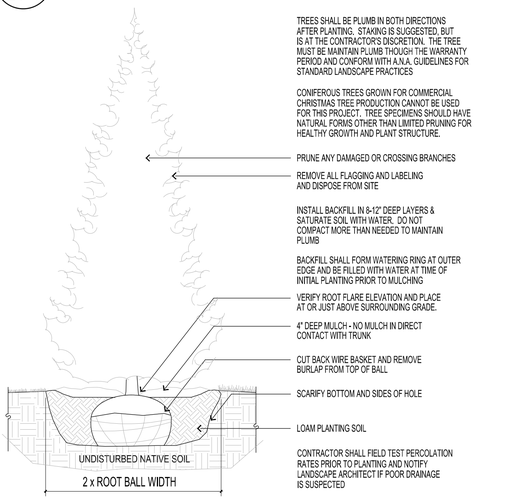
CONIFEROUS TREES:

BLACK HILLS SPRUCE 3 = Quantity @ 6' Height	
COLORADO SPRUCE 3 = Quantity @ 6' Height	
AUSTRIAN PINE 3 = Quantity @ 6' Height	
SCOTCH PINE 3 = Quantity @ 6' Height	

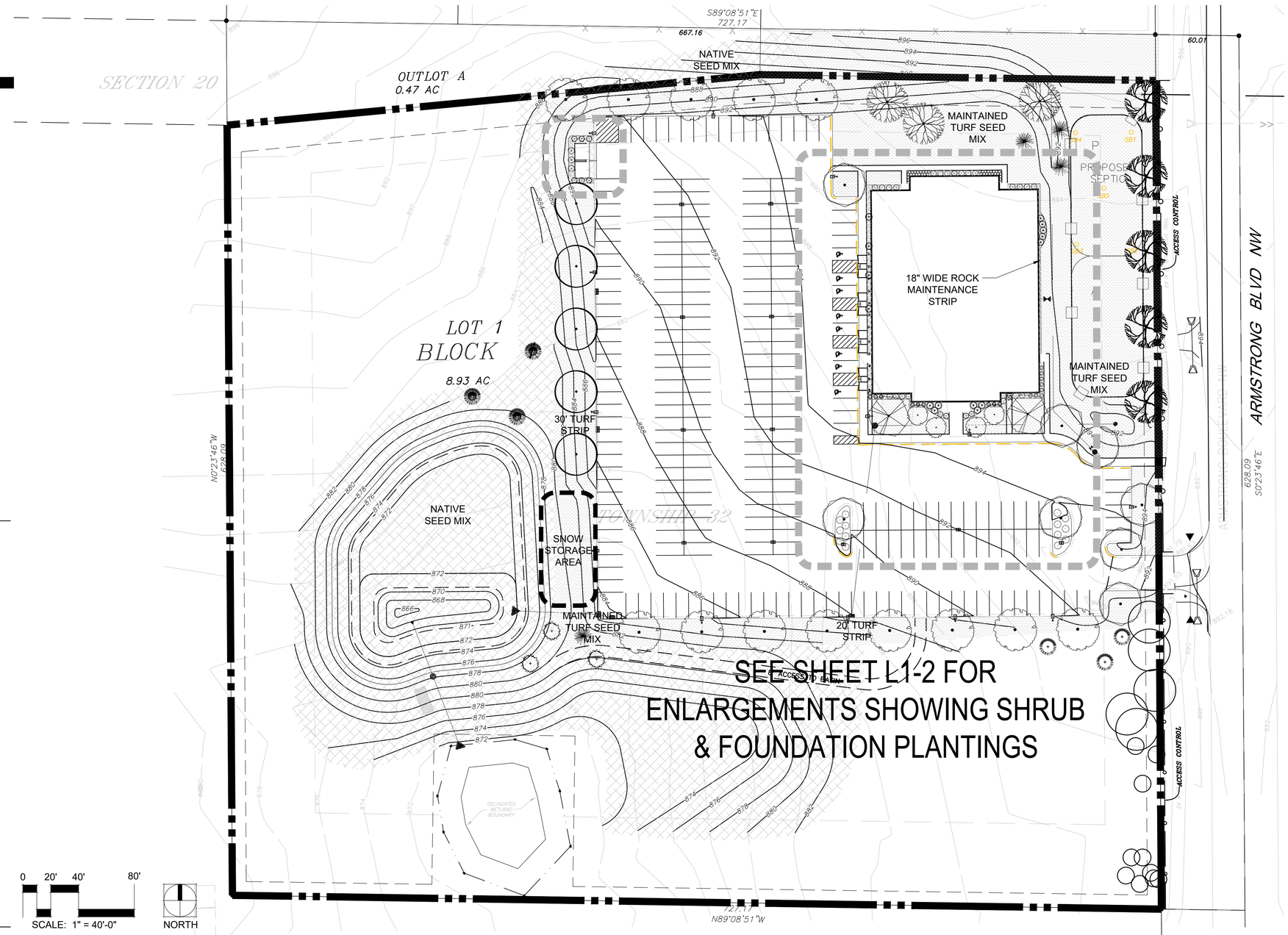
TREE PLANTING KEY:



1 L1-1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 L1-1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



SEE SHEET L1-2 FOR ENLARGEMENTS SHOWING SHRUB & FOUNDATION PLANTINGS

0 20' 40' 80'
SCALE: 1" = 40'-0"

NORTH

TREE PLANTING DETAILS:

TREE PLANTING PLAN:

Inside Outside Architecture Inc.

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
VOICE OF HOPE CHURCH

Ramsey, Minnesota

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

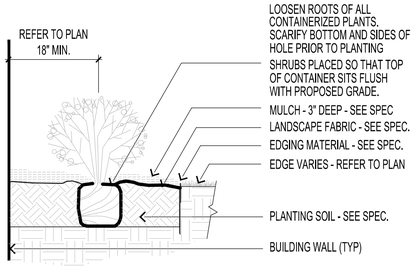
Name: Paul Kangas
Registration #: 26017

Signature:

Project #:	24-0013
Date:	CITY SUBMITTAL | 06-14-2024
Revision:	PER CITY COMMENTS | 07-11-2024
Drawn By:	PK
Checked By:	PK

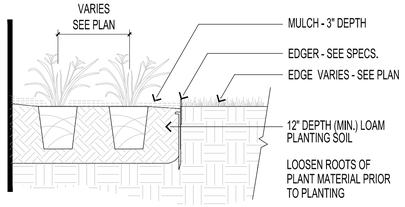
Sheet Title:
OVERALL TREE PLANTING PLAN

Sheet Number:
L1-1



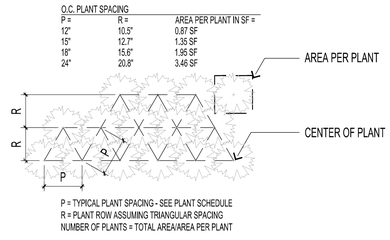
1 L1-2 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'-0"



2 L1-2 PERENNIAL PLANTING

SCALE: 3/4" = 1'-0"



3 L1-2 PERENNIAL SPACING GUIDELINES

SCALE: 3/4" = 1'-0"

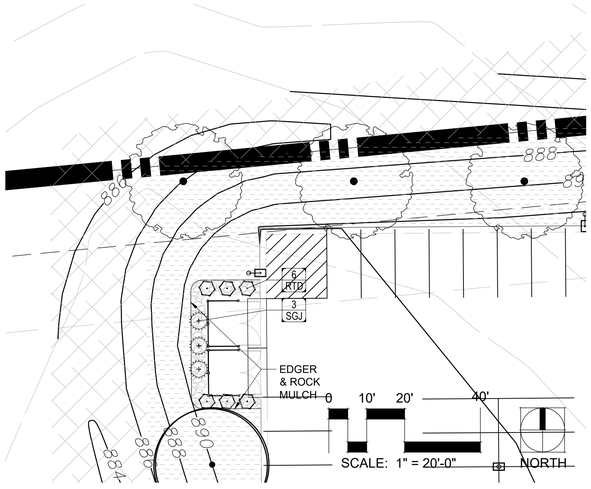
PLANTING DETAILS:

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER GRANITE RIVER ROCK MULCH	3" DEPTH
	TURF SEED	MN/DOT SEED MIX #25-121 MAINTAINED TURF FOR SANDY SOILS	61 LBS/ACRE
	NATIVE SEED	MN/DOT SEED MIX #33-261 STORMWATER BASINS	40 LBS/ACRE

GROUNDCOVER SCHEDULE:

PLANTING SCHEDULE:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ALP	7	ALPINE CURRANT	Ribes alpinum	24" HGT.	POT	5' O.C.
ANH	8	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT.	POT	5' O.C.
AWS	4	ANTHONY WATERER SPIREA	Spirea x bumalda 'Anthony Waterer'	24" HGT.	POT	5' O.C.
DBH	14	DWARF BUSH-HONEYSUCKLE	Diervilla lonicera	24" HGT.	POT	5' O.C.
MKL	8	MISS KIM LILAC	Syring patula 'Miss Kim'	24" HGT.	POT	5' O.C.
RTD	6	ARCTIC FIRE RED DOGWOOD	Cornus stolonifera 'Farrow'	24" HGT.	POT	5' O.C.
CONIFEROUS SHRUBS						
DFJ	4	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	24" HGT.	POT	5' O.C.
SGJ	3	SEA GREEN JUNIPER	Juniperus chinensis 'SeaGreen'	24" HGT.	POT	5' O.C.
TYE	5	TAUNTON YEW	Taxus x media 'Taunton'	24" HGT.	POT	5' O.C.
ORNAMENTAL GRASSES						
KFG	18	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	POT	3' O.C.
PERENNIALS						
OST	36	OSTRICH FERN	Matteuccia struthiopteris	1 GAL	POT	3' O.C.



GARBAGE AREA ENLARGEMENT:

PLANT SELECTIONS:
SUBSTITUTIONS WILL BE CONSIDERED ONLY IF REQUESTED PRIOR TO BIDDING OF THE PROJECT. THE CONTRACTOR SHALL VERIFY AVAILABILITY OF THE SPECIFIED MATERIALS AND INFORM THE LANDSCAPE ARCHITECT OF ANY CONCERNS PRIOR TO SUBMITTING A BID.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).

UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM CONSISTENT WITH THE SPECIES.

THE LANDSCAPE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF ANY DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

STORAGE OF PLANTS ON CONSTRUCTION SITE:
PLANTS SHALL NOT BE STORED ON SITE FOR EXTENDED TIME PERIODS. IF PLANTINGS CANNOT BE PLACED IN THE GROUND, AND WELL WATERED THAT SAME DAY, THE PLANTINGS SHALL HAVE MOIST MULCH COVERING THE ROOTS AT ALL TIMES.

PLANTING INSTRUCTIONS:
ALL PLANTINGS SHALL BE INSTALLED PER THE PLANTING DETAILS AS SHOWN IN THESE CONSTRUCTION DOCUMENTS. PARTICULAR ATTENTION WILL BE PAID TO OVERSIZING THE PLANTING HOLE AND CREATION OF A WATERING WELL TO ALLOW SOAKING OF THE PLANTING BACKFILL FOR EACH PLANTING.

EDGING AND MAINTENANCE STRIPS:
BLACK POWDER COATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS AND MAINTENANCE STRIP AREAS.

MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.

MULCHING:
A 3" DEPTH OF RIVER ROCK MULCH SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.

ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.

STAKING:
STAKING OF THE TREES IS OPTIONAL, BUT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CORRECTING ANY TREES THAT FALL OUT OF PLUMB DURING THE WARRANTY PERIOD.

REMOVAL OF TAGGING:
ALL TAGGING AND PLANT LABELS SHALL BE REMOVED AFTER PLANTING. BALLED AND BURLAPPED PLANTINGS SHALL HAVE ANY ROPE REMOVED FROM THE TRUCK AND THE TOP OF THE WIRE CAGE REMOVED FROM THE BALL AFTER PLACEMENT IN THE PLANTING PIT.

WARRANTY PERIOD:
ALL PLANTING SHALL BE COVERED BY A TWO YEAR WARRANTY PERIOD TO COVER REPLACEMENT OF ANY PLANTINGS THAT HAVE DIED OR ARE SHOWING OBVIOUS SIGNS OF STRESS AT THE WARRANTY INSPECTION. REPLACEMENT OF ANY FAILED PLANTINGS INCLUDES RE-ESTABLISHING CLEAN MULCH AROUND ANY REMOVALS AND OFF-SITE DISPOSAL OF ANY MATERIALS.

PLANTING NOTES:

IRRIGATION:
IRRIGATION IS NOT PROPOSED ON THIS PROPERTY.

SUPPLEMENTAL WATERING:
TURF AND NEW PLANTINGS WILL BE WATERED AS NEEDED BY OWNER DURING THE FIRST TWO YEARS TO ENSURE ESTABLISHMENT OF ANY PLANT MATERIALS AND TURF AREAS.

WATER NEEDS:
TURF AREAS SHOULD RECEIVE APPROXIMATELY 1" WEEKLY TOTAL WATERING. SPRINKLERS WILL BE SET BY OWNER AS NEEDED.

TREE, SHRUB, AND PERENNIAL PLANTINGS SHOULD BE THOROUGHLY DRENCHED DURING INITIAL PLANTING EFFORTS AND WATERED AS NEEDED IF SUFFICIENT RAINFALL IS NOT RECEIVED. PLANT SPECIES HAVE BEEN SELECTED TO THRIVE UNDER LOCAL CONDITIONS WITHOUT ADDITIONAL IRRIGATION. EXCEPTIONALLY DRY OR HOT PERIODS MAY REQUIRE SUPPLEMENTAL WATERING DURING THE ESTABLISHMENT PERIOD.

WATERING SCHEDULE:

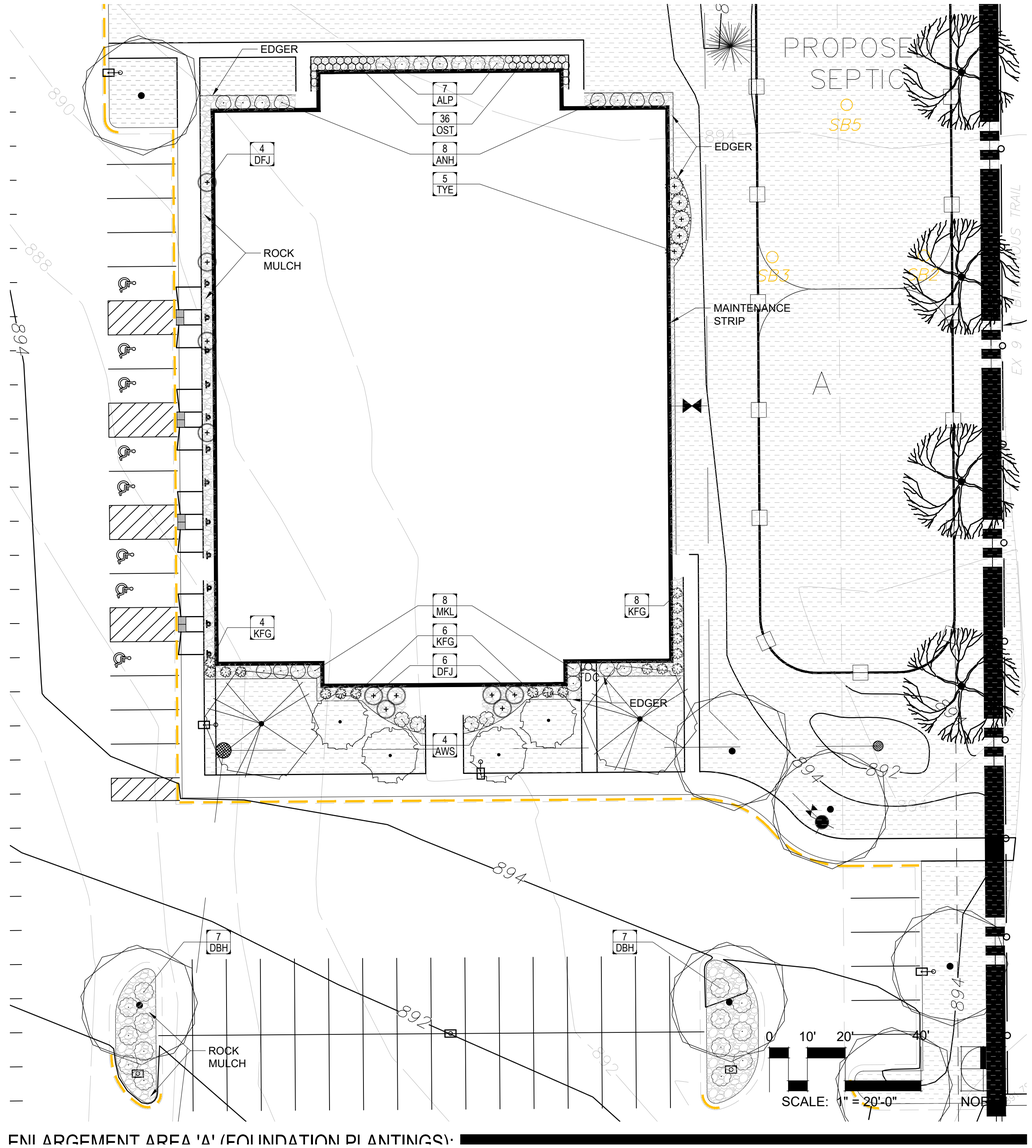
MAINTAINED TURF:
ALL FUTURE CLOSELY MOWN AREAS SHALL BE SEEDED USING THE SEED MIXES AS NOTED ON THE PLAN. THE SEED MIXES HAVE BEEN SELECTED BASED ON ANTICIPATED SOIL CONDITIONS IN THIS AREA. NOTIFY THE OWNER IF CHANGES ARE RECOMMENDED.

STARTER FERTILIZER:
AT THE TIME OF SEEDING, A STARTER FERTILIZER SHOULD BE APPLIED TO ASSIST IN PROPER GERMINATION AND GROWTH OF NEWLY SEEDED AREAS. A HIGH QUALITY, COMMERCIAL FERTILIZER SHOULD BE USED PER THE MANUFACTURER'S RECOMMENDED APPLICATION RATES BASED ON PROPOSED SEED AND SOIL TYPES.

ESTABLISHMENT:
TURF MUST SHOW AT LEAST 80% TOTAL COVERAGE, WITHIN ANY 100 SF SAMPLE AREA, TO BE CONSIDERED FULLY ESTABLISHED. THE SEEDING CONTRACTOR IS RESPONSIBLE FOR ANY OVERSEEDING UNTIL TURF COVERAGE IS DEEMED SATISFACTORY.

BROADLEAF CONTROL:
THE FUTURE MAINTENANCE FOR TURF AREAS SHALL INCLUDE BROADLEAF WEED CONTROL TO ALLOW TURFGRASS SPECIES AMPLE TIME TO ESTABLISH WITHOUT COMPETITION FROM WEEDS.

TURF ESTABLISHMENT NOTES:



ENLARGEMENT AREA 'A' (FOUNDATION PLANTINGS):

Inside Outside Architecture Inc.

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
VOICE OF HOPE CHURCH

Ramsey, Minnesota

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

Name: Paul Kangas
Registration #: 26017

Signature:

Project #:	24-013
Date:	CITY SUBMITTAL | 06-14-2024
Revision:	PER CITY COMMENTS | 07-11-2024
Drawn By:	PK
Checked By:	PK

Sheet Title:
FOUNDATION PLANTING PLAN AND DETAILS

Sheet Number:
L1-2

Voice of Hope Church
Native Seed Maintenance Plan
Ramsey, MN

Protocols to be followed are listed below for site preparation/seeding and maintenance of disturbed areas that are designated to be seeded with a native seed mix and managed annually for weedy and invasive species.

Site Preparation & Seeding (assuming fall seeding)

Soils within the disturbed buffer areas will first be decompacted to a depth of 18 inches and organic matter will be incorporated into soils, and then fine graded/smoothed before the seeding work begins (to be done by the general contractor or excavator). The areas will be left/avoided for a minimum of 30 days to allow weeds to germinate and regrow.

A broad-spectrum herbicide treatment will be applied as per manufacturer's directions. Herbicide treatment areas will be left/avoided for a minimum of 30 days before native seeding commences.

The soil will be harrowed or raked to create a smooth seedbed, and a roller or cultipacker will be used to create a firm seedbed. All seed will be applied by broadcasting, drilling or as otherwise recommended by the contracted revegetation specialist.

The proposed seed mix and rate for disturbed buffer areas is State Seed Mix 34-261 or similar at a rate of 6.5 lbs/acre of grasses, sedges, rushes and forbs, and 25.0 lbs/acre of cover crop.

Native seed mix actually used will depend on the hydrologic conditions of the landscape post grading and seed availability. Seed will be purchased from a reputable seed company such as Ramy Turf Products or Shooting Start Native Seeds, and will be of local origin.

Erosion Control

Newly seeded areas will be mulched with clean straw at a rate of 1.5 tons per acres. The straw will be disk anchored, where accessible. Upon completion of seed installation, a site visit will be conducted with the vegetation contractor to confirm seeding was consistent with the approved plan and collect seed
tags.

Maintenance

A standard maintenance plan for areas of native seeding is provided below. Revisions to this plan may occur. The intent of the management plan is to: 1) promote the growth of native species, and 2) control noxious and/or invasive species such as Canada thistle. When a noxious or invasive species occurs, the appropriate technique to control or eliminate that species will be implemented.

Year 1 (fall dormant seeding)

- Fall dormant seed as described in the Planting Plan
- Buffer plantings that do not survive will be replaced

Year 2 Management

- Mow 2-3 times with mower deck 6-8 inches off the ground to prevent development of weedy species
- Spot spray perennial weedy species as needed
- Buffer plantings that do not survive will be replaced

Year 2 Evaluation

- Cover crop will be gone unless winter wheat was used in a fall planting
- Grasses forming clumps 1-6 inches apart in drill rows, but still short
- Some flowers should be blooming
- Flush growth of foxtail and other annuals may indicate need for more frequent mowing
- Plan supplemental seeding for Year 3 if needed

Year 3/Ongoing Annual Maintenance Plan

1. Areas of bare ground or dead vegetation of more than 20 square feet shall be reseeded (Year 3 only).
2. Spot spray perennial weeds as necessary.
3. Patches of problem species that represent more than 5% cover of buffer areas should be spot mowed to prevent seed set and treated with herbicide at an appropriate time. Management of weedy species in the buffer shall be conducted on an annual basis.

ROAD IMPROVEMENT
AND
SPECIAL ASSESSMENT AGREEMENT,
WAIVER OF HEARING AND APPEAL

AGREEMENT made this ___ day of _____, 2024, by and between the City of Ramsey, a Minnesota municipal corporation ("City"), and Voice of Hope Church, ("Property Owner").

RECITALS

A. Property Owner is the fee owner of the following described real property, located in the City of Ramsey, Anoka County, Minnesota ("Subject Property"):

Mailing Address: 15620 Armstrong Blvd NW, Ramsey, MN

Legally described as follows:

Lot 1, Block 1, Voice of Hope Church Addition, Anoka County, Minnesota

All being Abstract property.

B. Property Owner acknowledges that its future primary access to the public right of way is by traverse over the City owned stub in for the potential future location of 157th Avenue NW and that should future development of the Subject Property be done, construction of 157th Avenue NW, with proper utilities, will be necessary.

C. To ensure proper access to a public right of way for any lots developed on the Subject Property and in the event Property Owner cannot finance the construction of 157th Avenue NW, the Property Owner requests that the City of Ramsey undertake the construction of 157th Avenue NW, including the extension of sanitary sewer, looping of the water main, and associated

services. ("Public Improvement").

D. The costs expected to be incurred for the Public Improvement is the amount of the special assessment listed below.

NOW, THEREFORE, IN CONSIDERATION OF THEIR MUTUAL COVENANTS, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Property Owner agrees, in the event Property Owner undertakes to further develop the Subject Property, Property Owner will construct 157th Avenue NW. In the event the Property Owner cannot finance the construction of 157th Avenue NW, the Property Owner agrees to allow the City to complete and perform necessary and related work for the construction of 157th Avenue NW ("Public Improvement"), allow the City to incur the cost of construction, and collect payment for same, pursuant to the terms of this Agreement.

2. The City will assess the Subject Property for its portion (the south half of the roadway) of the Public Improvement. The Subject Property's portion of the assessment shall be allocated One Hundred Percent (100%) to Lot 1, Block 1, Voice of Hope Church Addition. The amount of the special assessment to the Subject Property shall be the fair market value for the cost of the Public Improvement shall be equal to the fair market value to complete the Public Improvement at the time the Public Improvement is done. In any event, the assessment to the Subject Property shall not exceed One Hundred Thousand and 00/100 Dollars ($100,000.00). The special assessment principal shall be payable in equal installments over fifteen years, plus interest on the unpaid balance at the fair market interest rate at the time the Public Improvement is done. Interest shall begin accruing upon completion of the Public Improvement. The special assessment principal and interest will be certified to the county and become due and payable on the same schedule as the property taxes for the Subject Property.

3. The Property Owner waives any and all procedural and substantive objections to the Public Improvement and special assessments, including, but not limited to, hearing requirements and any claims that the assessment exceeds the benefit to the Subject Property. The Property Owner waives any right to appeal pursuant to Minn. Stat. §429.081.

3. Property Owner may prepay the entire special assessment without interest.

4. This Agreement shall be binding upon the Property Owner and the Property Owner's successors and assigns. This Agreement may be recorded against the title to the Subject Property and it shall run with the property.

5. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

6. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient by the City.

7. In the event any provision of this Agreement shall be held invalid, illegal, or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, and the remaining provisions shall not in any way be affected or impaired thereby.

8. Except as specifically stated herein, the payment of this special assessment shall be governed by Minnesota Statutes Chapter 429.

PROPERTY OWNER:

BY:_____

BY:_____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, Roman Andriychuk.

_____
Notary Public

CITY OF RAMSEY

BY:_____
Mark E. Kuzma, Mayor

_____
Katie Schmidt, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Mark E. Kuzma and by Katie Schmidt, the Mayor and City Clerk 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

Anoka County
TRANSPORTATION DIVISION
Highway

Todd Larson
City of Ramsey
7750 Sunwood Dr NW
Ramsey, MN 55303

July 3, 2024

RE: Preliminary Plat – Voice of Hope Church

Dear Todd,

We have reviewed the Preliminary Plat for Voice of Hope Church to be located west of CSAH 83 (Armstrong Boulevard NW) and south of 157th Avenue NW within the City of Ramsey, and I offer the following comments:

- The existing right of way along CSAH 83 is 60 feet west of centerline, which should be sufficient for future reconstruction purposes.
- As proposed, the plat will introduce one new access point onto CSAH 83 and the right of access is dedicated to Anoka County on the preliminary plat.
- The existing SB bypass lane at 157th Ave shall be restriped into a SB right turn lane at the proposed access.
- The proposed access could become a right in/right out access in the future if CSAH 83 gets reconstructed with median since it does not meet access spacing guidelines for a full access.
- If the City extends 157th Ave. to the west along the north end of this plat, access onto CSAH 83 shall be removed and access onto the new City Street will be made instead.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits can be issued.
- Any utility relocation in the CSAH 83 right of way will be required to be coordinated directly by the city/developer.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 83.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 83 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities

listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 83 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer II, Brandon.Ulvenes@anokacountymn.gov (checklist and payment information are available on our website: https://www.anokacountymn.gov/4072/Development-Review):

- Construction plans (including turn lane plans)
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at $350.00)

Following the completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One Permit for Work within the County Right of Way ($150.00) and one Commercial Access permit ($175.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

Logan Keehr, PE
Traffic Engineer II

xc: CSAH 83/Plats+Developments/2024
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Brandon Ulvenes, Engineer II

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #24-209 Approving Change Order No. 2 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-209 approving Change Order No. 2 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements.

Background:

During construction, field changes were required to various existing and proposed watermain lines at the intersection of 143rd Avenue and County Road 56 / Ramsey Boulevard to avoid directional drilling under County Road 56 / Ramsey Boulevard under traffic. The proposed trunk watermain will instead be installed in an open trench when County Road 56 / Ramsey Boulevard is closed to traffic during the reconstruction of Ramsey Boulevard as part of the Ramsey Gateway project.

Field changes will also be required to convert 143rd Avenue from a 7-ton design to a 9-ton design to meet State Aid standards.

The attached Change Order includes detailed information on the required field changes made to existing pay items and on new pay items not included in the contract. Revised plan sheet 31 is attached to the Change Order to provide visual details on scope of the required field changes that were already constructed.

As always, staff strives to process change orders before work is completed. However, after-the-fact change order approvals are sometimes required to avoid even larger project costs resulting from contractor downtime while waiting for the next Council meeting to obtain approval before work is completed. This typically costs thousands to tens of thousands of dollars for each day work is halted.

Funding Source:

Change Order No. 2 results in increased project costs amounting to $141,608.93.

These costs will be funded from water enterprise funds.

Recommendation:

Staff recommends adopting Resolution #24-209. As previously noted, some of the work has already been completed.

Outcome/Action:

Adopt Resolution #24-209 approving Change Order No. 2 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements in the amount of $141,608.93.

Attachments

Resolution 24-209
Change Order No. 2

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/08/2024 03:14 PM
Form Started By: Bruce Westby		Started On: 07/18/2024 03:28 PM
Final Approval Date: 08/08/2024		

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

RESOLUTION #24-209

RESOLUTION APPROVING CHANGE ORDER NO. 2 TO NORTHDALE CONSTRUCTION FOR IMPROVEMENT PROJECT #21-08, WATER TREATMENT PLANT TRUNK WATERMAIN IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #23-305 adopted November 28, 2023, a construction contract was awarded to Northdale Construction Co. Inc., of Albertville, Minnesota, in the amount of $6,671,414.00 for said improvements; and

WHEREAS, during construction, field changes were required to various existing and proposed watermain lines at the intersection of 143rd Avenue and County Road 56 / Ransey Boulevard to avoid directional drilling under County Road 56 / Ransey Boulevard under traffic; and

WHEREAS, during construction, field changes will be required to convert 143rd Avenue from a 7-ton design to a 9-ton design to meet State Aid standards; and

WHEREAS, Change Order No. 2 documents the required field changes completed and required by Northdale Construction for improvement project #21-08, WTP Trunk Watermain Improvements, in the amount of $141,608.93.

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

1) The City Council hereby approves Change Order No. 2 to Northdale Construction of Albertville, Minnesota for Improvement Project #21-08, WTP Trunk Watermain Improvement in the amount of $141,608.93.

2) The City Council hereby authorizes and directs the City Administrator to sign Change Order No. 2 on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of August, 2024.

Mayor

ATTEST:

City Clerk

Building a Better World for All of Us®

CHANGE ORDER

City of Ramsey	July 2, 2024
OWNER	*DATE*
21-08	2
OWNER'S PROJECT NO.	*CHANGE ORDER NO.*
Water Treatment Plant Trunk Water Main Improvements	RAMSY 174498 71.50
PROJECT DESCRIPTION	*SEH FILE NO.*

The following changes shall be made to the contract documents:
Description:

Item	Description	Qty	Unit	Unit Price	Cost
Increase:					
51	HYDRANT	1	EACH	$7,000.00	$7,000.00
53	6" GATE VALVE AND BOX	1	EACH	$2,420.60	$2,420.60
58	6" DIP WATER MAIN CL 53	20	LF	$96.78	$1,935.60
71	DUCTILE IRON FITTINGS	395	LBS	$12.78	$5,048.10
Reduce:					
65	20" DR 18 FUSIBLE PVC WATER MAIN (HDD) (RAW WATER)	130	LF	$249.13	($32,386.90)
Add:					
	20" BUTTERFLY VALVE	1	EACH	$17,100.63	$17,100.63
	6” CONCRETE WALK	400	SF	$18.33	$7,332.00
	TRUNCATED DOME	10	SF	$81.58	$815.80
Additional Item discussed in Field:					
15	AGGREGATE BASE CLASS 5 (MODIFIED)	5,512	TON	$24.01	$132,343.10
	CHANGE ORDER 2 TOTAL				**$141,608.93**

Purpose of Change Order:
During the project, discussions were held between the City and County on the challenges of directional drilling across Ramsey Bldv to tie into the existing water main on the west side. Specifically as it pertained to keeping all traffic lanes open around the drilling pits. The decision was made jointly with the City and County to eliminate this portion of the project with Ramsey Blvd County right-of-way and have the County install the water main crossing with their project.

Because the 20” fused PVC pipe could not be restocked, the City will be reimbursing the Contractor for materials only but not the labor to install it. This represents an approximate 50% savings in the HDD unit price.

The other component of the project was to revise the street design to make it a full depth reconstruction and build it back to a 9 ton street, rather than the original design to simply mill and overlay the 7 ton street (at the City’s request).

The attached plan sheet shows the changes at the 143rd/Ramsey Blvd intersection. It did require some additional water main elements to make this change, such as hydrant, valves, fittings, etc.

The road reconstruction work has not started yet as they are still installing the water main pipe.

The following items are related to this change order:

1. 20" HDD across Ramsey Blvd at 143rd St. is being eliminated from the project.
2. The project will now bring the 20" open cut up to the Eastern ROW line of Ramsey Blvd where the 20" butterfly valve will be installed for testing prior to Ramsey Gateway connection with their project in Spring 2025.
3. Increase in Class 5 item is intended to pay for common excavation, subgrade prep and salvage & placement of reclaimed material.
4. Concrete work (6" walk and truncated domes) were add to the project at 147th and Bunker Lake Blvd. at Citys' request, which was not included in the bid.

Contractor has confirmed that all original bid prices still apply to these revisions.

Basis of Cost: ☐ *Actual* ☒ *Estimated*

Attachments (list supporting documents)

- Revised plan sheet 31.

Contract Status	*Time*	*Cost*
Original Contract		$6,671,414.00
Net Change Prior C.O.'s 0 to 1		$130,116.38
Change this C.O.		$141,608.93
Revised Contract		$6,943,139.31

Recommended for Approval: ***Short Elliott Hendrickson Inc.*** *by* Dave Hutton, PE (Lic. MN, WI, ND)

Agreed to by Contractor:	*Approved for Owner:*
BY Northdale Construction	*BY* City of Ramsey
TITLE	*TITLE*

Distribution *Contractor 2* *Owner 1* *Project Representative 1* *SEH Office 1*

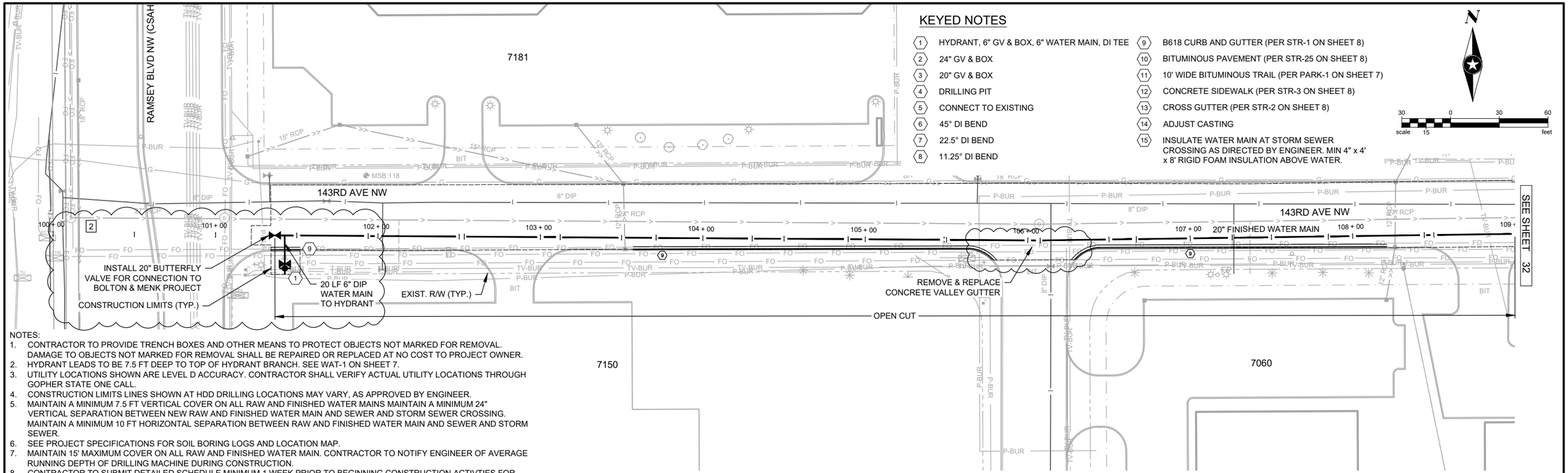
x:\pt\r\ramsy\174498\7-const-svcs\71-mgmt\50-chg-order\co2\cpn 21-08 ramsey change order #2 revised.docx

KEYED NOTES

1. HYDRANT, 6" GV & BOX, 6" WATER MAIN, DI TEE
2. 24" GV & BOX
3. 20" GV & BOX
4. DRILLING PIT
5. CONNECT TO EXISTING
6. 45° DI BEND
7. 22.5° DI BEND
8. 11.25° DI BEND
9. B618 CURB AND GUTTER (PER STR-1 ON SHEET 8)
10. BITUMINOUS PAVEMENT (PER STR-25 ON SHEET 8)
11. 10' WIDE BITUMINOUS TRAIL (PER PARK-1 ON SHEET 7)
12. CONCRETE SIDEWALK (PER STR-3 ON SHEET 8)
13. CROSS GUTTER (PER STR-2 ON SHEET 8)
14. ADJUST CASTING
15. INSULATE WATER MAIN AT STORM SEWER CROSSING AS DIRECTED BY ENGINEER. MIN 4" x 4' x 8' RIGID FOAM INSULATION ABOVE WATER.

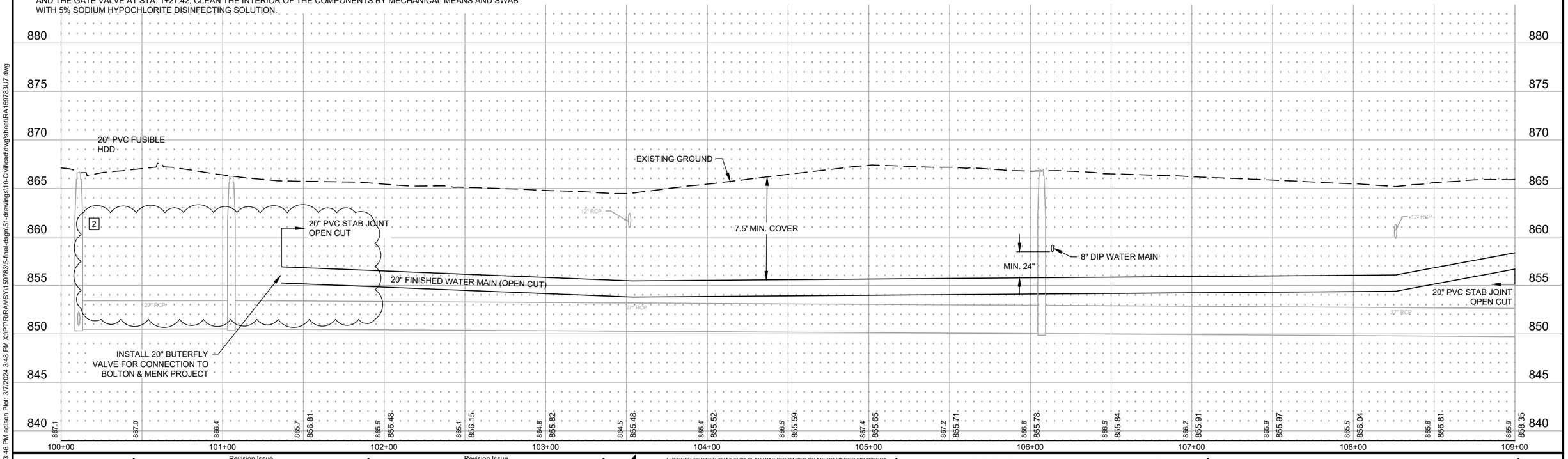
N

30 0 30 60
scale 15 feet



NOTES:

1. CONTRACTOR TO PROVIDE TRENCH BOXES AND OTHER MEANS TO PROTECT OBJECTS NOT MARKED FOR REMOVAL. DAMAGE TO OBJECTS NOT MARKED FOR REMOVAL SHALL BE REPAIRED OR REPLACED AT NO COST TO PROJECT OWNER.
2. HYDRANT LEADS TO BE 7.5 FT DEEP TO TOP OF HYDRANT BRANCH. SEE WAT-1 ON SHEET 7.
3. UTILITY LOCATIONS SHOWN ARE LEVEL D ACCURACY. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS THROUGH GOPHER STATE ONE CALL.
4. CONSTRUCTION LIMITS LINES SHOWN AT HDD DRILLING LOCATIONS MAY VARY, AS APPROVED BY ENGINEER.
5. MAINTAIN A MINIMUM 7.5 FT VERTICAL COVER ON ALL RAW AND FINISHED WATER MAINS MAINTAIN A MINIMUM 24" VERTICAL SEPARATION BETWEEN NEW RAW AND FINISHED WATER MAIN AND SEWER AND STORM SEWER CROSSING. MAINTAIN A MINIMUM 10 FT HORIZONTAL SEPARATION BETWEEN RAW AND FINISHED WATER MAIN AND SEWER AND STORM SEWER.
6. SEE PROJECT SPECIFICATIONS FOR SOIL BORING LOGS AND LOCATION MAP.
7. MAINTAIN 15' MAXIMUM COVER ON ALL RAW AND FINISHED WATER MAIN. CONTRACTOR TO NOTIFY ENGINEER OF AVERAGE RUNNING DEPTH OF DRILLING MACHINE DURING CONSTRUCTION.
8. CONTRACTOR TO SUBMIT DETAILED SCHEDULE MINIMUM 1 WEEK PRIOR TO BEGINNING CONSTRUCTION ACTIVTIES FOR COORDINATION WITH THE CITY OF RAMSEY UTILITIES DEPARTMENT. CONTACT AARON MADSEN AT 763.286.2579. CITY OF RAMSEY TO OPERATE VALVES AND HYDRANTS FOR CONTRACTOR.
9. DURING INSTALLATION OF THE FITTINGS AND PIPING BETWEEN THE CONNECTION TO THE EXISTING RAW WATER MAINS AND THE GATE VALVE AT STA. 1+27.42, CLEAN THE INTERIOR OF THE COMPONENTS BY MECHANICAL MEANS AND SWAB WITH 5% SODIUM HYPOCHLORITE DISINFECTING SOLUTION.



		Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
SEH Project	RAMSY174498	1	ADDENDUM #1	10/23/2023	.		
Drawn By	JRB, SRP	2	CHANGE ORDER #1	03/08/2024	.		
Designed By	KLK				.		
Checked By	CES						

SEH

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 MN.

DATE 10-06-2023

David E. Hutton
LICENSE NO. 19133

WATER TREATMENT PLANT
TRUNK WATER MAIN IMPROVEMENTS
Ramsey, Minnesota

UTILITY PLAN AND PROFILE
143RD AVE NW

31 of 58

Save: 3/7/2024 3:46 PM aolsen Plot: 3/7/2024 3:48 PM X:\PT\R\RAMSY\159783\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\RA159783U7.dwg

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #24-210 Approving a Final Plat for "GH Ramsey" and a Development Agreement for Take 5 Oil Change (Case of Garage RE LLC)

Purpose/Background:

On July 9th, the City Council approved the Site Plan, Conditional Use Permit, and Vacation of part of a Drainage and Utility Easement for Take 5 Oil Change. Since that meeting took place, the Applicant has submitted a request for a Final Plat of the property to split the lot into two buildable lots in what will be called GH Ramsey Addition in anticipation of a future user on the western portion of the property. The Take 5 lot (Lot 1) will be 0.61 acres, while Lot 2 (to be platted for future development) will be 0.55 acres. Both proposed lots are served by municipal water, sewer, and storm sewer, and both will have access to a shared cross-access easement that connects to both Aldi to the north and Northstar Marketplace to the south and east.

With the plat, site development fees and park dedication are required. Those fees are specified in the Development Agreement, which is attached to this case for City Council's review and approval. Approval of a Development Agreement is a requirement of the development process. The proposed Development Agreement is similar to agreements for other projects, with the addition of language to discuss the construction of an off-site parking lot adjacent to the site, located within the former footprint of Sunwood Drive, to serve the Northstar Marketplace development.

Notification:

Notification is not required for a request of this nature.

Funding Source:

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

Recommendation:

Staff recommends approval of the Final Plat and Development Agreement.

Outcome/Action:

Motion to adopt Resolution #24-210, Approving a Final Plat for "GH Ramsey" and a Development Agreement for Take 5 Oil Change.

Attachments

Resolution #24-210 Final Plat and Development Agreement

Final Plat

Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/08/2024 12:50 PM
Form Started By: Adam Martin		Started On: 07/30/2024 04:13 PM

Final Approval Date: 08/08/2024

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

RESOLUTION #24-210

A RESOLUTION APPROVING A FINAL PLAT OF "GH RAMSEY ADDITION" AND A DEVELOPMENT AGREEMENT FOR "TAKE 5 OIL CHANGE"

WHEREAS, The City of Ramsey received an application from DSGW Architects (the "**Applicant**") on behalf of Garage RE LLC, doing business as Take 5 Oil Change (the "**Developer**"), requesting Final Plat approval on the property legally described as follows:

Lot 2, Block 1, COR Four, Anoka County, Minnesota

(the "**Subject Property**").

WHEREAS, the **Subject Property** is zoned COR-2b, Commercial Subdistrict, which is a mixed-use zoning designation, and guided for mixed uses in the 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** is replatting one 1.16-acre lot to become two buildable lots, measuring 0.61 and 0.55 acres in size, necessitating the subdivision; and

WHEREAS, all principal uses within the COR-2b zoning district require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** submitted a Sketch Plan and Final Plat to Staff on July 5, 2024, for administrative review; and

WHEREAS, Staff found the sketch plan to be in conformance with all applicable City Code regulations and recommended approval of the Final Plat to the City Council; and

WHEREAS, a Development Agreement is required to provide financial guaranty of site improvements for proposed developments; and

WHEREAS, the proposed Development Agreement conforms to City Code requirements; and

WHEREAS, the City Council reviewed the request at their meeting on August 12, 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 Final Plat and Development Agreement for GH Ramsey Addition on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

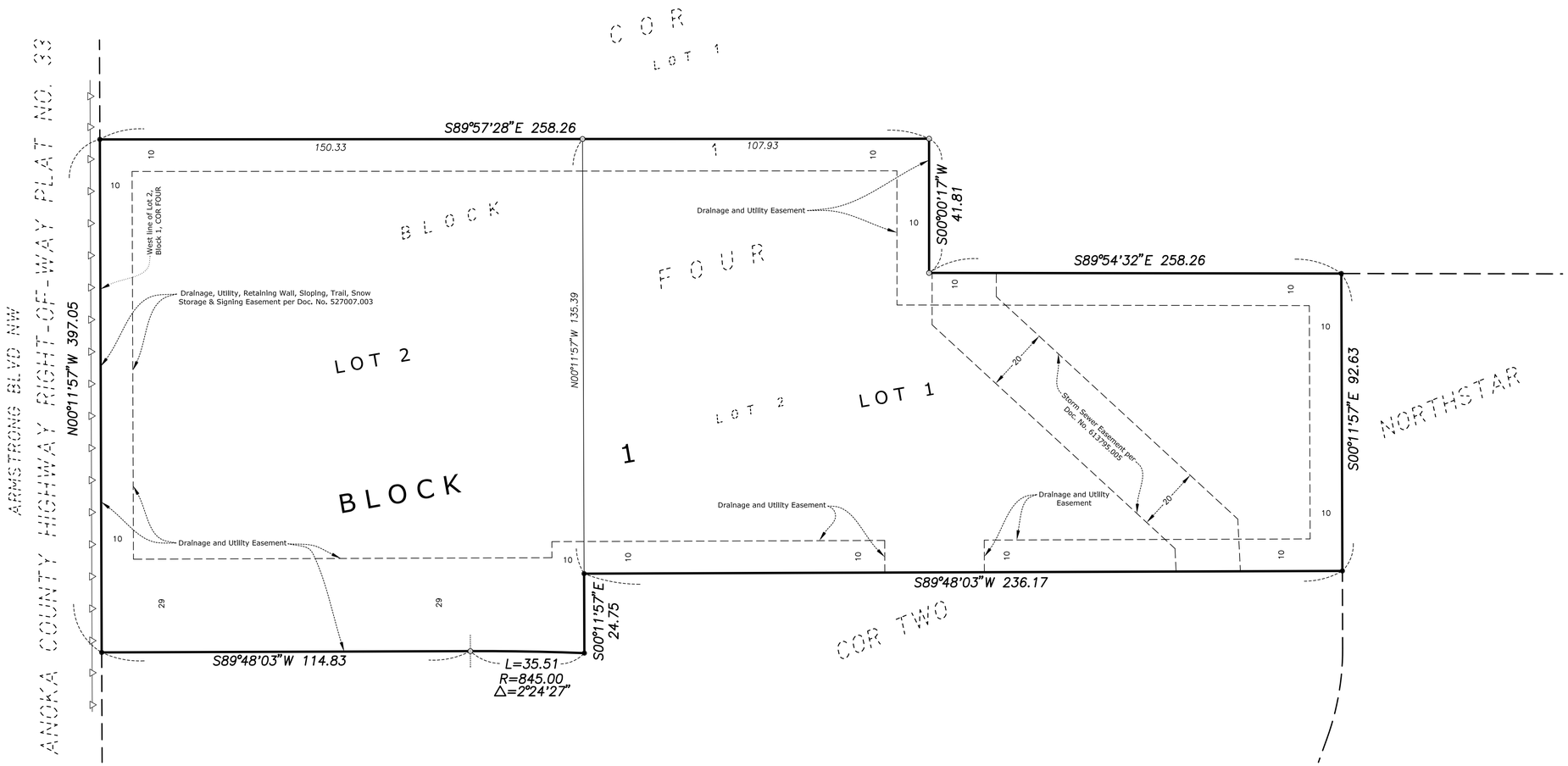
1) Final legal form approved by the City Attorney.

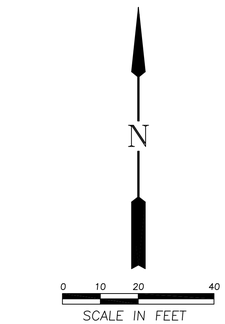
2) That the **Developer** enters into a Development Agreement with the City.

3) That the Mayor and City Administrator are authorized to sign the Development Agreement.

GH RAMSEY

City of Ramsey
County of ANOKA
Section 22, Township 27, Range 23

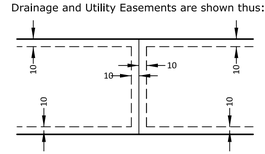




The west line of Lot 2, Block 1, COR FOUR is assumed to bear North 00 degrees 11 minutes 57 seconds West.

- ● Denotes found iron monument.
- ○ Denotes 1/2 inch by 14 inch iron monument set and marked by Minnesota License No. 22036.
- Denotes Right of Access Dedicated to County of Anoka per the plat of COR FOUR

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining all side lot lines unless otherwise shown, and being 10 feet in width and adjoining all right of way lines unless otherwise shown.

KNOW ALL PERSONS BY THESE PRESENTS: That Garage Holdings, LLC, fee owner of the following described property:

Lot 2, Block 1, COR FOUR, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as GH RAMSEY and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Garage Holdings, LLC has caused these present to be signed by its proper officer this _____ day of _____ , 2024.

Garage Holdings, LLC

Signed: _____ its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ , 2024, by _____, the _____ of Garage Holdings, LLC on behalf of said incorporated company.

Signature _____
Printed _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Gary C. Huber 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 _____ , 2024.

_____
Gary C. Huber, Licensed Land Surveyor
Minnesota License No. 22036

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me on _____ , 2024, by Gary C. Huber.

Signature _____
Printed _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, COUNTY OF ANOKA, STATE OF MINNESOTA

This plat was approved by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this _____ day of _____ , 2024 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By_____ , Mayor By _____ , Clerk

COUNTY SURVEYOR, COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____ , 2024.

_____
David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____ , 2024.

_____ By: _____ , Deputy
Property Tax Administrator

REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of GH RAMSEY was filed in the office of the Registrar of Titles for public record on this _____ day of _____ , 2024 at _____ o'clock ___.M., and was duly filed as Document Number _____.

_____
Registrar of Titles

REHDER & ASSOCIATES, INC.

TAKE 5 OIL CHANGE
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 12th day of August, 2024, and is by and between the City of Ramsey, a Minnesota municipal corporation (the "**CITY**") and **GARAGE RE LLC**, a limited liability corporation under the laws of Minnesota, (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 7990 Sunwood Drive Northwest, Ramsey, MN 55303 and legally described as:

Lot 1, Block 1, GH Ramsey, Anoka County, Minnesota.

(the "**Subject Property**")

B. That on February 26, 2024, the City Council adopted Resolution #24-061, approving a Purchase Agreement and Right of Re-Entry Agreement for the **Subject Property**, and that the City Council staff report documented a $125,000 discount from the purchase price for the **Subject Property**, to be used for constructing an off-site parking lot.

C. That on February 27, 2024, the Purchase Agreement and Right of Re-Entry Agreement were signed and executed.

D. That on May 13, 2024, the **CITY** received a Land Use Application from DSGW Architects (the "**Applicant**"), on behalf of the **PERMITTEE**, requesting a Site Plan Review and Final Plat, as part of a proposal to construct a commercial building to operate on the **Subject Property**, and associated site improvements (cumulatively, the "**New Building**").

E. That on July 9, 2024, the City Council approved the Conditional Use Permit and Site Plan, and approved vacating part of a drainage and utility easement, for the proposed **New Building**.

F. That on August 12, 2024, the City Council approved the Final Plat for the proposed **New Building**.

G. The **PERMITTEE** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **CITY.**

Agreement

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **CITY** approves the site plan (the "Site Plan") conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with the applicable provisions of City Code**.**

2. **Conformance with the Plans**. The **Subject Property** shall be developed in accordance with the final plans (the "**Plans**") prepared by DSGW Architects and Rehder & Associates, Inc and dated July 26, 2024. The **Plans** remain subject to: (a) City Staff's review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY's** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement**, but are in the **CITY's** files.

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

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

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

6. **Required On-Site Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans.** The Required Improvements and the allocated costs therefor are as follows:

Required Improvement – Take 5	Cost	125% of Cost Release Amount
a. Site work (including temporary and permanent erosion control, lot grading, parking lot and driveway bituminous pavement, and concrete walkways, curb, and gutter)	$133,641.00	$167,051.25
b. Sanitary sewer service	$14,700.00	$18,375.00
c. Water services	$18,900.00	$23,625.00
d. Storm drainage facilities	$30,450.00	$38,062.50
e. Landscaping	$27,720.00	$34,650.00
TOTAL	$225,411.00	$281,763.75

("**Required Improvements**")

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

7. **Required Off-Site Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the parcel immediately south of the **Subject Property** in accordance with the specifications and location as shown on the **Plans**, and in accordance with the terms outlined in the City Council staff report from February 26, 2024 for the Purchase Agreement**.** The Required Improvements and the allocated costs therefor are as follows:

	Required Improvement – Parking Area South of Subject Property
f.	Site work (including temporary and permanent erosion control, lot grading, parking lot and driveway bituminous pavement, and concrete walkways, curb, and gutter)
g.	Storm drainage facilities
h.	Landscaping

("**Required Improvements**")

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

8. **Required Improvements Completion Date**. The **Required Improvements** shall be completed within twenty-four (24) months from the date of Site Plan approval for the **New Building**, subject to Unavoidable Delays. For the purposes of this Agreement, Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, global pandemic, epidemic, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, results in delays, or acts of any federal, state or local governmental unit other than the **CITY**.

9. **Required Improvements Financial Guaranty**. In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Two Hundred Eighty-One Thousand Seven Hundred Sixty-Three Dollars and Seventy-Five Cents** (**$281,763.75**), which is 125% of the **CITY's** estimated cost of the **Required Improvements** for the on-site improvements, but shall serve as the guaranty for the installation of **Required Improvements** on both the on-site and off-site improvements. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

At the request of **PERMITTEE**, the **CITY** shall, not more frequently that once monthly, release that part of the Financial Guaranty for any completed portion of the Required Improvements in the amount set forth in Section 6 that have been accepted in writing by the **CITY**. Upon completion of the construction of all or any remaining of the **Required Improvements** and written acceptance by the **CITY**, the financial guaranty shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guaranty described in Section III Paragraph 11 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to

construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the **Required Improvements** and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE's** default.

10. **Site Inspection Fees.** The **PERMITTEE** shall be responsible for all site inspection costs incurred by the **CITY** related to the installation of **Required Improvements**. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the **Required Improvements**, which equates to **Fifteen Thousand Five Hundred Seventy-Seven Dollars and Five Cents** (**$15,577.05**) (5% x $311,541.00). Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY's** escrow account shall be refunded to the **PERMITTEE**.

11. **Storm Water Management Fee.** The **PERMITTEE** is responsible for satisfying applicable Storm Water Management Fee requirements for the plat of GH Ramsey. The **PERMITTEE** must pay a Storm Water Management Fee of **$6,172.00** (1.16 acres x $5,321.00 per acre).

12. **Park Dedication and Trail Development**. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements with the plat of GH Ramsey. The **PERMITTEE** must pay **$5,916** (park dedication) and **$1,508** (trail development). These amounts are based off 1.16 acres at $5,100 per acre (park dedication) and $1,300 per acre (trail development).

13. **Sanitary Sewer Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements for the plat of GH Ramsey. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$4,713.00** (1.16 acres x $4,063.00 per acre).

14. **Water Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements with the plat of GH Ramsey. The **PERMITTEE** must pay a Water Trunk Fee of **$8,518.00** (1.16 acres x $7,343.00 per acre).

SECTION II
PERMITS AND OCCUPANCY

15. Requirements for Building Permit.

a. No building permit shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; (c) the financial guaranty described in Section I Paragraph 8 to the **CITY**; and (d) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**, if applicable**;** and

b. No occupancy permit shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; and (b)

constructed all utilities and storm water facilities this **Agreement** requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY.**

SECTION III
ON-SITE LANDSCAPING

16. **Maintenance Guaranty for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide a maintenance guaranty to ensure the survival of the plantings. Said maintenance guaranty shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Two Thousand Twenty-Five Dollars and No Cents ($2,025.00)** [# plantings (16 trees and 26 shrubs) x cost/planting ($300/tree and $75/shrub) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY's** written acceptance of said plantings as part of the **Required Improvements**.

    At the end of the two (2) year period, the **PERMITTEE** shall contact the **CITY** to schedule a final inspection of the landscaping. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the **CITY**. Upon approval of the final landscape inspection by the **CITY,** the maintenance guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two (2) year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **PERMITTEE** default.

SECTION IV
GENERAL

17. **Boulevard and Area Restoration**. The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.

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

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

20. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this **Agreement** as **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

21. **Site Plan Approval Expenses**. The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration

expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY's** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.

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

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

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

25. **Violation of This Permit**. If the **PERMITTEE** fails to perform any of the terms of this **Agreement** in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this **Agreement** by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

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

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

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

TO PERMITTEE:
Garage RE LLC
Attn: Tim Eaton
15706 Highland Heights Dr.
Minnetonka, MN 55345

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

[The rest of this page left intentionally blank]

THE PERMITTEE:

Garage RE LLC

By:_____
Tim Eaton
Its: Managing Director

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Tim Eaton, the Managing Director of Garage RE LLC, a Minnesota limited liability corporation, under the laws of the State of Minnesota on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Mark E. Kuzma
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

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

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #24-213 Accepting Bids and Awarding Contract for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-213 accepting bids and awarding a contract 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.
- July 9, 2024, Resolution #24-178, the Ramsey City Council approved plans and specifications and authorized advertisement for bids.
- August 5, 2024, bids were publicly opened and tabulated.

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 24’ wide rural and urban sections 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 mobilizations 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 due to the pavement conditions being below thresholds for an overlay project, but also not in such bad condition as to justify a street reconstruction when compared to other neighborhood streets across the City.

In May 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 streets drive well and do not have significant potholes. 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 reconstruction in 2025 could not be completed.

Staff finds the proposed 2025 CIP street reconstruction projects have a higher priority, largely due to the poor pavement conditions and higher average daily traffic levels, which in turn will provide a greater benefit 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 to 3 years, and are planning to add a reclamation project for this neighborhood within the next 3 to 5 years as part of the 2025 to 2034 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 as 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

- Council awards contract to the lowest responsible bidder
  - August 12, 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

On August 5, 2024, a total of six (6) bids were publicly opened and tabulated. The following bids were found to comply with the advertisement for bids.

Contractor	**Total Bid**
Park Construction Company	$162,689.38
North Valley, Inc.	$177,032.26
Landall Services, LLC	$190,253.00
Omann Brothers Paving, Inc.	$193,995.52
Valley Paving, Inc.	$200,008.17
C.S. McCrossan Construction, Inc.	$214,582.50
Engineer's Estimate	*$188,212.00*

Park Construction Company of Minneapolis, Minnesota, submitted the lowest responsible bid in the amount of $162,689.38. Adding indirect costs in the amount of 14-percent for administrative, engineering, finance, and legal costs brings the total project costs to $185,465.89.

The low bid is 14-percent below the engineer's estimate, primarily due to lower than anticipated bituminous pavement costs.

Permitting

Plans have been reviewed and approved by MnDOT State Aid. 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 a contract for construction is awarded, letters will be mailed to property owners with updates on the project status. The Engineering department maintains City Improvement Project webpages with the most current project information, which will also be updated.

Time Frame/Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #24-213 accepting bids and awarding a contract 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 $181,989.98

Stormwater Utility Funds	$3,475.92
Total Project Costs	**$185,465.89**

Recommendation:

Staff recommends adopting Resolution #24-213 accepting bids and awarding a contract for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06.

Outcome/Action:

Action:

Adopt Resolution #24-213 accepting bids and awarding a contract for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06.

Attachments

24-06 Street Summary

24-06 Final Plans

Res 24-213

Form Review

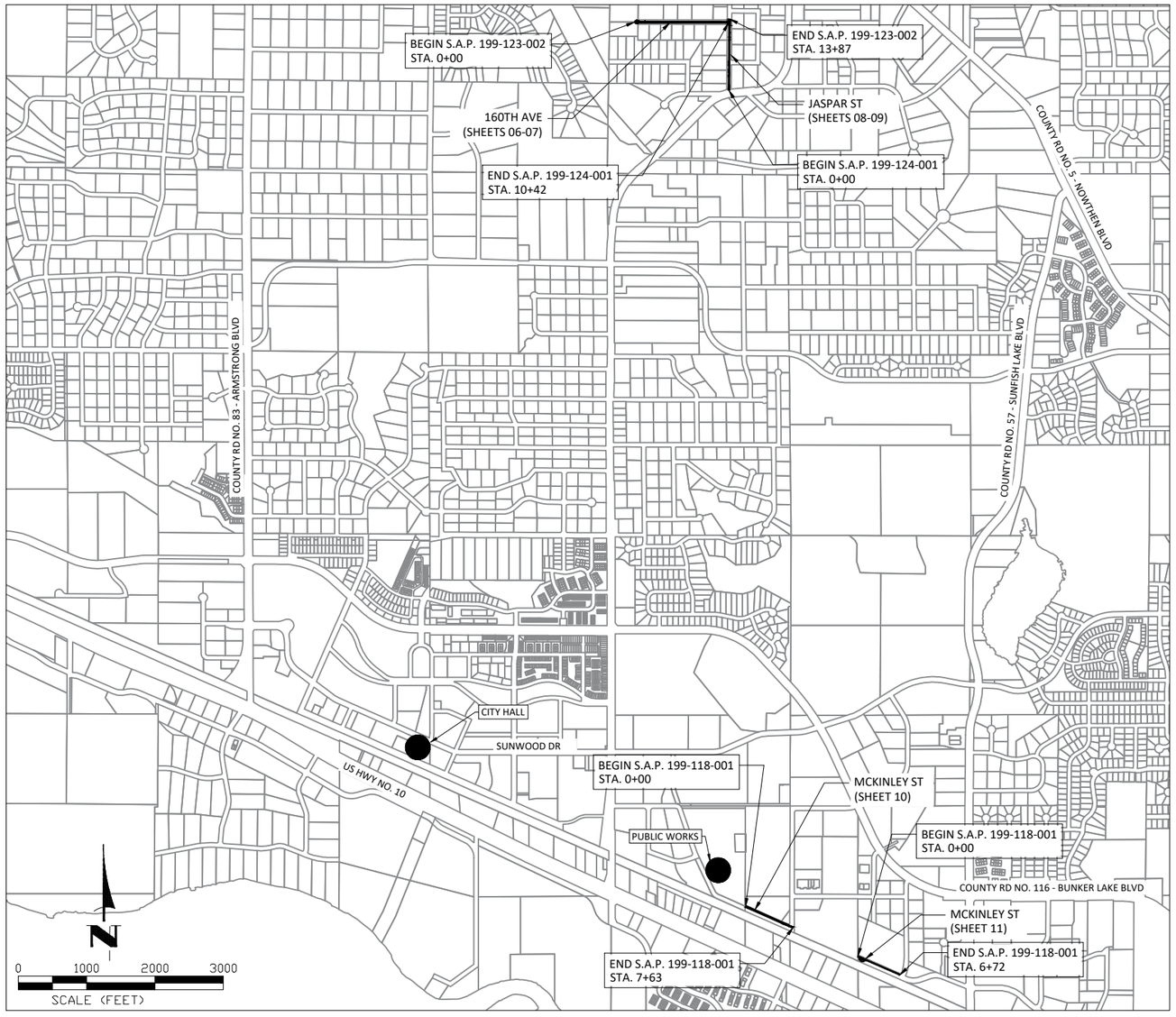
Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/08/2024 10:04 AM
Bruce Westby	Bruce Westby	08/08/2024 10:36 AM
Brian Hagen	Brian Hagen	08/08/2024 12:56 PM
Form Started By: Joe Feriancek		Started On: 08/05/2024 02:38 PM
Final Approval Date: 08/08/2024		

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

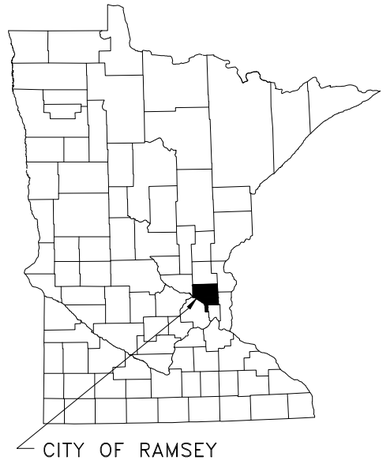
CITY IMPROVEMENT PROJECT NO. 24-06



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

GSOC

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. — 57095 LIC. NO. — DATE 07/05/24

APPROVED: _____ DATE 08/01/24
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

Aug 01, 2024 - 10:51am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\24-06 2024 MSA Overlay Improvements\Plan Drawings\24-06 Title Sheet No Alpaca.dwg

	ENGINEER'S ESTIMATE													
	IP 24-06 2024 MSA STREET OVERLAY IMPROVEMENTS													
	CITY OF RAMSEY													
	7/3/2024													
						S.A.P. 199-123-002 (160TH LN)		S.A.P. 199-124-001 (JASPAR ST)		S.A.P. 199-118-001 (MCKINLEY ST W OF EBONY)		S.A.P. 199-118-001 (MCKINLEY ST W OF AZURITE)	
					PROJECT TOTALS	PARTICIPATING	NON-PARTICIPATING	PARTICIPATING	NON-PARTICIPATING	PARTICIPATING	NON-PARTICIPATING	PARTICIPATING	NON-PARTICIPATING
						STREET	STORM	STREET	STORM	STREET	STORM	STREET	STORM
NOTE	**ITEM NO.**	**MNDOT NO.**	**ITEM**	**UNIT**	**QUANTITY**	**QUANTITY**	**QUANTITY**	**QUANTITY**	**QUANTITY**	**QUANTITY**	**QUANTITY**	**QUANTITY**	**QUANTITY**
	1	2021.501	MOBILIZATION	LS	1	0.31	0.00	0.25	0.00	0.21	0.01	0.21	0.01
	2	2104.502	REMOVE & REPLACE BITUMINOUS FLUME	SY	6	6	0	0	0	0	0	0	0
1	3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	609	0	0	280	0	79	0	250	0
1	4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	10	0	0	0	0	5	0	5	0
1	5	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	20	0	0	0	0	10	0	10	0
	6	2106.507	EXCAVATION - COMMON (EV)	CY	2	0	0	0	0	1	0	1	0
	7	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	53	0	0	15	0	8	0	30	0
1	8	2231.604	BITUMINOUS PATCH	SY	120	0	0	120	0	0	0	0	0
	9	2232.504	MILL BITUMINOUS PAVEMENT 2.0"	SY	11460	3770	0	2810	0	2430	0	2450	0
3	10	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	805	265	0	200	0	170	0	170	0
4	11	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	1300	430	0	320	0	275	0	275	0
	12	2503.602	GROUT CATCH BASIN	EA	11	0	0	0	0	0	5	0	6
	13	2503.602	RESET CATCH BASIN	EA	1	0	0	0	0	0	1	0	0
8	14	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	20	0	0	0	0	10	0	10	0
6	15	2563.601	TRAFFIC CONTROL	LS	1	0.31	0.00	0.25	0.00	0.21	0.01	0.21	0.01
2,7	16	2574.507	TOPSOIL (LV)	CY	2	0	0	0	0	1	0	1	0
5	17	2575.501	TURF ESTABLISHMENT	ACRE	0.02	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00

STANDARD PLATES	
THE FOLLOWING STANDARD PLATES, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT	
4010I	CONCRETE ADJUSTING RINGS
7100H	CONCRETE CURB & GUTTER (DESIGN B)
8000 K	TEMPORARY CHANNELIZERS - TYPE A

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. LV TO CV CONVERSION FACTOR = 1.30.
3. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
5. TURF ESTABLISHMENT INCLUDES SEEDING, SEED MIXTURES, FERTILIZER AND OTHER SOIL AMENDMENTS. SEED MIXTURE SHALL BE 25-151. FOLLOW MNDOT SEEDING MANUAL GUIDLINES FOR APPLICATION RATES.
6. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.
7. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
8. FINISH WITH CLEAR CURING COMPOUND

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.
4. SEEDING AND RESTORATION NUMBERS WERE DETERMINED BASED ON 2' OF DISTURBANCE FROM THE EDGE OF ROADWAY.

DATE	REVISION

Jul 30, 2024 - 8:42am
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Joe Feriancek

JOE FERIANCEK

Date 07/05/24 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 07/05/24
CHECKED BY:	JJF	FILE: 24-06

City of RAMSEY

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

STATEMENT OF ESTIMATED QUANTITIES

S.A.P. 199-123-002, 199-124-001, 199-118-001

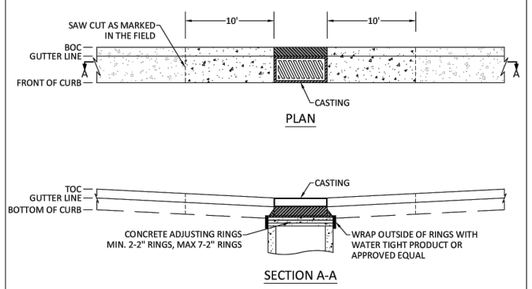
2024 MSA STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 24-06
CITY OF RAMSEY, MINNESOTA

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

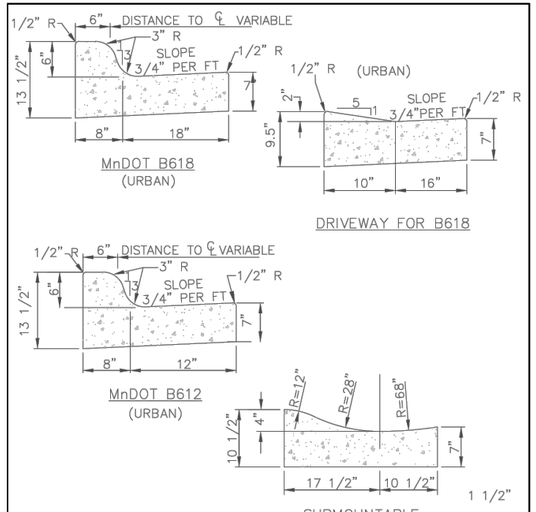


NOTE: NOT TO SCALE

NOTE:

1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR-25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

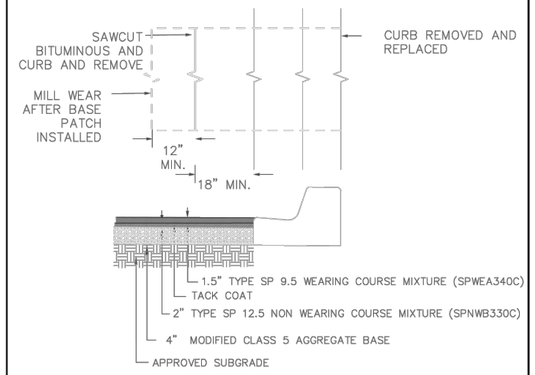
APPROVED: 3 – 2017	City of RAMSEY	STANDARD DETAILS: RESET CATCH BASIN CASTING
		CITY PLATE No. STO–13



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



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 3 – 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR–25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 – 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR–26

DATE	REVISION

Jul 10, 2024 - 8:14am
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JOE FERIANCEK
Date 07/05/24 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 07/05/24
CHECKED BY:	JJF	FILE: 24-06

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

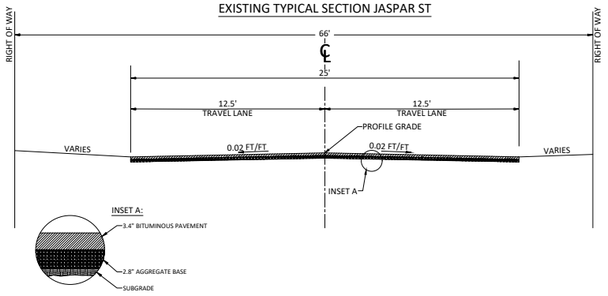
CITY DETAILS

S.A.P. 199-123-002, 199-124-001, 199-118-001

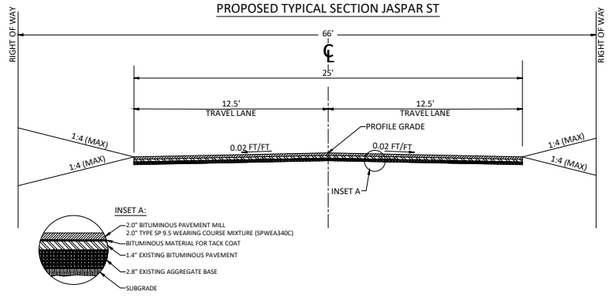
2024 MSA STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 24-06
CITY OF RAMSEY, MINNESOTA

SHEET 03 OF 11 SHEETS

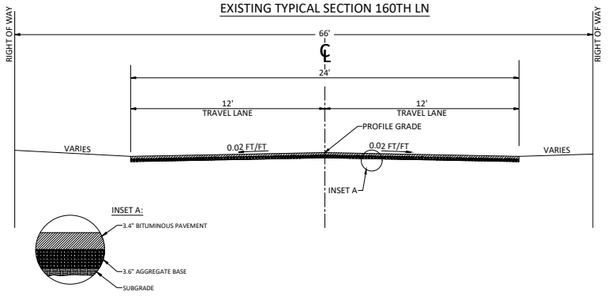
EXISTING TYPICAL SECTION JASPAR ST



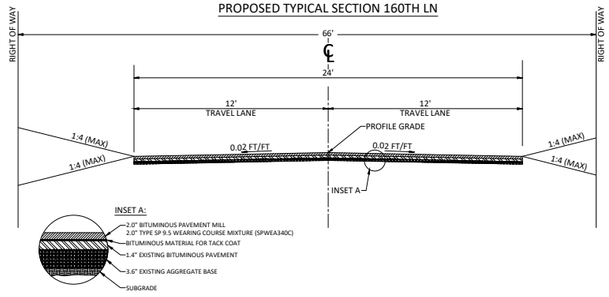
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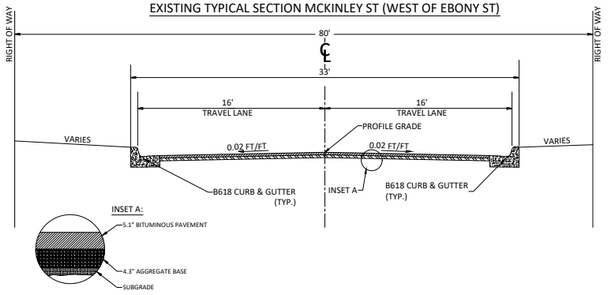
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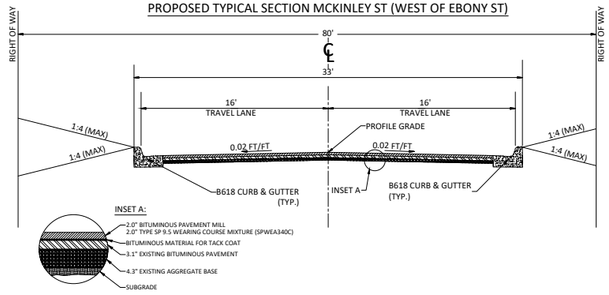
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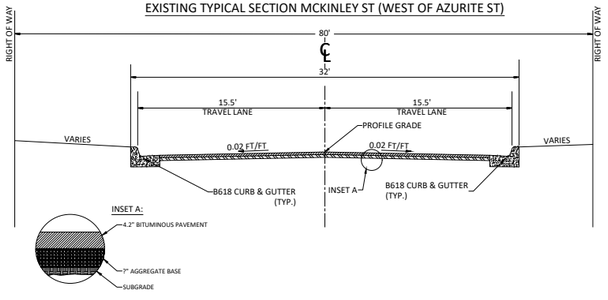
EXISTING TYPICAL SECTION MCKINLEY ST (WEST OF EBONY ST)



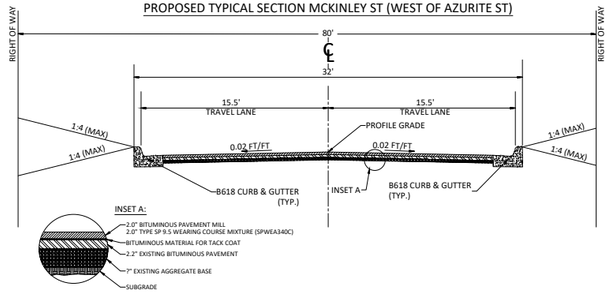
PROPOSED TYPICAL SECTION MCKINLEY ST (WEST OF EBONY ST)



EXISTING TYPICAL SECTION MCKINLEY ST (WEST OF AZURITE ST)



PROPOSED TYPICAL SECTION MCKINLEY ST (WEST OF AZURITE ST)



DATE	REVISION

Jul 10, 2024 - 8:14am
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JOE FERIANCEK
Date 07/05/24 Lic. No. 57095

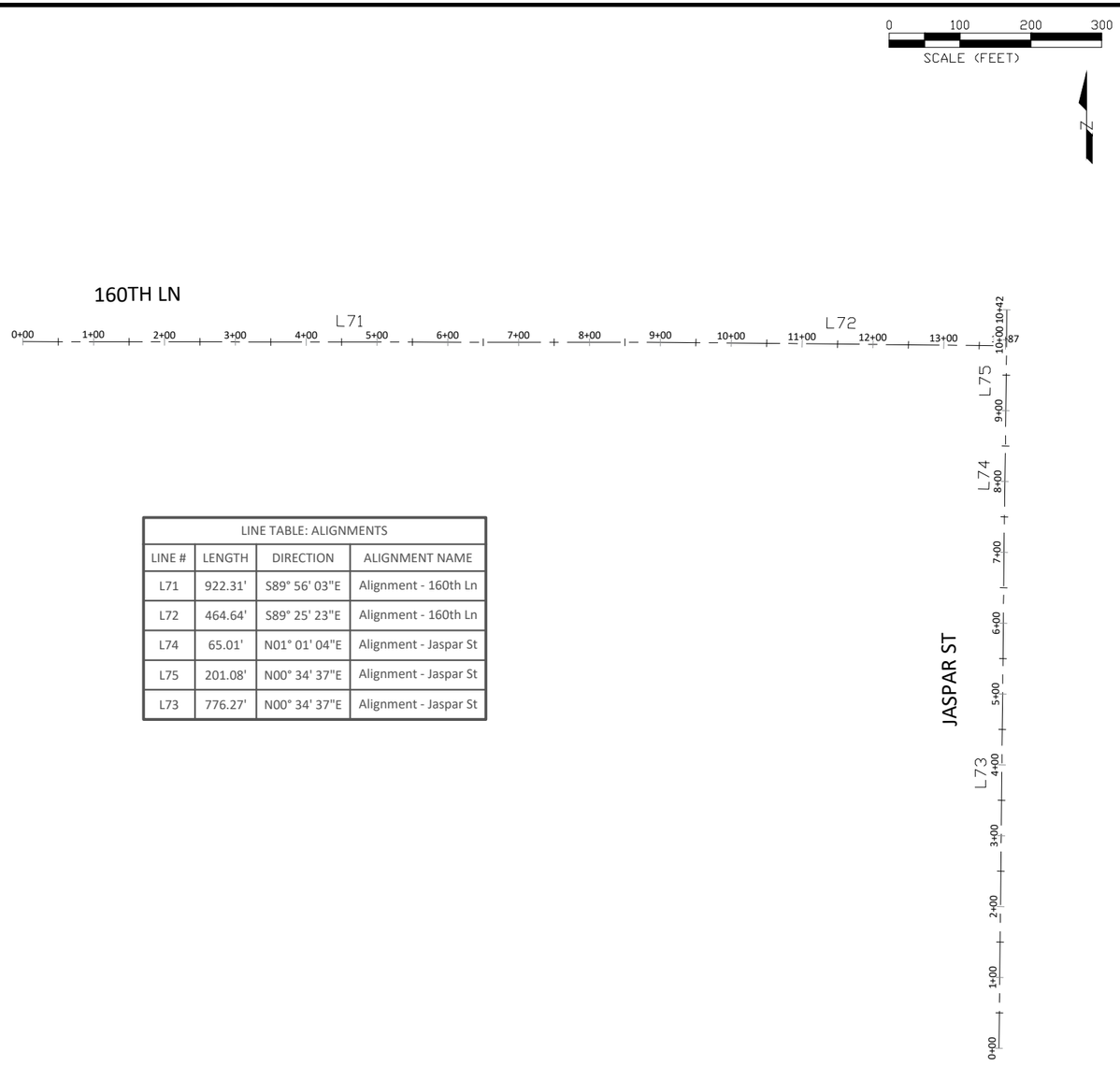
DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	07/05/24
CHECKED BY:	JJF	FILE:	24-06

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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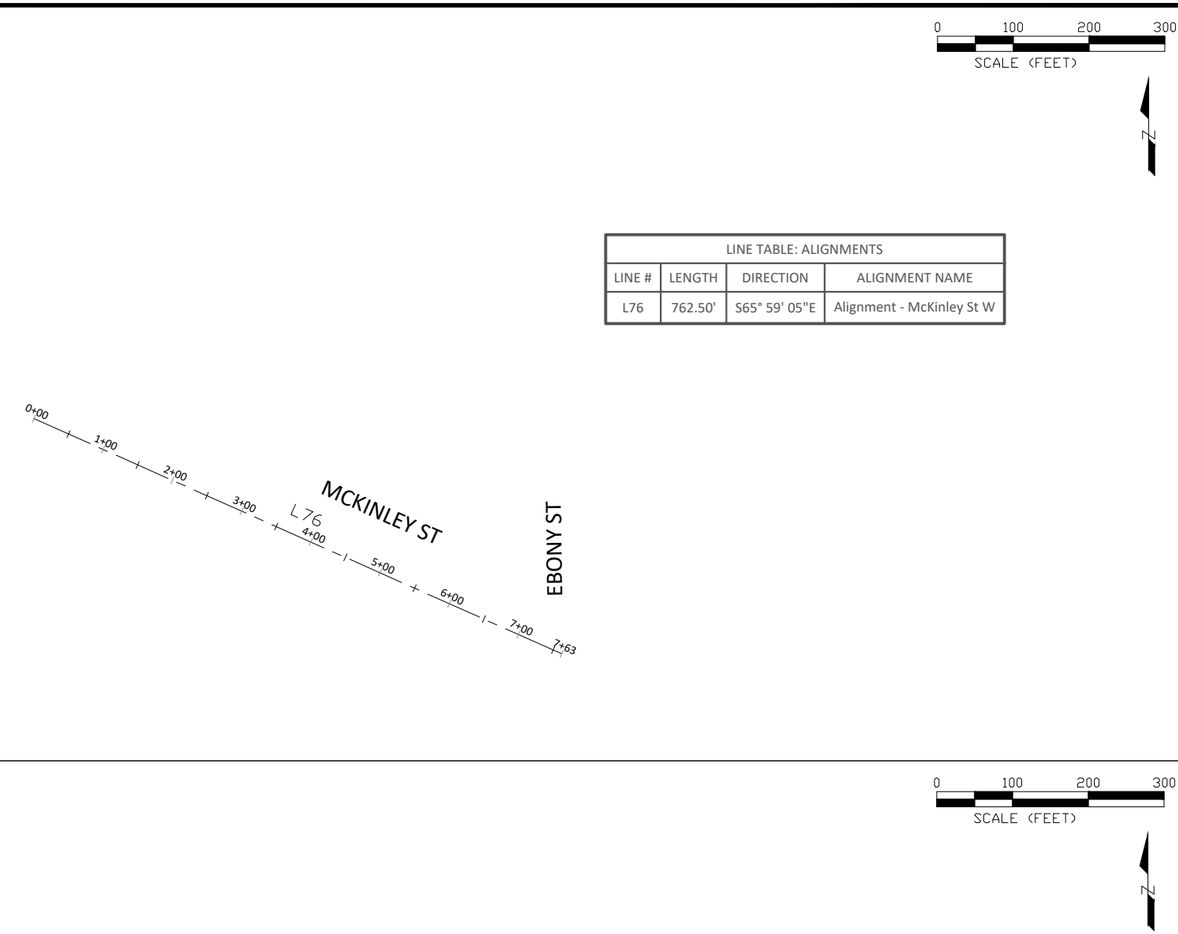
TYPICAL SECTIONS
S.A.P. 199-123-002, 199-124-001, 199-118-001

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

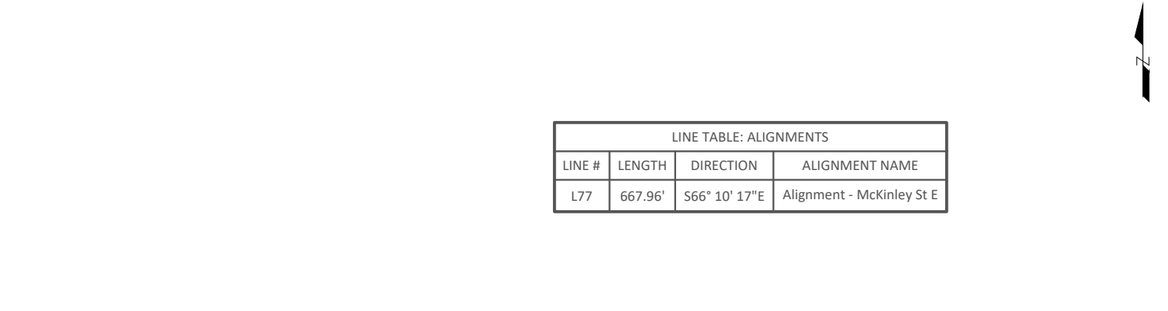
SHEET 04 OF 11 SHEETS



LINE TABLE: ALIGNMENTS			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L71	922.31'	S89° 56' 03"E	Alignment - 160th Ln
L72	464.64'	S89° 25' 23"E	Alignment - 160th Ln
L74	65.01'	N01° 01' 04"E	Alignment - Jaspar St
L75	201.08'	N00° 34' 37"E	Alignment - Jaspar St
L73	776.27'	N00° 34' 37"E	Alignment - Jaspar St



LINE TABLE: ALIGNMENTS			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L76	762.50'	S65° 59' 05"E	Alignment - McKinley St W



LINE TABLE: ALIGNMENTS			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L77	667.96'	S66° 10' 17"E	Alignment - McKinley St E

DATE	REVISION

Jul 10, 2024 - 8:14am
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Date 07/05/24 Lic. No. 57095

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City of RAMSEY

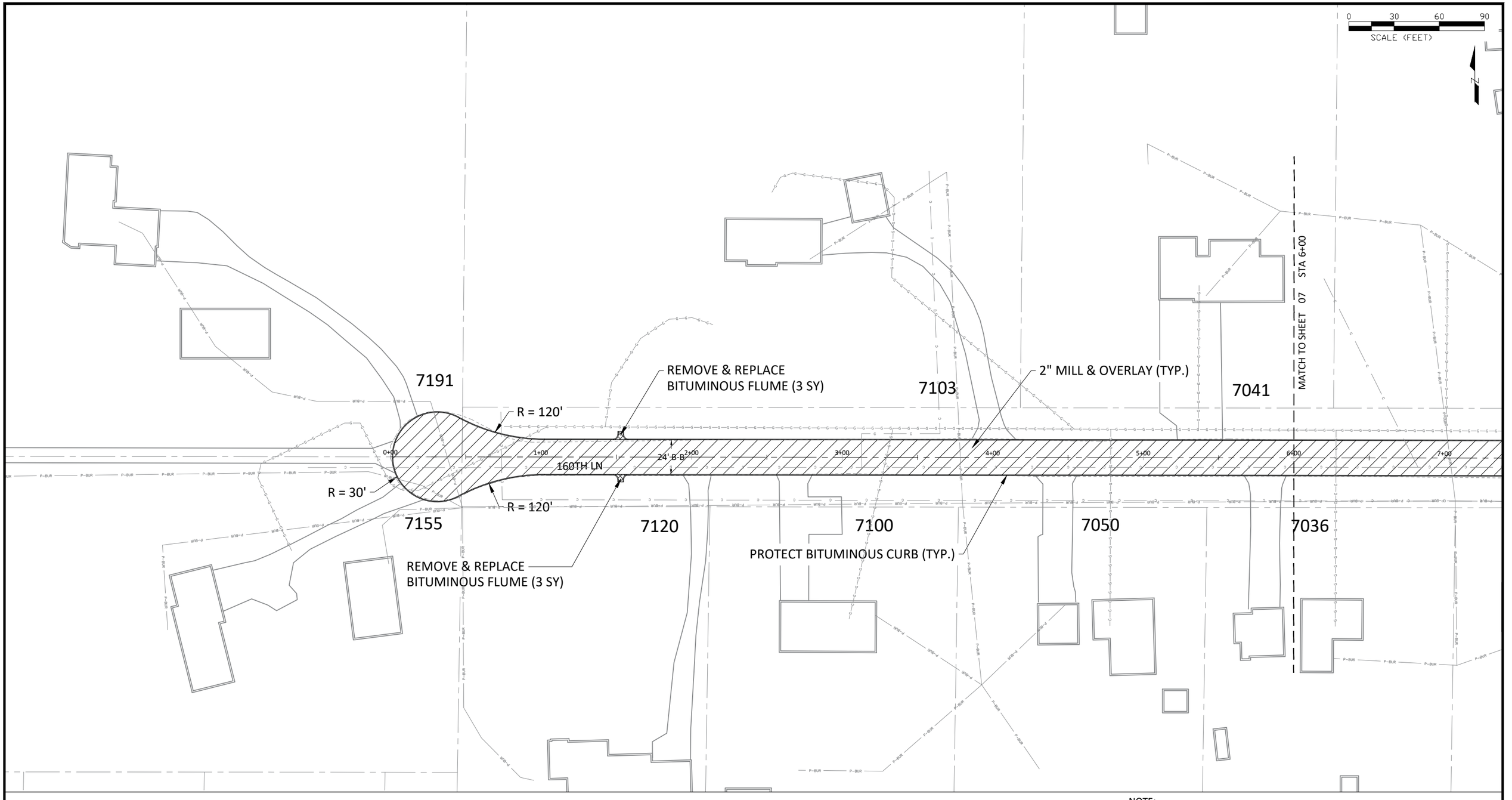
CITY OF RAMSEY
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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ALIGNMENT LAYOUT

S.A.P. 199-123-002, 199-124-001, 199-118-001

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

SHEET 05 OF 11 SHEETS



LEGEND

- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- FULL DEPTH PAVEMENT PATCH
- REPLACE BITUMINOUS FLUME
- SAWCUT FULL DEPTH
- BURIED POWER
- BURIED COMMUNICATIONS
- BURIED FIBRE OPTIC
- BURIED GAS
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY

NOTE:
1. FOR PAVEMENT SECTION, SEE TYPICAL SECTIONS ON SHEET 04.
2. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
3. PROTECT LANDSCAPING AND IRRIGATION.

DATE	REVISION

Jul 03, 2024 - 2:57pm
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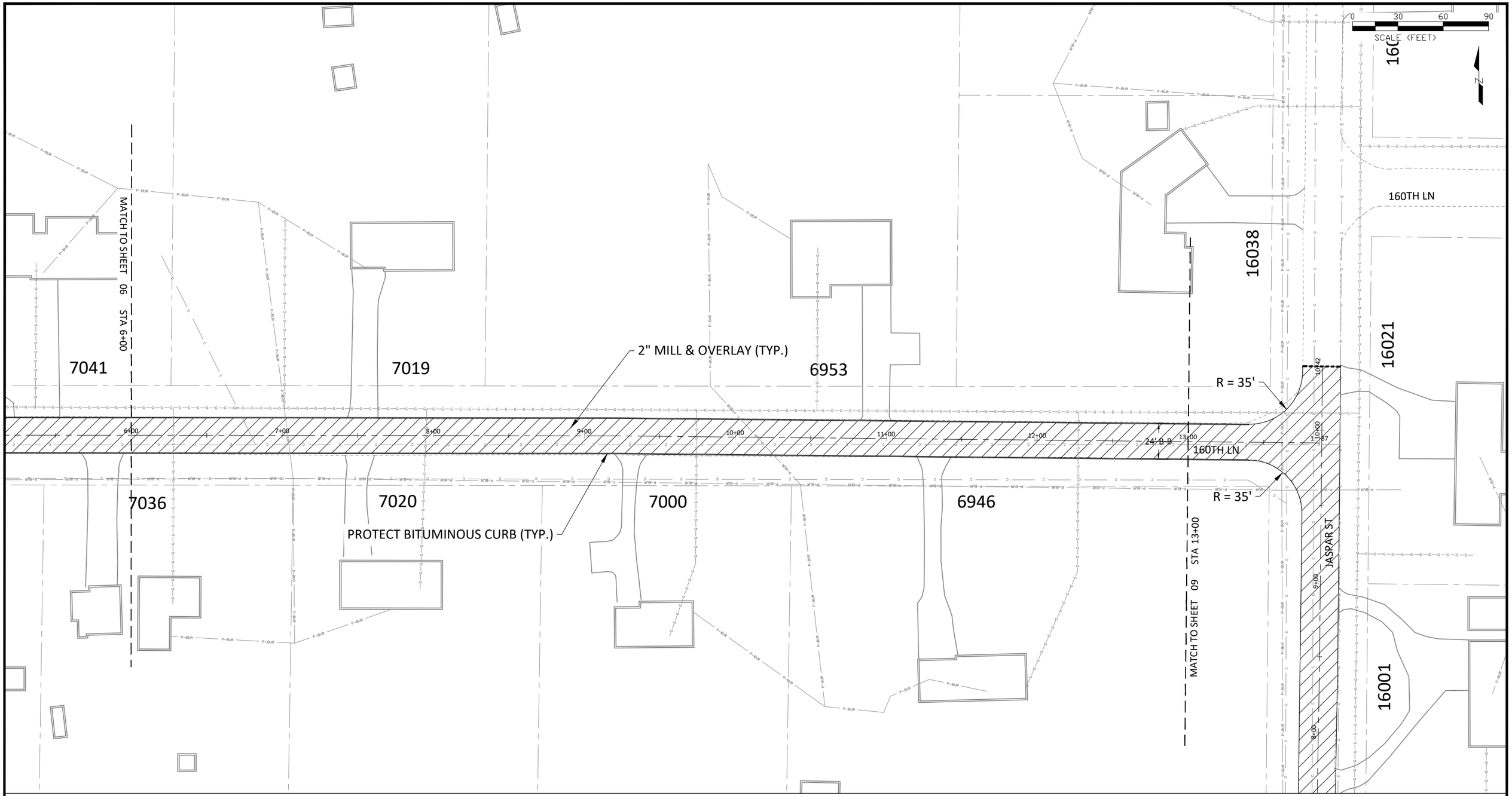
JOE FERIANCEK
Date 07/05/24 Lic. No. 57095

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RAMSEY, MN 55303
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MILL & OVERLAY - 160TH LN
S.A.P. 199-123-002, 199-124-001, 199-118-001

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



LEGEND

- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- FULL DEPTH PAVEMENT PATCH
- REPLACE BITUMINOUS FLUME
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DATE	REVISION

Jul 05, 2024 - 2:57pm
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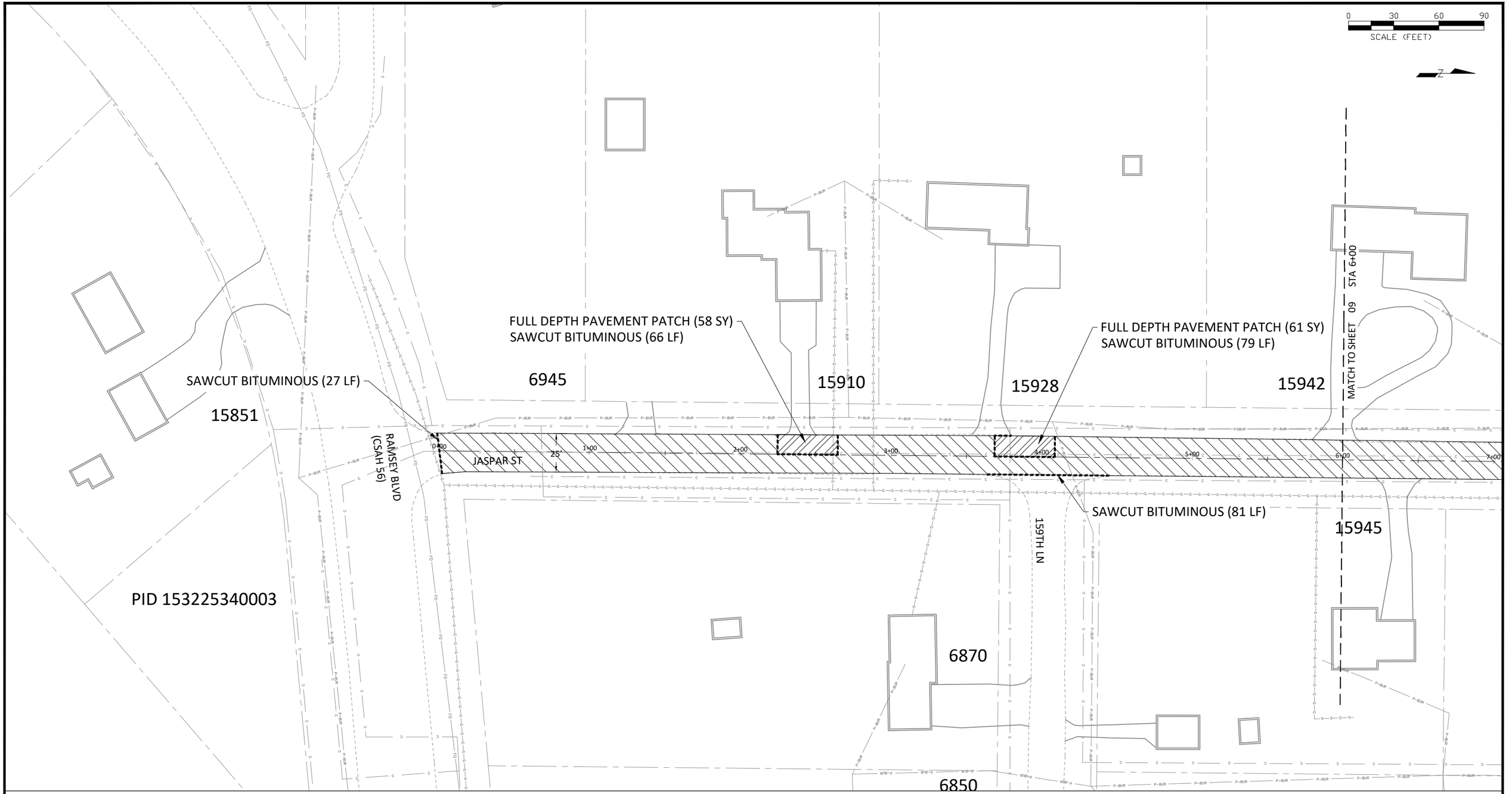
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City of RAMSEY
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RAMSEY, MN 55303
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MILL & OVERLAY - 160TH LN
S.A.P. 199-123-002, 199-124-001, 199-118-001

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

SHEET 07 OF 11 SHEETS



LEGEND

- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- FULL DEPTH PAVEMENT PATCH
- REPLACE BITUMINOUS FLUME
- SAWCUT FULL DEPTH
- BURIED POWER
- BURIED COMMUNICATIONS
- BURIED FIBRE OPTIC
- BURIED GAS
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY

NOTE:
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3. PROTECT LANDSCAPING AND IRRIGATION.

DATE	REVISION

Jul 10, 2024 - 7:50am
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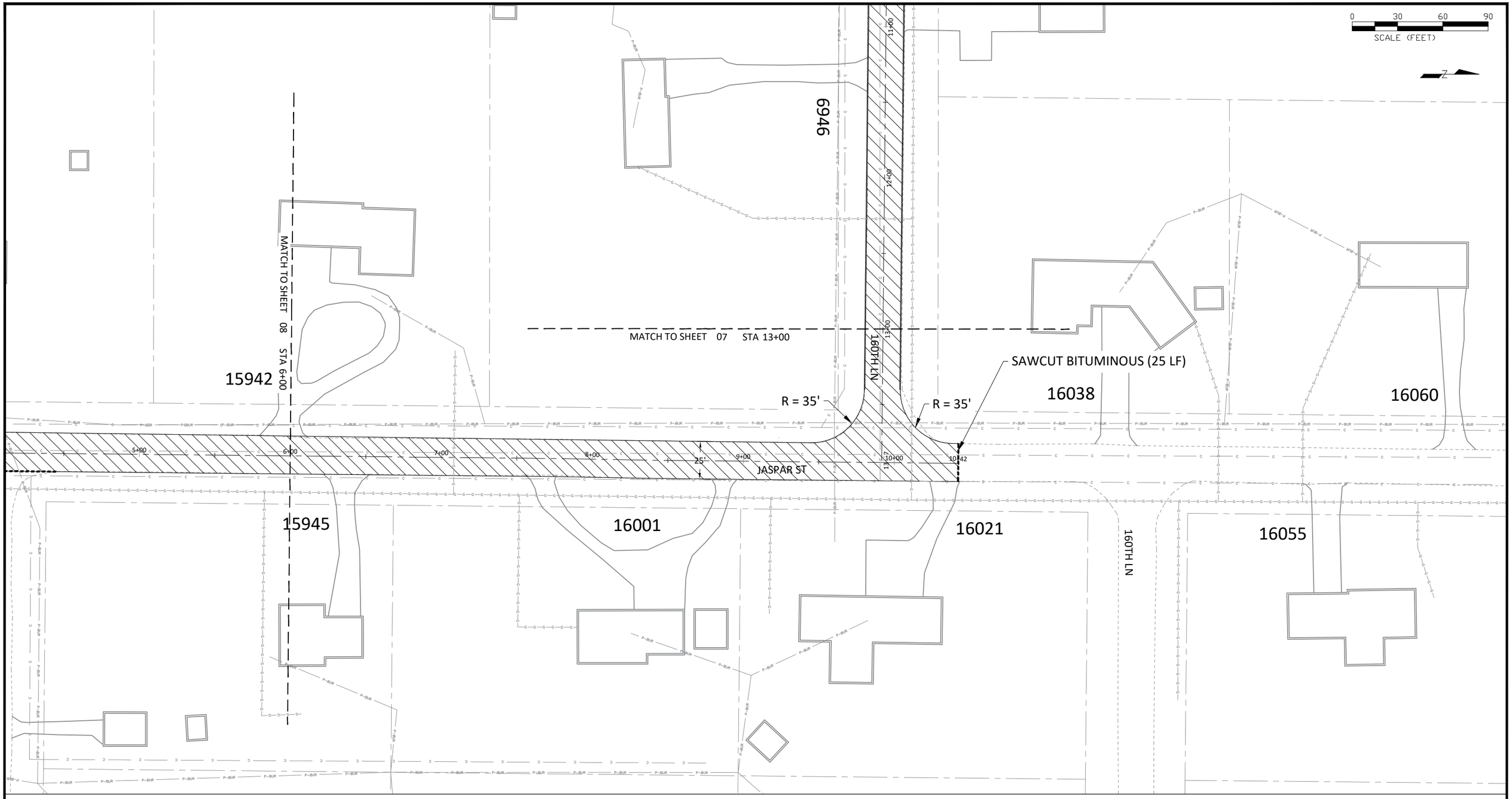
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RAMSEY, MN 55303
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MILL & OVERLAY - JASPAR ST
S.A.P. 199-123-002, 199-124-001, 199-118-001

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

SHEET 08 OF 11 SHEETS



LEGEND

- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- FULL DEPTH PAVEMENT PATCH
- REPLACE BITUMINOUS FLUME
- SAWCUT FULL DEPTH
- BURIED POWER
- BURIED COMMUNICATIONS
- BURIED FIBRE OPTIC
- BURIED GAS
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY

NOTE:
1. FOR PAVEMENT SECTION, SEE TYPICAL SECTIONS ON SHEET 04.
2. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
3. PROTECT LANDSCAPING AND IRRIGATION.

DATE	REVISION

Jul 10, 2024 - 7:51am
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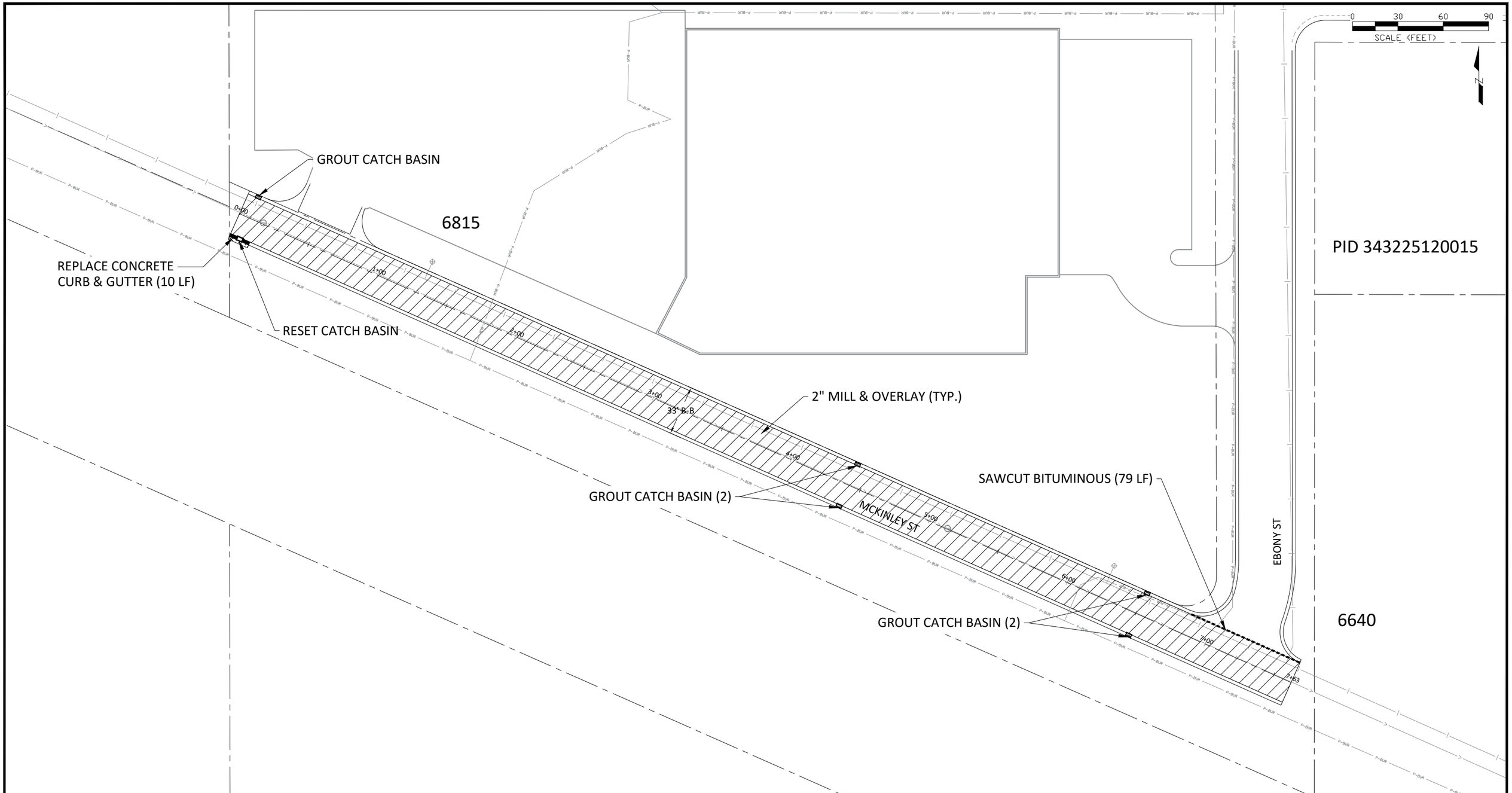
JOE FERIANCEK
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MILL & OVERLAY - JASPAR ST
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2024 MSA STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 24-06
CITY OF RAMSEY, MINNESOTA



LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- RESTORATION AREA
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- REMOVE & REPLACE CONCRETE CURB & GUTTER
- SAWCUT FULL DEPTH
- BURIED POWER
- BURIED COMMUNICATIONS
- BURIED FIBRE OPTIC
- BURIED GAS
- WATER MAIN
- SANITARY SEWER
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY

NOTE:
1. FOR PAVEMENT SECTION, SEE TYPICAL SECTIONS ON SHEET 04.
2. CONCRETE CURB AND GUTTER REMOVALS ARE SHOWN IN AN APPROXIMATE WAY ONLY.
3. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
4. PROTECT LANDSCAPING AND IRRIGATION.
5. RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

DATE	REVISION

Jul 01, 2024 - 2:57pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\24-06 2024 MSA Overlay Improvements\Plan Drawings\24-06 Mill & Overlay 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 07/05/24 Lic. No. 57095

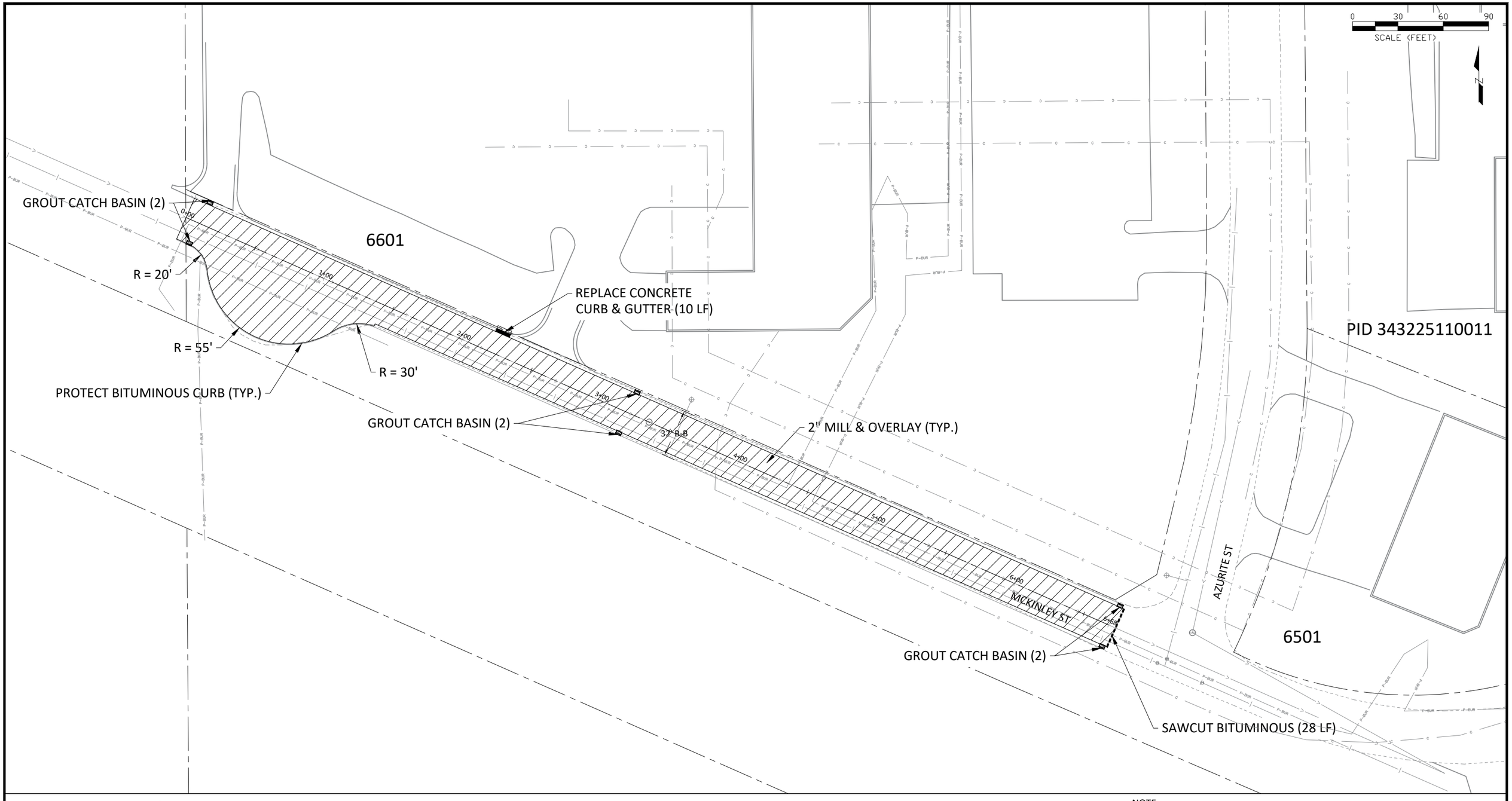
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 07/05/24
CHECKED BY:	JJF	FILE: 24-06

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

MILL & OVERLAY - MCKINLEY ST
S.A.P. 199-123-002, 199-124-001, 199-118-001

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

SHEET 10 OF 11 SHEETS



LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- RESTORATION AREA
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- REMOVE & REPLACE CONCRETE CURB & GUTTER
- SAWCUT FULL DEPTH
- BURIED POWER
- BURIED COMMUNICATIONS
- BURIED FIBRE OPTIC
- BURIED GAS
- WATER MAIN
- SANITARY SEWER
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY

NOTE:
1. FOR PAVEMENT SECTION, SEE TYPICAL SECTIONS ON SHEET 04.
2. CONCRETE CURB AND GUTTER REMOVALS ARE SHOWN IN AN APPROXIMATE WAY ONLY.
3. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
4. PROTECT LANDSCAPING AND IRRIGATION.
5. RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

DATE	REVISION

Jul 03, 2024 - 2:57pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\24-06 2024 MSA Overlay Improvements\Plan Drawings\24-06 Mill & Overlay 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 07/05/24 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 07/05/24
CHECKED BY:	JJF	FILE: 24-06

City of RAMSEY

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

SHEET 11 OF 11 SHEETS

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

RESOLUTION #24-213

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT 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, pursuant to Ramsey City Council Resolution #24-178, adopted July 9, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday, July 12 and July 19, 2024; and

WHEREAS, six (6) bids were received, opened and tabulated on August 5, 2024, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
Park Construction Company	$162,689.38
North Valley, Inc.	$177,032.26
Landall Services, LLC	$190,253.00
Omann Brothers Paving, Inc.	$193,995.52
Valley Paving, Inc.	$200,008.17
C.S. McCrossan Construction, Inc.	$214,582.50
Engineer's Estimate	*$188,212.00*

WHEREAS, Park Construction Company of Minneapolis, Minnesota, who submitted a total bid in the amount of $162,689.38 for construction of said 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 12th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #24-214 Accepting Quotes and Awarding Maintenance Project #24-57, 2024 Spray Patching Contracted Services

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-214 accepting quotes and awarding Maintenance Project #24-57, 2024 Spray Patching Contracted Services.

Background:

Numerous miles of City streets require pavement patching throughout the year, and pavement patching can be completed in many ways.

Potholes come in various depths and sizes and are patched using varying methods. Deeper potholes (in excess of 2-inches deep) are typically located sporadically and are typically patched by hand by City staff using cold mix in the winter and hot mix throughout the rest of the year. Shallower potholes (2-inches deep or less) are patched by hand by City staff if sporadically located. However, when shallower potholes cover a large surface area, often caused by surface stripping, a mill and overlay may be the appropriate treatment, or spray patching may be a better option if the street is programmed for a pavement management program project in the near future and the goal is simply to provide a safer surface for drivers and pedestrians until programmed pavement management projects can be completed.

Deep pothole patching generally involves removing debris and water from potholes deeper than 2-inches using compressed air, applying bituminous tack coat within the potholes, placing hot asphalt mix in the potholes, then compacting the hot mix. The patched potholes can be driven on immediately.

Spray patching generally involves the use of a spray patching truck to clean debris and water from potholes 2-inches deep or less using compressed air, then applying a bituminous spray patch mix to the potholes. A fine layer of loose sand/rock chips is then applied to prevent transfer of the bituminous spray patch mix to vehicles that drive over the patch while it sets.

The number of streets requiring pavement patching have grown significantly in recent years, resulting in Public Works staff spending more and more time patching potholes and less time completing other core duties.

In 2023, the number of streets with significant numbers of potholes (deep and shallow) increased such that Public Works staff could only maintain a small portion of these streets. This was due to the previous winter's severe weather conditions, the age and composition of the pavement sections, as well as to not receiving regular proactive maintenance treatments over the life of the pavement sections. In 2023, over $1,000,000 was spent on pavement patching contracted services.

In 2024, the City is again using contracted services to perform much of the pavement patching work across the City. This year the City will spend an estimated $650,000 on pavement patching contracted services.

Attached is the Request for Quotes for 2024 Spray Patching Contracted Services as completed by RCM Specialties. Figure 1 identifies 0.91 miles of streets proposed to be spray patched in 2024, which are shown as

red lines and are identified as areas 5 and 6. The streets shown as blue lines on the plan (areas 1 through 4) were previously skim patched under project #24-55. RCM's proposal is included at the end.

Following Council approval, RCM will be notified they were awarded the project and Staff will meet RCM on site before work begins to discuss construction and inspection requirements.

Funding Source:

The adopted 2024 budget includes $575,000 for crack sealing, pavement rejuvenation, and temporary pavement patching projects that support the Pavement Management Program.

Final project costs for Improvement Project #24-08, 2024 Crack Seal Improvements, were $130,320, of which $53,431.20 will be paid from Municipal State Aid maintenance funds.

Estimated project costs for Improvement Project #24-09, 2024 Pavement Rejuvenator Improvements, are $239,820, of which $35,973.00 will be paid from Municipal State Aid maintenance funds.

Final project costs for City Improvement Project #24-55, 2024 Pavement Patching Contracted Services, were $228,092.71.

Pursuant to Ramsey City Council Resolution 24-204 adopted July 23, 2024 the City Council approved plans and authorized soliciting Requests for Quotes for Maintenance Project #24-57, 2024 Spray Patching Contracted Services.

On August 8, 2024, three (3) quotes were opened and tabulated, and the following quotes were found to comply with the approved Request for Quotes.

Contractor	**Quote**
RCM Specialties, Inc.	$26,250.00
Diversified Pavement Resources, Inc.	$28,700.00
Allied Blacktop Company	$58,317.00

RCM Specialties, Inc. of Hastings, Minnesota, submitted the lowest responsible quote in the amount of $26,250.00 for construction of the improvements in accordance with the approved plans and Request for Quotes.

Staff had estimated project costs at $16,000 based on previous spray patching project costs. The low quote in the amount of $26,250 is approximately 64-percent higher than estimated, which is primarily due to the extremely poor condition of the pavement sections proposed to be spray patched.

An estimated $40,000 remains available for additional 2024 pavement patching contracted services, if needed.

Recommendation:

Staff recommends adopting Resolution #24-214 to provide a safer pavement surface for drivers and pedestrians until programmed pavement management projects can be completed.

Outcome/Action:

Adopt Resolution #24-214 accepting quotes and awarding Maintenance Project #24-57, 2024 Spray Patching Contracted Services, to RCM Specialties, Inc. in the amount of $26,250.

Attachments

RCM Proposal 24-57

Resolution 24-214

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/08/2024 12:57 PM

Form Started By: Bruce Westby Started On: 08/06/2024 09:49 AM

Final Approval Date: 08/08/2024

REQUEST FOR QUOTE

STREET MAINTENANCE
PROJECT #24-57

2024 SPRAY PATCHING
CONTRACTED SERVICES

ISSUE DATE:
July 24, 2024

QUOTE SUBMITTAL DEADLINE:
10:00 AM, Thursday, August 8, 2024

SUBMIT QUOTE TO:
City of Ramsey Public Works Facility
14199 Jasper Street NW
Ramsey, MN 55303
Attn: Bruce Westby
bwestby@cityoframsey.com
Office: 763-433-9863
Cell: 763-647-4485

PROJECT LOCATION: The City of Ramsey (City) is requesting quotes from Contractors (Contractor) to spray patch shallow potholes, defined as 2-inches deep or less, on all City street segments highlighted in red (Areas 5 and 6) on attached Figure 1 totaling 0.91 miles.

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

DELIVERABLES:

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

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

SUBMISSION OF QUOTE: A signed copy of the Signature Page and the attached Quote Form must be submitted by **10:00 AM, Thursday, August 8, 2024**. Hard copies must be delivered to the City of Ramsey Public Works Facility, 14199 Jasper Street NW, Ramsey, MN 55303 to the attention of Bruce Westby, City Engineer/Public Works Director. Alternatively, electronic copies can be submitted via email to bwestby@cityoframsey.com by the submittal deadline.

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

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

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

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

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

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

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

PAYMENT: Partial payments will not be issued. Final payment will be made upon submittal of final pay request to the City on a net 30-day basis following City acceptance of all work items included on the pay request. An IC 134 form will be required prior to final payment.

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

SIGNATURE PAGE

This proposal is submitted to the City of Ramsey for Street Maintenance Project #24-57; 2024 Spray Patching Contracted Services. That RCM Specialties Inc. accepts the terms and conditions herein and agrees to complete all work for the total lump sum project quote of $ 26,250.00 no later than **Friday, October 18, 2024**.

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

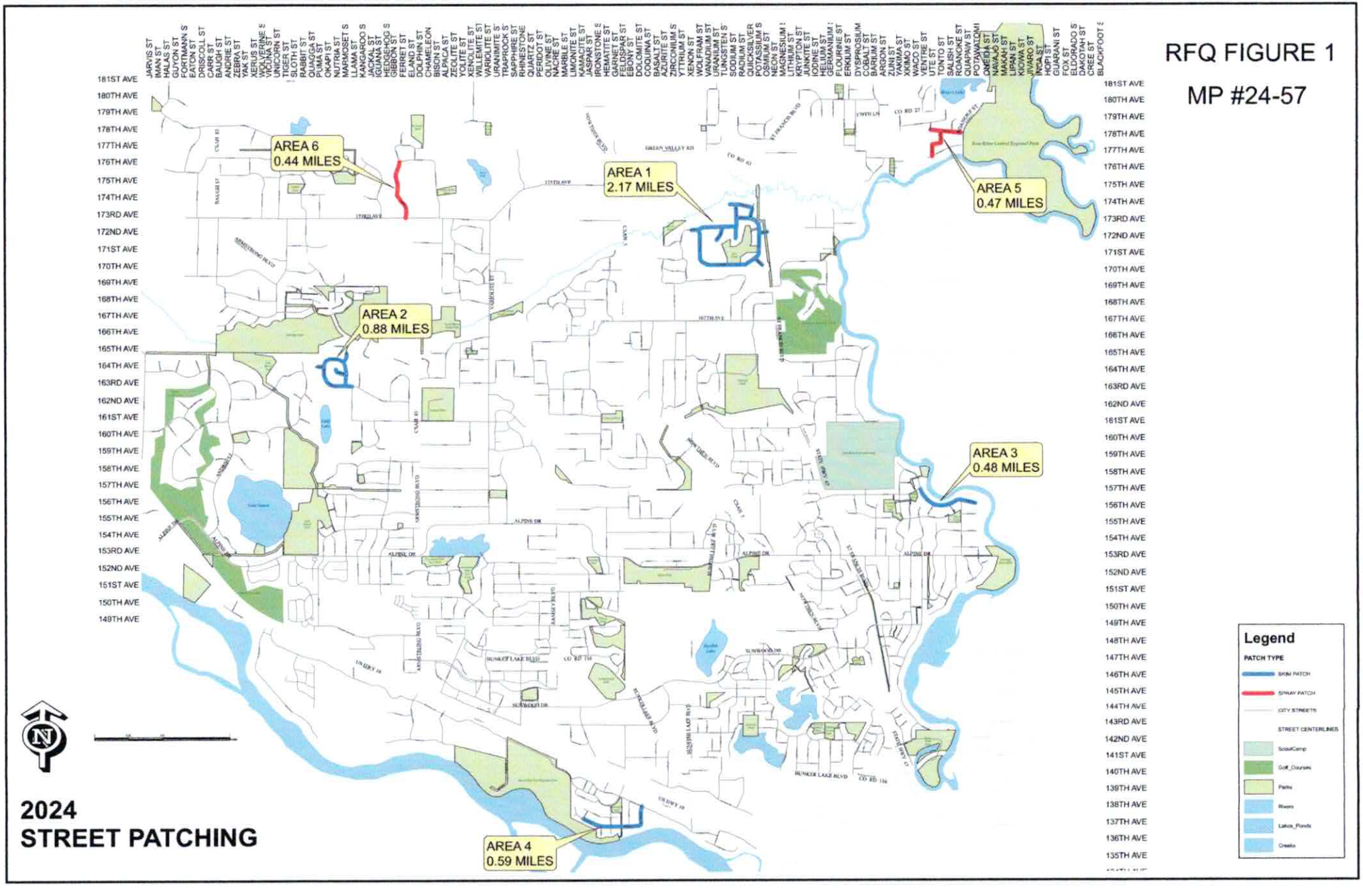
Contractor Name	RCM Specialties Inc.
Owner/Representative	Megan Connelly
Phone	651-480-8886
Fax	651-480-8808
E-mail	megan.rcm@gmail.com
Signature	Megan Connelly
Date	7/31/24

QUOTE FORM

City of Ramsey
Street Maintenance Project #24-57
2024 Spray Patching Contracted Services

Total Lump Sum Project Quote = $ 26,750.00

Contractor Name PCM Specialties, Inc


RFQ FIGURE 1
MP #24-57
AREA 6
0.44 MILES
AREA 1
2.17 MILES
AREA 5
0.47 MILES
AREA 2
0.88 MILES
AREA 3
0.48 MILES
AREA 4
0.59 MILES
2024
STREET PATCHING
Legend
PATCH TYPE
SKIM PATCH
SPRAY PATCH
CITY STREETS
STREET CENTERLINES
Scout/Camp
Golf_Courses
Parks
Rivers
Lakes_Ponds
Creeks

RCM Specialties Inc.
12090 Margo Ave So.
Hastings, MN 55033
Phone: (651) 480-8886
Fax: (651) 480-8808
Email: rcmspecialtiesinc@gmail.com

7/31/2024

City of Ramsey Public Works
Attn: Bruce Westby
14199 Jasper Street NW
Ramsey, MN 55303

Spray Patching Project: *Area 5*

RCM will apply approximately 27 tons of Dresser FA2 Trap rock with CR S2 Asphalt emulsion to delaminated areas and shallow potholes defined as 2-inches deep or less. Area 5 on map provided by City of Ramsey. RCM will use the spray injection patching method for the repairs.

Cost ($): *13,125.00*

Spray Patching Project: *Area 6*

RCM will apply approximately 27 tons of Dresser FA2 Trap rock with CR S2 Asphalt emulsion to delaminated areas and shallow potholes defined as 2-inches deep or less. Area 6 on map provided by the City of Ramsey . RCM will use the spray injection patching method for the repairs.

Cost ($): *13,125.00*

TOTAL PROJECT COST* ($): 26,250.00

***This includes Time and Materials**

** Spray injection patching is a specialized repair process that combines hot asphalt emulsion and crushed aggregate using forced air. The spray patch equipment consists of an aggregate hopper, hot asphalt emulsion tank and a high-volume blower which is all mounted on the same piece of equipment. The truck mounted machine needs only one person to operate the equipment. **

****BID IS UPHELD FOR 30 DAYS FROM DATE**:** 7/31/2024

Approved by:

X _____

Date: _____

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

RESOLUTION #24-214

RESOLUTION ACCEPTING QUOTES AND AWARDING MAINTENANCE PROJECT #24-57, 2024 SPRAY PATCHING CONTRACTED SERVICES

WHEREAS, numerous public streets in the City of Ramsey require pavement patching; and

WHEREAS, the adopted budget for 2024 includes $575,000 for crack sealing, pavement rejuvenation, and temporary pavement patching projects that support the Pavement Management Program; and

WHEREAS, the final project cost for City Improvement Project #24-08, 2024 Crack Seal Improvements, was $130,320, of which $53,431.20 is proposed to be paid from Municipal State Aid maintenance funds; and

WHEREAS, the estimated project cost for City Improvement Project #24-09, 2024 Pavement Rejuvenator Improvements, is $239,820, of which $35,973.00 is proposed to be paid from Municipal State Aid maintenance funds; and

WHEREAS, the final project cost for City Improvement Project #24-55, 2024 Pavement Patching Contracted Services, is $228,092.71; and

WHEREAS, an estimated $66,000 remains available for a 2024 Spray Patching Contracted Services project; and

WHEREAS, pursuant to Ramsey City Council Resolution 24-204 adopted July 23, 2024 the City Council approved plans and contract documents and authorized soliciting Requests for Quotes for Maintenance Project #24-57, 2024 Spray Patching Contracted Services; and

WHEREAS, three (3) quotes were opened and tabulated on August 8, 2024, and the following quotes were found to comply with the approved Request for Quotes; and

Contractor	**Quote**
RCM Specialties, Inc.	$26,250.00
Diversified Pavement Resources, Inc.	$28,700.00
Allied Blacktop Company	$58,317.00

WHEREAS, RCM Specialties, Inc. of Hastings, Minnesota, who submitted a total quote in the amount of $26,250.00 for construction of the improvements in accordance with the approved Request for Quotes, is the lowest responsible proposer and their quote shall be and hereby is accepted.

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

1.) The City Administrator is hereby authorized and directed to execute the proposal of RCM Specialties, Inc. in the amount of $26,250.00 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 12th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #24-215 Approving Plans and Authorizing Bids for Improvement Project #25-01, Rivers Bend Regional Stormwater Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-215 approving plans and specifications and authorizing advertisements for bids for Improvement Project #25-01, Rivers Bend Regional Stormwater Improvements.

Background:

In June of 2016, the Anoka Conservation District completed a Stormwater Retrofit Analysis for the City of Ramsey and the Lower Rum River Watershed Management Organization (LRRWMO) to identify and rank potential improvement projects that drain to the Mississippi and Rum Rivers. The Stormwater Retrofit Analysis recommended modifying a wetland within Rivers Bend Park to increase the volume of stormwater runoff storage provided by this wetland that currently treats runoff from a 38-acre catchment area for the purpose of reducing sediment and phosphorus loads that can end up in the receiving water, which is an oxbow of the Rum River. See Project ID: RR8-A on page 89 of the attached modified version of the Stormwater Retrofit Analysis for reference.

In the Fall of 2023, the Lightbridge Academy submitted a commercial development application so staff began working with the developer to address their stormwater management requirements. This development is located within the City of Ramsey's East Drinking Water Supply Management Area (DWSMA) where infiltration of stormwater is prohibited so staff reached out to the Lower Rum River Watershed Management Organization (LRRWMO) to confirm that the developer could purchase credits to utilize a portion of The COR regional infiltration basin to comply with the LRRWMO's volume retention requirements. When The COR regional infiltration basin was constructed, it was believed that the basin could be used to accommodate development within the East and West DWSMA's. However, the LRRWMO's engineer, BARR Engineering, recently informed staff that since the two DWSMA's drain to different water bodies (the East DWSMA drains to the Rum River and the West (The COR) DWSMA drains to the Mississippi River) Lightbridge Academy cannot simply pay a fee to use The COR infiltration basin.

Discussions then turned to how Lightbridge can comply with LRRWMO requirements for stormwater runoff rate control and water quality improvements. The developer's engineer stated they cannot provide these improvements on their site so they asked if the City could accommodate these requirements. After discussions with the LRRWMO's engineer it was determined that the City needed to construct stormwater management facility improvements on the west edge of Rivers Bend Park, West of the existing wetland that currently treats all stormwater runoff from the 38-acre catchment as addressed in the ACD's Stormwater Retrofit Analysis, and that the existing wetland should not be impacted. This existing wetland is undersized and does not meet the rate control and water quality treatment requirements per current LRRWMO stormwater standards for the 38-acre catchment that includes several undeveloped parcels including the Lightbridge Academy parcel.

Since this 38-acre catchment is located within the City of Ramsey's East Drinking Water Supply Management Area (DWSMA), where infiltration of stormwater is prohibited, the pond must be lined. The LRRWMO Management Plan describes/defines sites, such as those located within a DWSMA, as infeasible or inappropriate for infiltration and identifies other scenarios for the permittee to investigate. Volume retention requirements can either be provided on-site as part of the Rivers Bend Regional Stormwater Improvements by utilizing filtration

practices as allowed by LRRWMO stormwater standards, or off-site in a regional infiltration basin located outside the East DWSMA.

City staff has discussed various aspects of this project with LRRWMO and MPCA staff, including potential wetland impacts, options for meeting volume retention requirements, and how the timing of this project can be coordinated with the Lightbridge Academy development construction to ensure adequate stormwater runoff treatment can be provided during construction of both projects.

Staff has coordinated the construction schedule of the City's stormwater pond improvements project with the Lightbridge Academy development construction schedule to address concerns raised by the LRRWMO. Lightbridge Academy's engineer prepared and submitted a phased construction plan with their LRRWMO permit application, which has been approved. Lightbridge Academy is constructing their building first with minimal disturbance to the rest of the site while the Rivers Bend Regional Stormwater Improvements project is designed and bid. Lightbridge Academy would then complete site improvements including impervious surface improvements during construction of the Rivers Bend Regional Stormwater Management Improvements this Fall.

Bolton & Menk also performed a wetland delineation to identify the limits of the existing wetland to avoid impacts. This report was completed and is submitted to the LRRWMO for concurrence and approval, which is currently scheduled to occur on September 19, 2024, along with approval of the LRRWMO erosion control/stormwater permit.

Notification:

Upon approval, advertisements for bids will be advertised in the Anoka Union Herald on Friday, August 16th, and on Friday, August 23rd, 2024.

Bids will also be advertised on QuestCDN, the electronic bid platform utilized by the City of Ramsey for all improvement projects.

Time Frame/Observations/Alternatives:

If/when Council is requested to accept bids and award a construction contract, a separate proposal for construction related services will be presented for Council approval.

Project Timelines

The following preliminary project schedule was included in Bolton & Menk's design services proposal.

June 12, 2024	Notice to Proceed / Order Borings
June 21, 2024	Survey Complete
July 19, 2024	80% Design and Calcs Complete / Submit to LRRWMO
July 19, 2024	Geotechnical Complete
August 2, 2024	100% Plans Complete Based on Geotechnical
August 12, 2024	City Council Approves Plans / Authorizes Bids
August 16/23, 2024	Advertise Bids
August 15, 2024	LRRWMO Permit Approval
September 6, 2024	Open Bids
September 10, 2024	Award Construction Contract
September 23, 2024	Begin Construction
November 22, 2024	Substantial Completion (Dormant Seed)
June 2025	Final Completion and Closeout

All dates and tasks included in this schedule are still on track except the LRRWMO Permit Approval, which is now anticipated on September 19, 2024. This change will not impact the remainder of the schedule.

Final 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 and specifications 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 title sheet showing the location of the proposed improvements. Plans are available upon request from the City Engineer.

Funding Source:

The estimated construction cost is $1,232,695.00 based on final plans and specifications.

Funding for this improvement project is proposed to come from a combination of watershed grant funds administered by the Anoka Conservation District, and City Storm Water Utility Funds.

Funding Source	Project Costs
Watershed Grant Funds	$248,250
Storm Water Utility Funds	$984,445
Project Total	*$1,232,695*

Bolton & Menk feel this estimate is conservative and that bids will likely be lower.

Recommendation:

Staff recommends adopting Resolution #24-215.

Outcome/Action:

Adopt Resolution #24-215 approving plans and specifications and authorizing advertisements for bids for Improvement Project #25-01, Rivers Bend Regional Stormwater Improvements.

Attachments

Resolution 24-215

Plan Title Sheet

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	08/08/2024 04:06 PM
Form Started By: Bruce Westby		Started On: 08/06/2024 10:13 AM
Final Approval Date: 08/08/2024		

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

RESOLUTION #24-215

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #25-01, RIVERS BEND REGIONAL STORMWATER IMPROVEMENTS

WHEREAS, in June of 2016 the Anoka Conservation District completed a Stormwater Retrofit Analysis for the City of Ramsey and the Lower Rum River Watershed Management Organization (LRRWMO) to identify and rank potential improvement projects that drain to the Mississippi and Rum Rivers; and

WHEREAS, the Stormwater Retrofit Analysis recommended stormwater pond modifications within Rivers Bend Park to increase the volume of stormwater runoff storage provided within the wetland that currently treats runoff from a 38-acre catchment area to reduce sediment and phosphorus loads within the receiving water, an oxbow of the Rum River; and

WHEREAS, City staff recommends constructing the necessary stormwater management improvements to treat stormwater runoff from all properties within the 38-acre catchment, including the Lightbridge Academy and Complete Auto parcels, to current LRRWMO stormwater design standards as recommended in the Anoka Conservation District's Stormwater Retrofit Analysis; and

WHEREAS, the Anoka Conservation District recently awarded $248,250 in watershed-based grant funds to pay for a portion of the proposed Rivers Bend Regional Stormwater Improvements project; and

WHEREAS, the City has the capability to fund the remaining project costs for the proposed Rivers Bend Regional Stormwater Improvements project using storm water utility funds; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-153 the Mayor and City Administrator were authorized and directed to execute the professional services proposal from Bolton & Menk, Inc. to prepare final plans and specifications for Improvement Project #25-01, Rivers Bend Regional Stormwater Improvements; and

WHEREAS, Bolton & Menk, Inc. has completed final plans and specifications and is prepared to administer bids for said improvements.

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 plans and specifications prepared by Bolton & Menk, Inc. and authorizes advertisements for bids for City Improvement Project #25-01, Rivers Bend Regional Stormwater 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 12th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY

CONSTRUCTION PLANS FOR

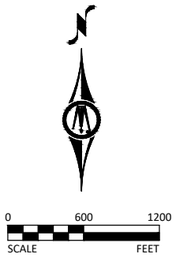
RIVERS BEND REGIONAL STORM WATER IMPROVEMENTS

CITY PROJECT NUMBER 25-01

STORM SEWER, POND GRADING, EROSION CONTROL AND TURF ESTABLISHMENT

JULY, 2024

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN



MAP LEGEND

PROJECT LIMITS

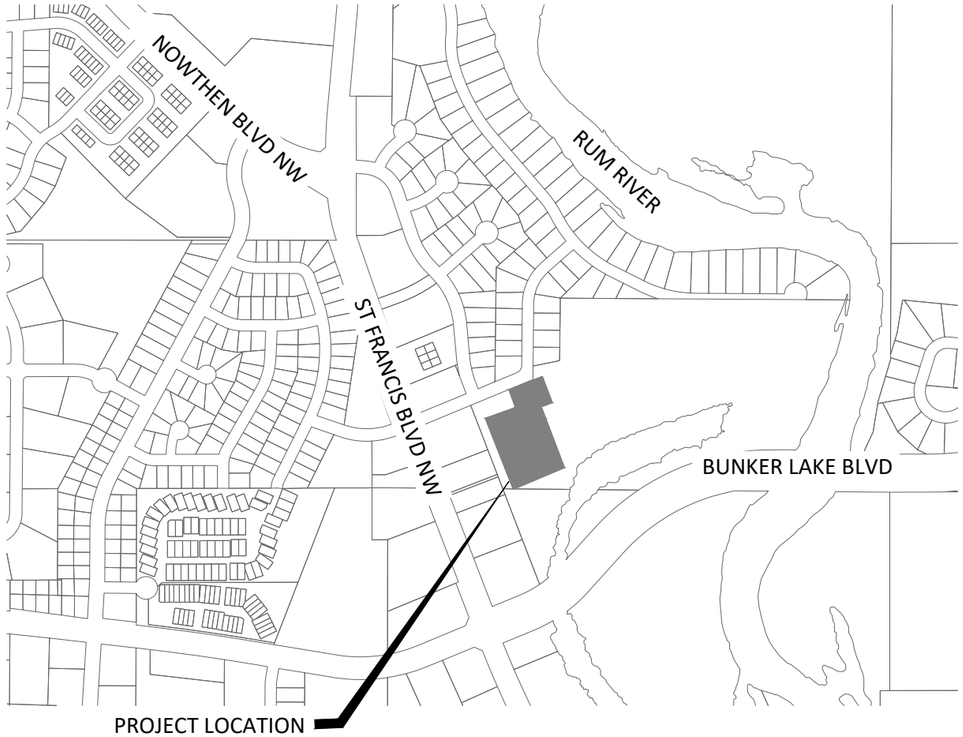
NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

--- GOVERNING SPECIFICATIONS ---

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR CONSTRUCTION" AND THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) "STANDARD SPECIFICATIONS" FOR MUNICIPAL UTILITIES SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE LATEST "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD) AND PART VI, THE LATEST "FIELD MANUAL" FOR TEMPORARY TRAFFIC CONTROL DEVICES.



SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	LEGEND
3	EXISTING CONDITIONS & REMOVALS
4	STATEMENT OF ESTIMATED QUANTITIES
5	POND TYPICAL SECTION
6	DETAILS
7	EROSION CONTROL & TURF ESTABLISHMENT
8 - 10	STORMWATER POLLUTION PREVENTION PLAN
11	GRADING PLANS
12	STORM SEWER PROFILES
THIS PLAN SET CONTAINS 12 SHEETS.	

Approved: City Engineer / Director of Public Works _____ Date _____

⌖ BM=862.90
TNH
77' SE OF SE INTERSECTION OF 142ND AVENUE NW & XKINO STREET

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
VERTICAL: NAVD 88

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

©Bolton & Menk, Inc. 2024. All Rights Reserved
H:\RAMS\24X135190\00\CAD\C3D\135190G001.dwg 7/25/2024 10:09:46 AM

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.

DRAFT

ZACHARY LINGL
LIC. NO. 56344 DATE 7/25/2024

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MN 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

DESIGNED	ZFL
DRAWN	TJH
CHECKED	KPK
CLIENT PROJ. NO.	CP 25-01

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
RIVERS BEND REGIONAL STORMWATER IMPROVEMENTS
TITLE SHEET

SHEET 1 OF 12

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #24-220 Accepting Geotechnical Proposals for 2025 Pavement Management Program Projects

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-220 accepting geotechnical proposals for 2025 pavement management program projects.

Background:

Geotechnical reports inform Staff of subsoil conditions which is essential when designing the pavement section for the reconstructed streets. Also included are groundwater elevations and support capabilities of the soils for utilities and trenches, as well as associated backfilling recommendations.

On February 20, 2024 the Ramsey Public Works Committee (PWC) considered development and implementation of a Gravel Road Elimination Policy (GREP), including project prioritization and funding program. The discussion included consideration of completing soil borings and geotechnical reports of remaining gravel roads, which could be used to better estimate the cost to upgrade the gravel roads to bituminous. The PWC unanimously supported obtaining the soil borings on the remaining gravel roads. During the case, Staff recommended Public Improvement Revolving Funds as the appropriate funding source for the geotechnical reports. Meeting minutes are attached to this case for reference.

Staff sent request for proposals to six (6) firms, the quotes received are shown below.

CONTRACTOR	IP 25-02	IP 25-03	IP 25-04	IP 25-05	IP 25-06	GRAVEL ROADS
Braun Intertec	$9,889.00	$21,341.00	$8,850.00	$14,625.00	$8,037.00	$15,269.00
Chosen Valley Testing, Inc.	$5,435.00	**$9,995.00**	$5,540.00	$10,275.00	$6,195.00	$8,560.00
Haugo Geotechnical Services	$7,515.00	$15,880.00	$8,785.00	$17,235.00	$8,285.00	$14,880.00
Independent Testing Technologies, Inc.	**$4,075.00**	$10,620.00	**$4,640.00**	**$8,880.00**	**$4,140.00**	**$8,495.00**
Terracon Consultants, Inc.	-	-	$8,526.00	$16,022.00	$8,900.00	$19,976.00

Chosen Valley Testing submitted the lowest responsible quote for Improvement Project #25-03 MSA Alpine Drive Reconstruction. Staff recommends accepting the proposal for Improvement Project #25-03 geotechnical report from Chosen Valley Testing.

Chosen Valley is required to complete their work by November 1, 2024, which will allow Staff to complete design work for this proposed improvement in time for late winter bidding.

Independent Testing Technologies submitted the lowest responsible quote for; Improvement Project #25-02 MSA Sunwood Drive Reconstruction, Improvement Project #25-04 Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-05 High Point Street Reconstructions, Improvement Project #25-06 Sorteberg's Street Reconstructions, and 2024 Gravel Roads. Staff recommends accepting the proposals for Improvement Projects #25-02, #25-04, #25-05, #25-06, and 2024 Gravel Roads geotechnical reports from Independent Testing Technologies.

Independent Testing Technologies is required to complete their work by November 1, 2024, which will allow Staff to complete design work for these improvements in time for late winter / early spring bidding.

Time Frame/Observations/Alternatives:

Alternatives:
Motion to adopt Resolution #25-220 accepting geotechnical proposals for 2025 pavement management program projects.

Funding Source:

Funding for this work is proposed to come from a combination of Pavement Management Funds, Municipal State Aid Funds, and Public Improvement Revolving Funds.

Recommendation:

Staff recommends adopting Resolution #25-220 accepting geotechnical proposals for 2025 pavement management program projects.

Outcome/Action:

Action:
Adopt Resolution #25-220 accepting geotechnical proposals for 2025 pavement management program projects.

Attachments

Res 24-220

Geotech Report RFP

PWC Meeting Minutes 2_20_2024

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/08/2024 10:35 AM
Brian Hagen	Brian Hagen	08/08/2024 12:58 PM
Form Started By: Joe Feriancek		Started On: 08/06/2024 01:50 PM
Final Approval Date: 08/08/2024		

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

RESOLUTION #24-220

RESOLUTION ACCEPTING GEOTECHNICAL PROPOSALS FOR 2025 PAVEMENT MANAGEMENT PROGRAM PROJECTS

WHEREAS, pursuant to Ramsey City Council resolution 24-138, adopted May 28, 2024 the City Engineer prepared request for proposals for geotechnical reports for 2025 pavement management projects, and

WHEREAS, request for proposals were submitted to six (6) firms for the purpose of obtaining quotes for completing the proposed geotechnical services; and

WHEREAS, the geotechnical quotes received are tabulated below; and

Contractor	IP 25-02	IP 25-03	IP 25-04	IP 25-05	IP 25-06	GRAVEL ROADS
Braun Intertec	$9,889.00	$21,341.00	$8,850.00	$14,625.00	$8,037.00	$15,269.00
Chosen Valley Testing, Inc.	$5,435.00	**$9,955.00**	$5,540.00	$10,275.00	$6,195.00	$8,560.00
Haugo Geotechnical Services	$7,515.00	$15,880.00	$8,785.00	$17,235.00	$8,285.00	$14,880.00
Independent Testing Technologies, Inc.	**$4,075.00**	$10,620.00	**$4,640.00**	**$8,880.00**	**$4,140.00**	**$8,495.00**
Terracon Consultants, Inc.	-	-	$8,526.00	$16,022.00	$8,900.00	$19,976.00

WHEREAS, the quote of Chosen Valley Testing, Inc. in the amount of $9,955.00 for the geotechnical report of IP 25-03 MSA Alpine Drive Reconstruction for said services in accordance with the prepared proposal is the lowest responsible quote and their quote shall be and hereby is accepted; and

WHEREAS, the quote of Independent Testing Technologies, Inc. in the amount of $4,075.00 for geotechnical reports of IP 25-02 MSA Sunwood Drive Reconstruction, and in the amount of $4,640.00 for IP 25-04 Dickenson's Mississippi Estate Street Reconstructions, and in the amount of $8,880.00 for IP 25-05 High Point Street Reconstructions, and in the amount of $4,140.00 for IP 25-06 Sorteberg's Street Reconstructions, and in the amount of $8,495.00 for 2024 Gravel Roads for said services in accordance with the prepared proposal are the lowest responsible quotes and their quotes shall and hereby are 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 contractor with Chosen Valley Testing, Inc. for said geotechnical services for and on behalf of the City of Ramsey.
2) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Independent Testing Technologies, Inc. for said geotechnical services for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

REQUEST FOR PROPOSAL
PAVEMENT MANAGEMENT PROGRAM
2025 PROJECTS
Geotechnical Reports
City of Ramsey

ISSUE DATE
July 9, 2024

PROPOSAL MUST BE RECEIVED BY:
4:00 p.m. on Tuesday, August 6, 2024

EMAIL PROPOSAL TO:
sdamjanovich@cityoframsey.com
or
DELIVER PROPOSAL TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Stacie Damjanovich
763-433-9895

INTRODUCTION: The City of Ramsey (City) is requesting proposals for the delivery of six (6) geotechnical reports for 2025 projects including;

1. IP 25-02 MSA Sunwood Drive Reconstruction
    a. Sunwood Drive between Nowthen Blvd (CSAH 5) and Erkium St.
    b. Street is approximately 0.20 miles in total length; ADT 1049; Speed Limit 30 mph
        i. 40-feet wide, includes 2 parking lanes
        ii. Municipal sewer and water exist under the pavement
    c. Scope of work includes:
        i. Five (5) soil borings to a depth of 15-feet per the attached exhibit
        ii. Five (5) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. MSA Road requires 10-ton pavement design
                a. Typically, City would do an FDR or SFDR on this type of road
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of utilities
            5. Recommendations for management of groundwater for design of structures and pavements

2. IP 25-03 MSA Alpine Drive Reconstruction
    a. Alpine Drive between Sunfish Lake Blvd (CR 57) and Saint Francis Blvd (TH 47)
    b. Street is approximately 1.02 miles in total length; ADT 2900; Speed Limit 45 mph
        i. 45 to 65-feet wide mix of urban and rural, parking lanes both sides
        ii. Municipal sewer and water exist under the pavement
    c. Scope of work includes:
        i. Sixteen (16) soil borings to a depth of 15-feet per the attached exhibit
        ii. Sixteen (16) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. MSA Road requires 10-ton pavement design
                a. Typically, City would do an FDR or SFDR on this type of road
                b. Potential soil corrections expected between Sodium St. and Nowthen Blvd
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of utilities
            5. Recommendations for management of groundwater for design of structures and pavements

3. IP 25-04 Dickenson's Mississippi Estates Street Reconstructions
    a. Subdivision is located generally at Rivlyn Avenue and Tungsten Street
        i. Streets are approximately 0.26 miles in total length
            1. 32-feet wide, urban section
            2. Municipal sewer and water exist under the pavement
                a. Project will include replacing watermain
        ii. Scope of work includes:
            1. Seven (7) soil borings to a depth of 15-feet per the attached exhibit
            2. Seven (7) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. Tungsten Street requires 10-ton pavement design
            2. Rivlyn Avenue requires 7-ton pavement design
                a. Typically, City would do an FDR or full reconstruction
            3. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            4. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            5. Recommendations for earthwork associated with installation of utilities
            6. Recommendations for management of groundwater for design of structures and pavements

4. IP 25-05 High Point Street Reconstructions
    a. Subdivision is generally located east of Ramsey Boulevard
        i. Streets are approximately 1.67 miles in total length
            1. 30-feet wide, urban section with bituminous curbing
            2. No municipal utilities exist or are proposed
        ii. Scope of work includes:
            1. Twenty-one (21) soil boring to a depth of 10-feet per the attached exhibit
            2. Twenty-one (21) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. Streets require a 7-ton pavement design
                a. Typically, City would do an FDR or full reconstruction
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of storm sewer pipes and structures
            5. Recommendations for management of groundwater for design of structures and pavements

5. IP 25-06 Sorteberg's Street Reconstructions
    a. Subdivision is generally located along 159th Lane and Xenolith Street
        i. Street are approximately 0.54 miles in total length
            1. 31-feet wide, urban section with bituminous curb
            2. No municipal utilities exist or are proposed
        ii. Scope of work includes:
            1. Eight (8) soil borings to a depth of 10-feet per the attached exhibit
            2. Seven (7) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. Streets require a 7-ton pavement design
                a. Typically, City would do an FDR or full reconstruction
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of storm sewer pipes and structures
                a. Considerations for infiltration rate within low area at 16021 Xenolith Street
            5. Recommendations for management of groundwater for design of structures and pavements

6. 2024 Gravel Roads
    a. Six (6) gravel roads located across the City
        i. Streets are approximately 1.90 miles in total length
        ii. Typically, 24-foot wide rural section
    b. Scope of work includes:
        i. Twenty-four (24) soil borings to a depth of 10-feet per the attached exhibit
    c. A standard geotechnical report including construction feasibility for shallow storm sewer construction and pavement section
        i. Streets require a 7-ton pavement design
            1. Typical City Street section is 3.5-inch bituminous over 4 to 6-inch class 5
        ii. Logs of soil borings with descriptions of nomenclature used for defining the site soils
        iii. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for any soil corrections; Design R-Value estimate
        iv. Recommendations for earthwork associated with installation of storm sewer pipes and structures
        v. Recommendations for management of groundwater for design of structures and pavements

SOIL BORING REQUIREMENTS: Soil borings to a depth called out above will be taken at stationing shown on the attached "Boring Hole Location" exhibits. Soil borings will alternate between drive lanes as practical. Cores of the existing bituminous pavement will be required. Cores will be taken to verify thickness and structural integrity of the existing pavement and base. Pictures of the cores will be included in the final report. Any additional depth beyond depth called out will be paid per lineal foot. The Contractor must perform sufficient survey work to locate holes approximately 5 feet horizontally and approximately 0.5 feet vertically. The Contractor is responsible for locating all utilities prior to starting boring operations.

SOIL BORING LOG REQUIREMENTS: A field boring log will be prepared by the Contractor for each boring with a copy included in the final report. The field boring logs will include;

- The project identification number
- Location of the boring referenced by centerline stationing
- Boring log number
- Method of drilling and sampling, diameter of bore hole
- Date, name of driller and crew
- Ground surface elevation and ground water elevation measured to the nearest 0.5 feet
- Definition of all symbols that are not otherwise self-explanatory
- Classification, thickness, color, moisture condition (dry, moist, wet, saturated), composition and degree of compactness
- Field number of any samples taken, type of sample and depth taken
- Depth at which obstacles were encountered in advancing the boring
- Any other unusual conditions encountered during drilling and sampling

SCHEDULE: A written schedule of the work shall be submitted identifying all work components and showing work start and completion dates required to comply with the schedule. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The final Geotechnical Reports must be delivered to the City by Friday, November 1, 2024.

PROPOSAL SUBMITTAL: An itemized quote shall be submitted for the proposed work using the form at the end of this Request for Proposal (RFP).

COMMUNICATION WITH THE CITY: If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the RFP.

SUBMISSION: A signed copy of the attached proposal form is requested by **4:00 P.M. Tuesday, August 6, 2024.** Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey MN 55303 to the attention of Stacie Damjanovich, Engineering Administrative Assistant. E-mail quotes will be accepted and may be sent to SDamjanovich@cityoframsey.com.

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

COSTS OF PREPARATION: Under no condition will any costs of preparation of the proposal be reimbursed by the City.

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

with the City prior to the work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 a.m. to 8:00 p.m., Monday through Friday.

WORK AND STAGING AREAS: The Contractor shall confine their work activities within City owned properties and right of way. No equipment shall be left on City streets outside normal working hours.

SPECIFICATIONS: Work shall be conducted in conformance with the specifications set forth herein and in accordance with the latest edition of the Minnesota Department of Transportation Standard Specifications for Construction which is incorporated by reference to these specifications.

TRAFFIC CONTROL: All traffic control devices and layouts shall conform and be installed in accordance to the latest addition of the Minnesota Temporary Traffic Control Field Manual.

PAYMENT: Payment will be made upon submittal of an invoice to the City on a net 30 day basis following City acceptance of the work. An IC 134 form will be required prior to final payment.

BASIS OF AWARD: The City will award each individual project to the lowest proposal, rather than the lowest combined total of all six proposals.

BASIS OF PAYMENT: Payment shall be made for the work on the basis specified below. The cost of any additional labor, materials, permits, tools and supplies which have not been specifically identified in this section for payment, but required to complete the project as per the plans and specifications shall be considered incidental to the project.

Mobilization – Payment shall be made on a lump sum basis for the mobilization of equipment.

Geotechnical Report – Payment shall be made on a lump sum basis as compensation for all development of the geotechnical report meeting the requirements outlined in this RFP.

Soil Boring – Payment shall be made on a per each basis as compensation for all equipment, material and labor costs required for the soil boring and all required documentation of soil borings as outlined in this RFP. Pavement Cores are incidental to the soil boring pay item.

Soil Boring Additional Depth – Payment shall be made on a per lineal foot basis as compensation for all equipment, material and labor costs required for soil boring at depth beyond depth as stated in the introduction. The cost of meeting any Minnesota Department of Health requirement for abandonment of geotechnical soil bore holes, including holes deeper than 15-feet are incidental to this pay item.

Traffic Control – Payment shall be made on a lump sum basis as compensation for all equipment, material, and labor costs required for the installation and maintenance of traffic control measures (signage, barricades, flashers, flaggers, etc.), as directed by the Engineer, for any local traffic disruptions or temporary closures.

PROPOSAL

This proposal is submitted to the City of Ramsey for Pavement Management Program 2025 Projects Geotechnical Reports. That _____ accepts the terms and conditions herein and agrees to deliver the final Geotechnical Reports to the City by the date(s) listed in the schedule section of this RFP, and to complete all work described herein for the following unit prices:

IP 25-02 SUNWOOD DRIVE RECONSTRUCTION

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	5	_____	_____
4	Soil Boring Additional Depth Beyond 15-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____
	Total Proposal (Lines 1-5)				_____

IP 25-03 ALPINE DRIVE RECONSTRUCTION

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	16	_____	_____
4	Soil Boring Additional Depth Beyond 15-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____
	Total Proposal (Lines 1-5)				_____

IP 25-04 DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTIONS

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	7	_____	_____
4	Soil Boring Additional Depth Beyond 15-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____
	Total Proposal (Lines 1-5)				_____

IP 25-05 HIGH POINT STREET RECONSTRUCTIONS

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	21	_____	_____
4	Soil Boring Additional Depth Beyond 10-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

IP 25-06 SORTEBERG'S STREET RECONSTRUCTIONS

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	8	_____	_____
4	Soil Boring Additional Depth Beyond 10-feet	LF	6	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

2024 GRAVEL ROADS

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	24	_____	_____
4	Soil Boring Additional Depth Beyond 10-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

Contractor Name _____

Owner or representative _____

Phone(s) _____

E-mail _____

Signature _____

Date _____



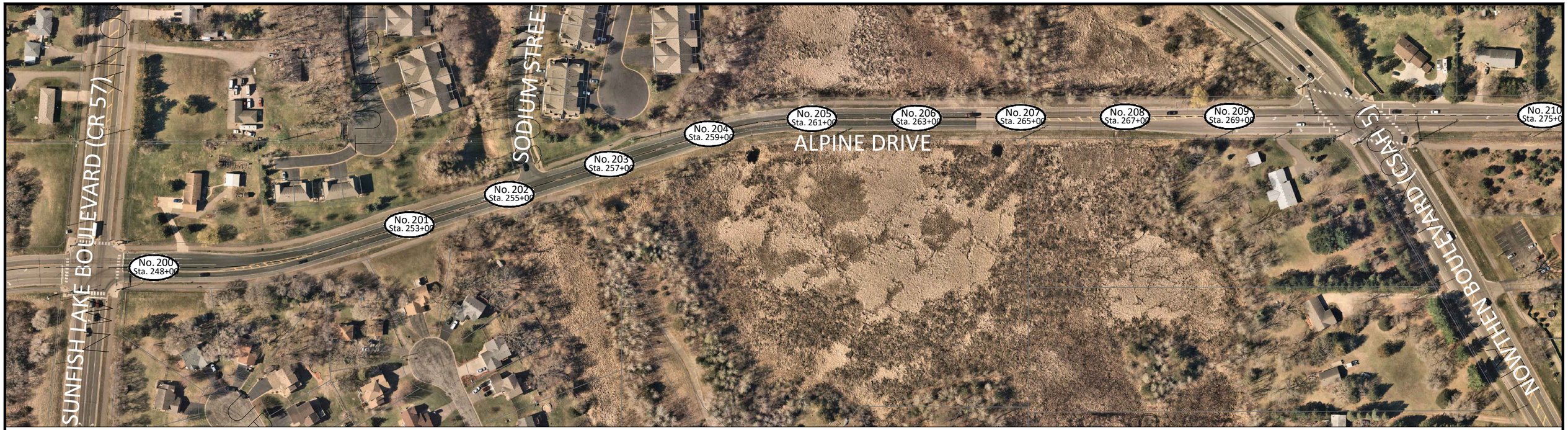
IP 25-02 SUNWOOD DRIVE (CSAH 5 / ERKIUM STREET) SOIL BORING LOCATION MAP

0 150 300 450

SCALE (FEET)

N

City of RAMSEY





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

IP 25-03 ALPINE DRIVE (CSAH 5 / TH 47)
SOIL BORING LOCATION MAP

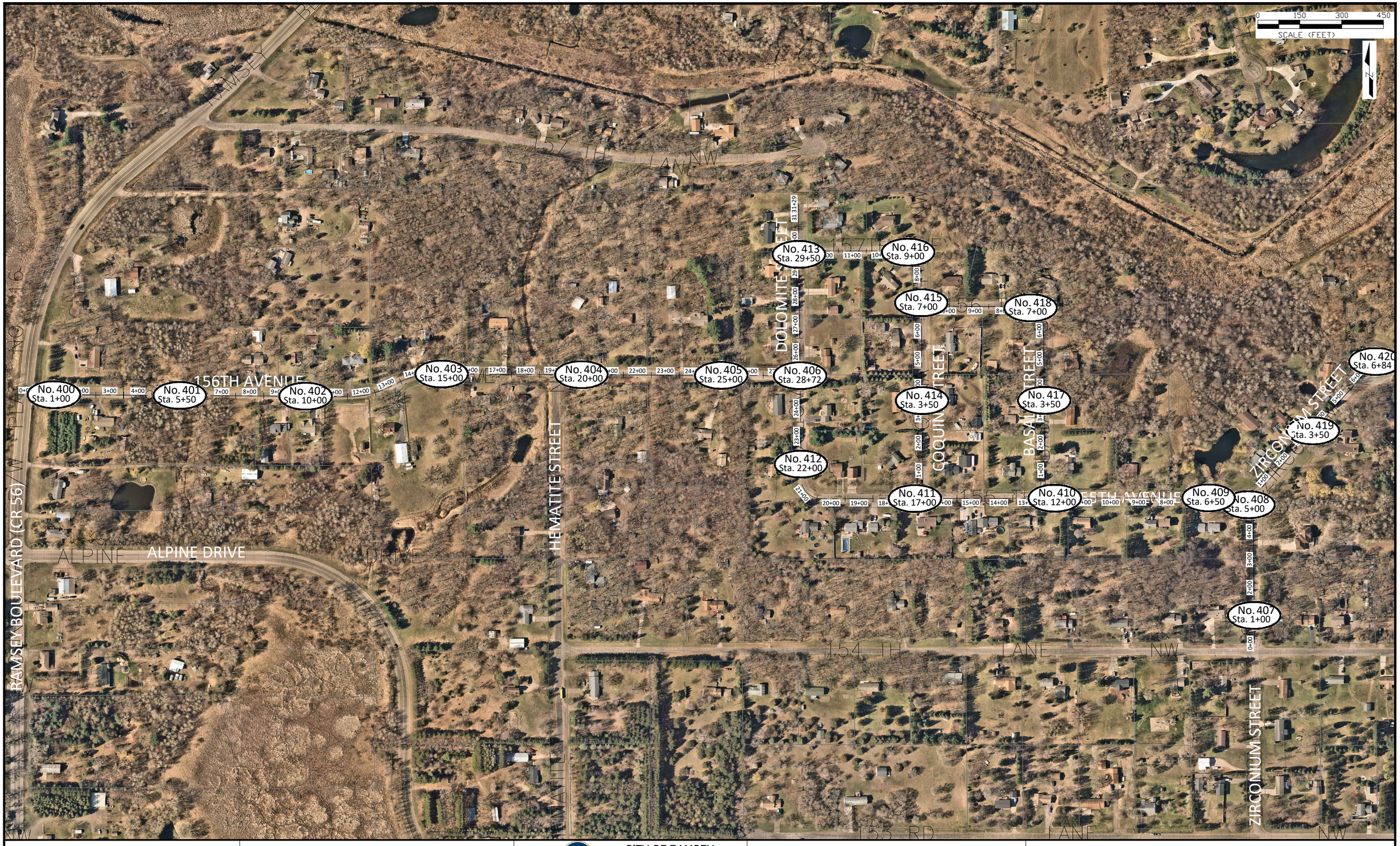


IP 25-04
DICKENSON'S MISSISSIPPI ESTATES
SOIL BORING LOCATION MAP

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



		City of RAMSEY CITY OF RAMSEY 7550 SUNWOOD DRIVE RAMSEY, MN 55303 (763) 427-1410 FAX (763) 433-9898	IP 25-05 HIGH POINT STREET RECONSTRUCTION SOIL BORING LOCATION MAP	

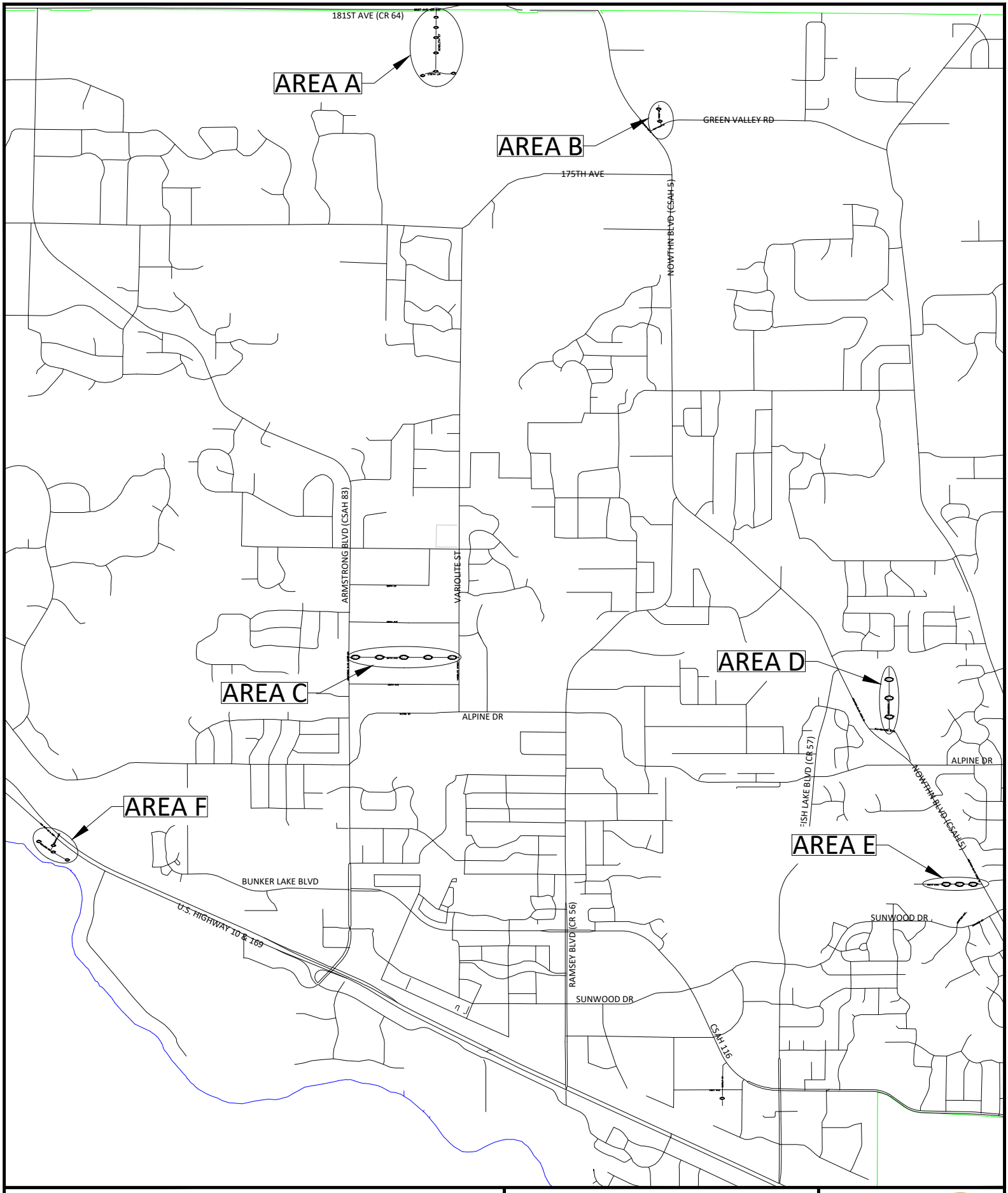


IP 25-06
SORTEBERG'S
SOIL BORING LOCATION MAP

0 300 600 900
SCALE (FEET)

N

City of RAMSEY



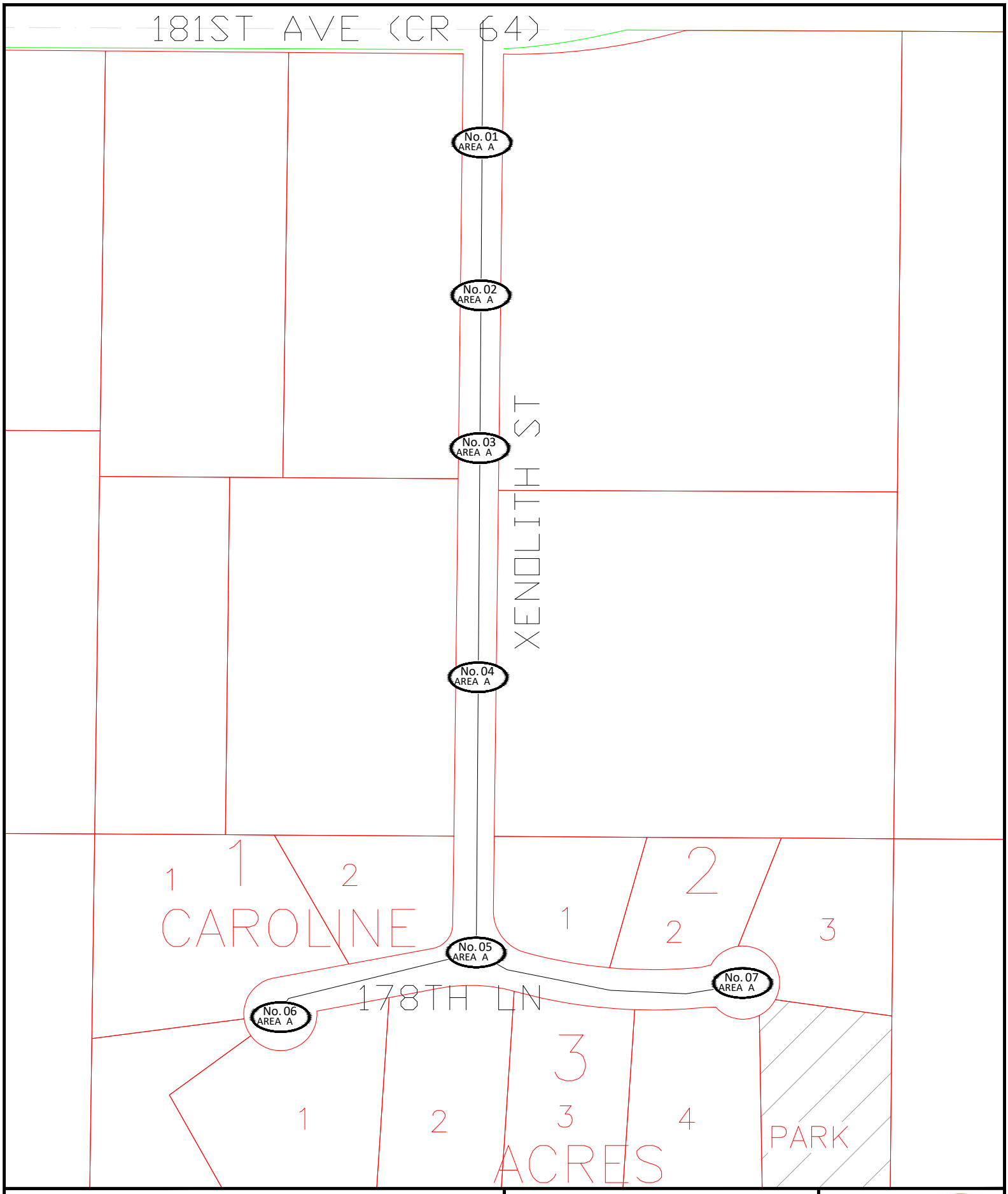
2024 GRAVEL ROADS
SOIL BORING LOCATION MAP
OVERALL AREA MAP

0 3000 6000 9000

SCALE (FEET)

N

City of RAMSEY



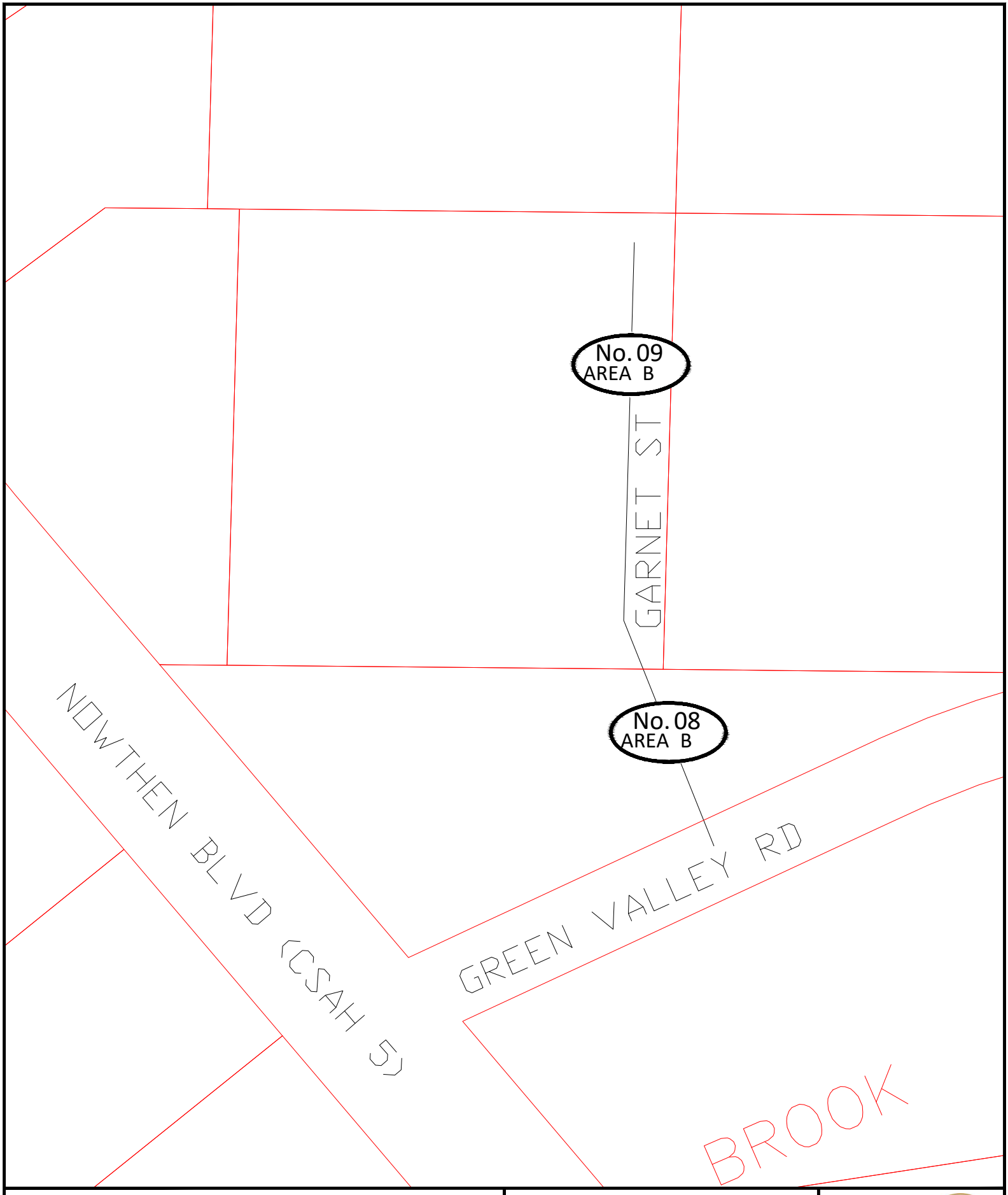
2024 GRAVEL ROADS
SOIL BORING LOCATION MAP
AREA A

0 250 500 750

SCALE (FEET)

N

City of RAMSEY

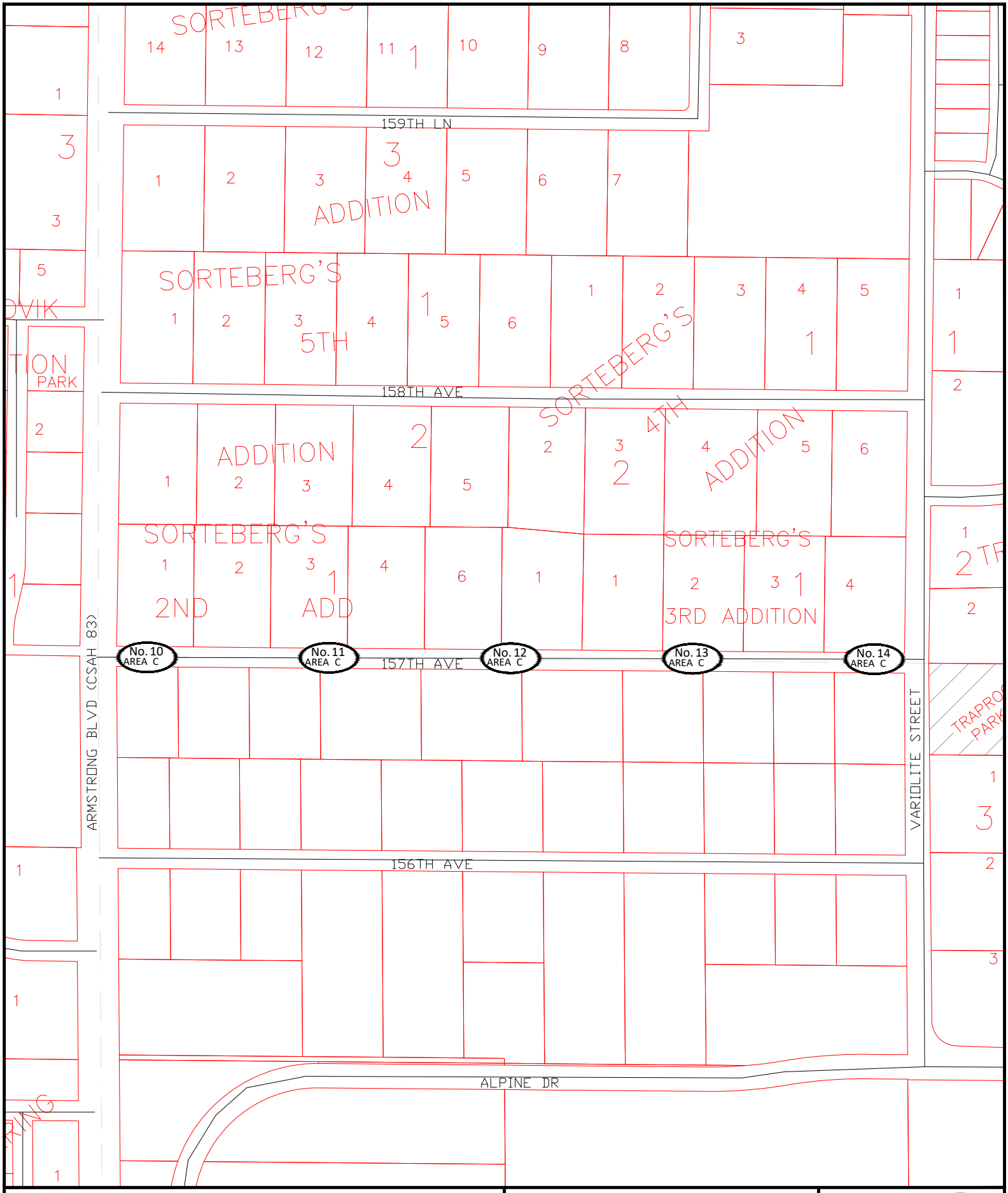


2024 GRAVEL ROADS
SOIL BORING LOCATION MAP
AREA B

0 100 200 300
SCALE (FEET)

N

City of RAMSEY

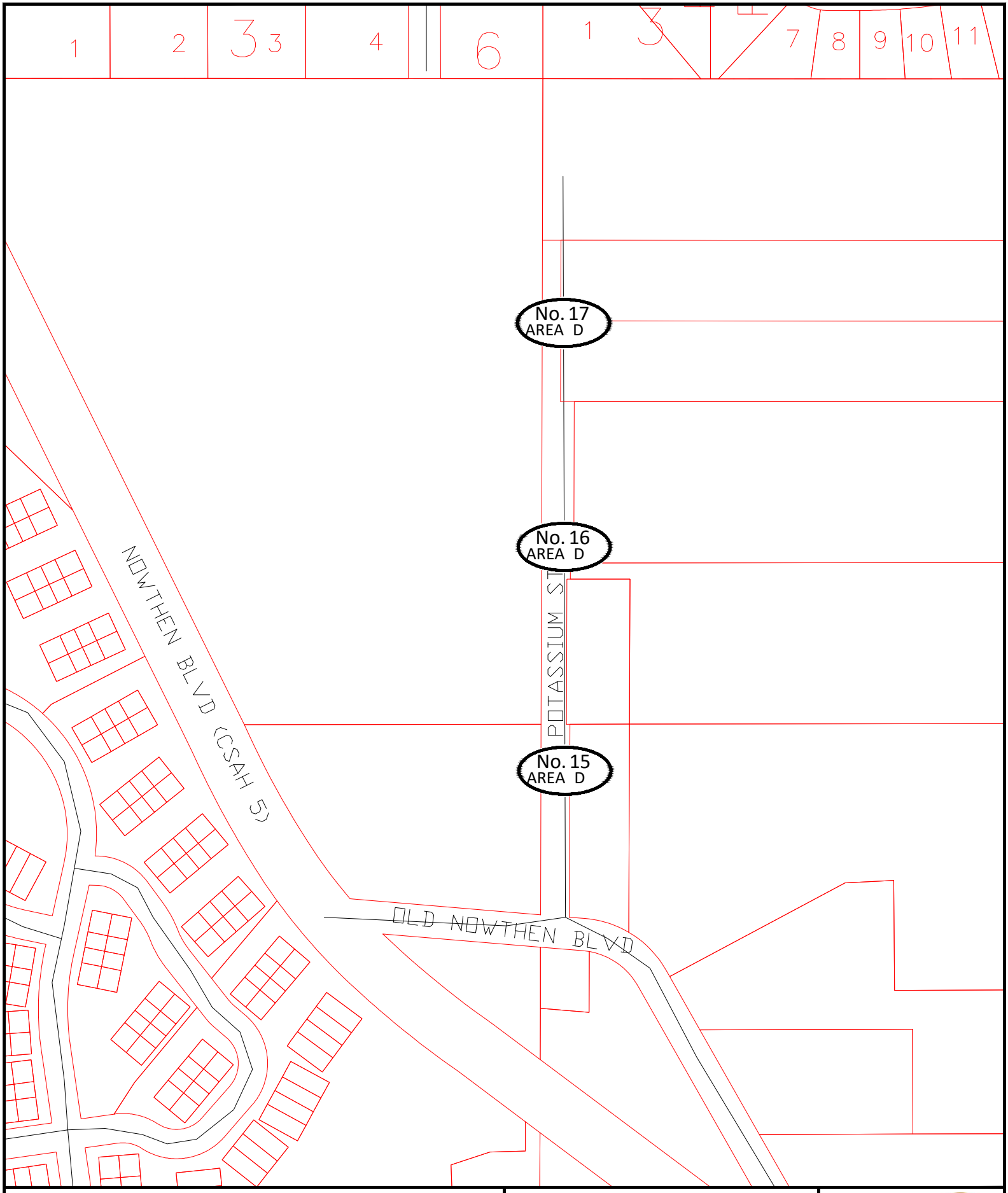


2024 GRAVEL ROADS
SOIL BORING LOCATION MAP
AREA C

0 400 800 12000
SCALE (FEET)

N

City of RAMSEY



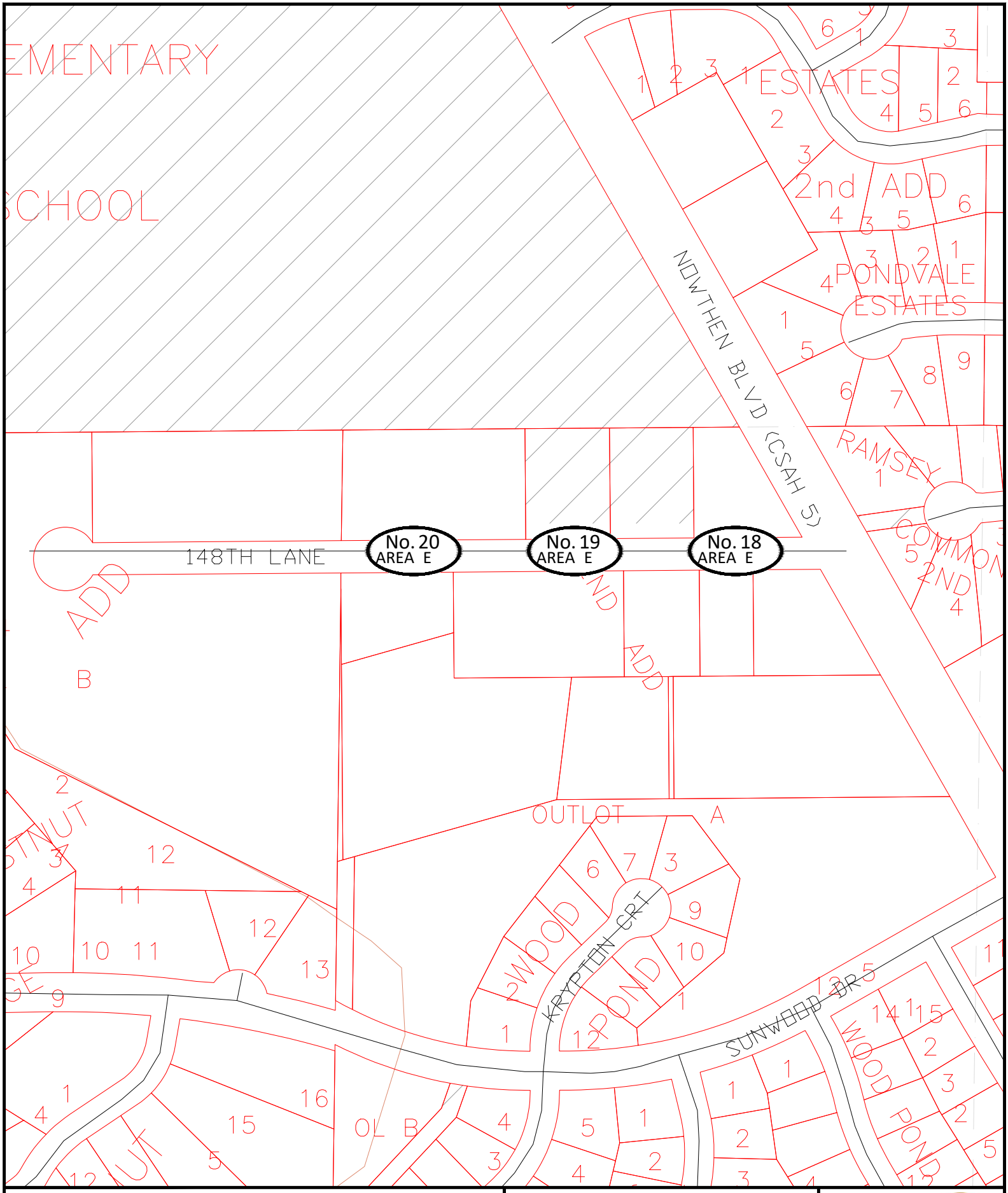
2024 GRAVEL ROADS
SOIL BORING LOCATION MAP
AREA D

0 250 500 750

SCALE (FEET)

N

City of RAMSEY

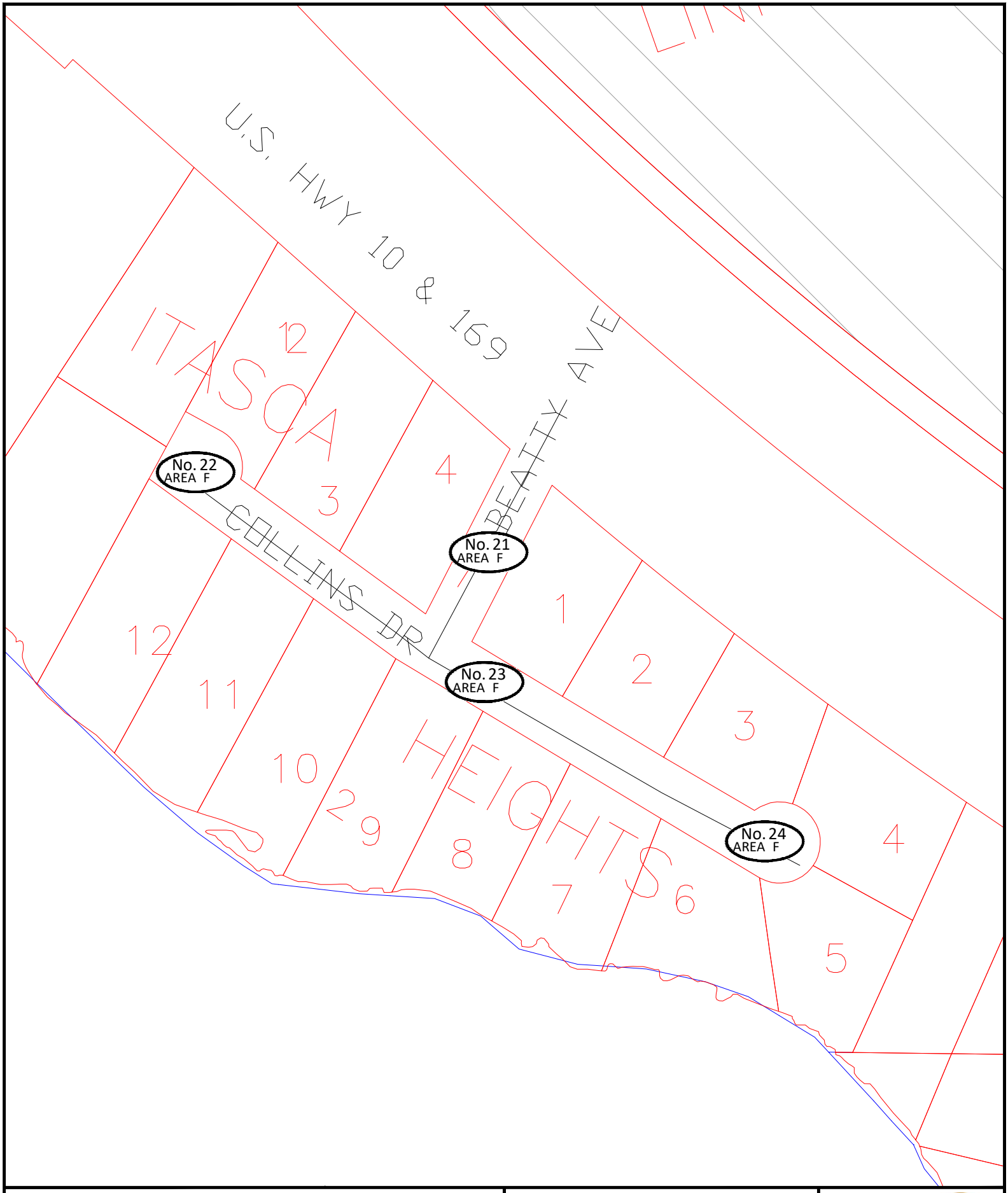


2024 GRAVEL ROADS
SOIL BORING LOCATION MAP
AREA E

0 250 500 750
SCALE (FEET)

N

City of RAMSEY



2024 GRAVEL ROADS
SOIL BORING LOCATION MAP
AREA F

0 150 300 450
SCALE (FEET)

N

City of RAMSEY

25-02 MSA Sunwood Drive (CSAH 5 / Erkium Street) Reconstruction Street Segment Summary											
Street	**Segment Description**	**Length (feet)**	**Section (Urban / Rural)**	**2023 PASER**	**Year Built**	**Maint. 1**	**Maint. 2**	**Maint. 3**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
Sunwood Drive	Nowthen Boulevard (CSAH 5) / Erkium Street	1065	Urban	4	1993	SC 1998	SC 2006	SC 2013	4.2	2.2	6.4
Sunwood Drive Total Length		*1065*	*0.2 mi.*								

IP 25-03 MSA Alpine Drive (CR 57 / TH 47) Reconstruction
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA Alpine Drive	Alpine Drive	CR 57 / Pt 500 feet east of CR 57	510	Urban	6	1991	SC 1995	SC 2002	SC 2017	5.1	n/a*	n/a*
	Alpine Drive	Pt 500 feet east of CR 57 / CSAH 5	1944	Urban	5	1991	SC 1995	SC 2002	SC 2017	5.1	n/a*	n/a*
	Alpine Drive	CSAH 5 / Junkite Street	1297	Urban & Rural	5	1980	SC 1989	OL 2002	SC 2009	4.3	n/a*	n/a*
	Alpine Drive	Junkite Street / TH 47	1621	Urban	5	1980	SC 1989	OL 2002	SC 2009	4.3	n/a*	n/a*
MSA Alpine Drive (CR 57 / TH 47) Total Length			5372	1.017 mi.		* GPR Inconsistency with apparent base thickness, value could not be determined						

IP 25-04 Dickenson's Mississippi Estate Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Dickenson's Mississippi Estate	Tungsten Street	Rivlyn Avenue / Riverdale Drive	393	Urban	4	1990	SC 1996	SC 2003	SC 2013	3.4	n/a*	n/a*
	Rivlyn Avenue	West cul-de-sac / East Edge of Plat	992	Urban	4	1990	SC 1996	SC 2003	SC 2013	2.7	3.7	6.4
Dickenson's Mississippi Estate Total Length			1385	0.262 mi.		* GPR No Base visible, value could not be determined						

IP 24-05 High Point Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Section 22 Unplatted	156th Avenue	CR 56 / West Edge of Plat High Point	2587	Urban (Bit. Curb)	5	1989	SC 1996	OL 2001	SC 2007	SC 2014		2.5	4.8	7.2
Section 22 Unplatted Total Length			*2587*	*0.49 mi.*										
High Point	155th Avenue	NW PC Dolomite Street / Zirconium Street	1607	Urban (Bit. Curb)	3	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	4.3	4.2	8.5
	156th Avenue	Coquina Street / NW PC Basalt Street & 156th Avenue	411	Urban (Bit. Curb)	5	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.5	n/a*	n/a*
	156th Avenue	West Edge of Plat / Dolomite Street	211	Urban (Bit. Curb)	5	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	2.5	4.8	7.3
	157th Avenue	Dolomite Street / NW PC Coquina Street & 157th Avenue	440	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	4.1	4.4	8.5
	Basalt Street	155th Avenue / NW PC 156th Avenue & Basalt Street	681	Urban (Bit. Curb)	5	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.7	2.5	6.2
	Coquina Street	155th Avenue / NW PC 157th Avenue & Coquina Street	844	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.6	3.7	7.3
	Dolomite Street	NW PC 155th Avenue & Dolomite Street / North Edge of Plat	1079	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.9	3.9	7.8
	Zirconium Street	155th Avenue / Cul-de-sac	763	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.4	n/a*	n/a*
	Zirconium Street	South Edge of Plat / 155th Avenue	211	Urban (Bit. Curb)	3	1979	SC 1985	SC 1993	OL 2001	SC 2012		3.4	n/a*	n/a*
High Point Total Length			*6247*	*1.183 mi.*	** GPR Base not visible, value could not be determined*									
High Point & Section 22 Unplatted Total Length			8834	1.673 mi.										

IP 25-06 Sorteberg's Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Sorteberg's	159th Lane	CSAH 83 / Xenolith Street	1929	Urban (Bit Curb)	4	1979	OL 1994	SC 2001		3.3	4.1	7.4
	Xenolith Street	159th Lane / 161st Avenue	898	Urban (Bit Curb)	4	1979	OL 1994	SC 2001		3.7	6.6	10.3
Dickenson's Mississippi Estate Total Length			2827	0.535 mi.								

2024 Gravel Road Segment Summary				
Area	**Street**	**Segment Description**	**Length (feet)**	**Length (miles)**
A	178th Lane	Cul-de-sac East / Xenolith Street	462	0.09
	178th Lane	Cul-de-sac West / Xenolith Street	371	0.07
	Xenolith Street	178th Lane / 181st Avenue (CR 64)	1525	0.29
		Area A Total	2358	0.45
B	Garnet Street	Green Valley Road / North Termini	508	0.10
		Area B Total	508	0.10
C	157th Avenue	Armstrong Boulevard (CSAH 83) / Variolite Street	2709	0.51
		Area C Total	2709	0.51
D	Potassium Street	Old Nowthen Boulevard / North Termini	1516	0.29
		Area D Total	1516	0.29
E	148th Lane	Nowthen Boulevard (CSAH 5) / Cul-de-sac West	1671	0.32
		Area E Total	1671	0.32
F	Beatty Avenue	U.S. Highway 10 & 169 / Collins Drive	360	0.07
	Collins Drive	Cul-de-sac West / Cul-de-sac East	927	0.18
		Area F Total	1287	0.24
2024 Gravel Road Total Length			10049	1.90

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

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

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Councilmember Howell arrived.

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

4. APPROVE MINUTES

4.01: Approve January 16, 2024, Meeting Minutes

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

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

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

5. COMMITTEE BUSINESS

5.01: Consider Trail Connection between Bowers Drive and Riverstone South

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairperson Musgrove commented that she would prefer that option.

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

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

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

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

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

5.02: Consider Implementation and Prioritization of Gravel Road Elimination Projects

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

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

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

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

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

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

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

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

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

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

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

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

6. COMMITTEE / STAFF INPUT

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

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

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

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

6.02: Review Future Topics Calendar

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

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

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

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

7. ADJOURNMENT

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

Motion carried.

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

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session New

Meeting Date: 08/12/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #24-202, Approving a Conditional Use Permit for Motor Vehicle Rental and Self-Storage Facilities for U-Haul at 8725 Riverdale Dr NW

Purpose/Background:

Parul Butala and Sahithya Cheruku with Amerco Real Estate Company (the "Applicant") have submitted a Land Use Application on behalf of U-Haul (the "Permittee") for the development of an 8.73-acre parcel, bounded by U.S. Highway 10 to the north, Riverdale Drive to the south, and the Pearson Farm to the west. The project will consist of eight structures:

- An approximately 37,728 square foot building on the west side of the lot to be used for climate-controlled self-storage, equipment dispatch and receiving, and retail sales;
- An approximately 11,088 square foot building on the east side of the lot to be used for pod-style self-storage;
- Five buildings, each measuring approximately 4,414 square feet, along the north side of the lot to be used for garage-style self-storage;
- An approximately 1,000 square foot canopy structure for equipment rental return and check-in operations.

In addition to the structures, the Applicant is proposing to construct 12 parking stalls for customers and employees and 17 parking stalls for rental trucks and trailers. There will be an additional parking area for the staging of rental trucks and trailers next to the canopy. In order to accommodate the proposed development, the Applicant is requesting a Conditional Use Permit for Motor Vehicle Rental and Self-Storage Facilities in the B-3 Zoning District.

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 July 25th. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A proposed development sign was placed on the property along Riverdale Drive, facing south toward the intersection with Snowy Owl Street.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property, 8725 Riverdale Drive NW, is located in the southwestern part of Ramsey, bounded by U.S. Highway 10 to the north, Riverdale Drive to the south, and the Pearson Farm to the west. The Subject Property was recently rezoned to B-3, Regional Business District, alongside the Donna Farms final plat. It is guided for Commercial land uses in the City's 2040 Comprehensive Plan, and is approximately 8.73 acres in size. Surrounding properties to the west and east are also guided for Commercial land uses, and properties to the south (across Riverdale Drive) and north (across U.S. Highway 10 and the BNSF railroad tracks) are guided for Residential land uses.

Site Plan

As noted above, the proposed Site Plan includes eight structures and associated parking areas for customers, employees, and rental trucks and trailers. The proposed development has 18.9 percent building coverage, and 65.2 percent impervious surfacing coverage (including all buildings, pavement, and sidewalks) on the lot. Other commercial developments of this nature in Ramsey have similar percentages. There will be two driveways into

the site, each spaced at least 150 feet from the centerlines of Pearson Street and Snowy Owl Street, across Riverdale Drive from the site. This spacing will help facilitate safer traffic patterns into and out of the Subject Property.

The west building is designed to have the main retail entrance at its southeast corner, adjacent to the customer parking and close to the west driveway. The climate-controlled self-storage portion of the west building will have a separate entrance and loading area along the east side of the building. This building will be three stories tall, with a maximum roof height of 38.25 feet and a top-of-parapet height of 42.25 feet.

The east building is designed for U-Haul's U-Box storage, which consists of pod-like storage containers stacked inside the building. This building will have its main entrance facing westward, adjacent to customer parking stalls. There will also be a loading dock along the south side of the building. This building will technically be one story tall, although the clearance height will be taller to accommodate the stacking of the U-box units. This building will have a maximum roof height of 45 feet and a top-of-parapet height of 47.5 feet.

The five garage-style buildings along the north side of the site will each have twenty garage doors (ten on each long side), resulting in 100 garage-style storage units. These buildings are not proposed to be climate-controlled, and there will be no dedicated parking stalls for any of these five buildings. However, there will be 30-foot-wide drive aisles between each of these buildings to allow for customers to drive up to their respective storage unit to load and unload items.

Lastly, the check-in canopy is proposed to be located in the center of the site, just north of a 200-foot-long staging area for rental trucks and trailers. This canopy is intended to be the "landing spot" for customers looking to return rental equipment. The canopy will be built for drive-through operations, and will have a clearance height of 14 feet, which will accommodate all of U-Haul's rental trucks and trailers. Each of these buildings will be 10 feet tall.

Architecture and Building Elevations

All seven buildings are designed to consist primarily of insulated metal panels (Metl-Span Santa Fe) with a stucco appearance. This material is considered an "other material as may be approved by the Planning Commission and City Council given the building's use and context." Metals otherwise are limited to an accent material on the building. The panels proposed by the Applicant will have a higher level of finish than traditional metal panels.

Accent materials include lyrical articulated accent fins (in orange, lime green, and teal), dark-brown walnut lap siding, tilt-up concrete, and metal trim. The west building will also have storefront windows on the second and third floors at all four corners of the building, as well as a storefront window design on the first floor at the southeast corner of the building, surrounding the retail showroom. The garage doors on the west and east buildings will consist of ultra-grain walnut material, whereas the garage doors on the north storage buildings will be orange metal, similar to the company's branding.

Signage

The east and west buildings are proposed to have signage that meets City Code reqirements. No signage is proposed to be installed on the garage-style buildings and no freestanding, monument, or directional signs are proposed. If the Applicant chooses to add any additional signs to the site, they will be subject to regulations in City Code.

Parking

The site is not expected to have a large need for employee and visitor parking. Most of the parking on site will be for the rental vehicles and trailers. A condition is included in the CUP resolution that requires the installation of "no parking" signs along Riverdale Drive so that trucks and trailers are not parked off site.

Landscaping Plan

As noted in the Environmental Policy Board's (EPB) staff report from July 15th, the submittal includes a Landscape Plan for the project. The landscaping is focused primarily along the east and west sides of the Subject Property as well as along Riverdale Drive. Staff requested various minor revisions to the original plan set, and it

appears that all comments were addressed with their last submittal of revised plans.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings shall measure less than 0.5 footcandles at the property line and shall 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 must be downcast and shielded. Staff is working with the Applicant to ensure compliance with lighting regulations in City Code, as compliance with these regulations is a condition within the Conditional Use Permit resolution.

Utilities

The building will be connected to municipal water and sanitary sewer under Riverdale Drive. There will also be an infiltration basin along the south side of the property to manage storm water. The Applicant is using this basin, as well as additional landscaping along its south edge, to increase visual screening along Riverdale Drive.

Conditional Use Permit Standards for Motor Vehicle Rental and Self-Storage Facilities

As is common for most conditional uses in Ramsey, each of the requested conditional uses has a set of specific performance standards that needs to be met before that use can be approved. Those conditions are listed below, as stated in City Code Section 106-525 (in italics):

- **Motor Vehicle Rental**
  - *In I-1 and I-2 districts, sales and inventory must be located indoors only. No outdoor displays of parking of sales vehicles are permitted.* - The Subject Property is zoned B-3, so this condition does not directly apply. However, Staff has requested that all inventory and retail sales of non-motorized equipment, such as trailer hitches, be conducted indoors, and that only trucks and trailers are stored outdoors.
  - *The building on the property must occupy at least ten percent of the buildable site.* - The proposed building coverage is 18.9 percent of the lot, which satisfies this requirement.
  - *A minimum lot area of one buildable acre is required*. - The Subject Property is 8.73 acres in area, which satisfies this requirement.
  - *Only one state-licensed business entity is allowed per property*. - The Applicant has stated their intent to solely occupy the Subject Property as one entity (U-Haul), which satisfies this requirement under Planning Commission's review. State dealer's license applications are reviewed and approved administratively, and thus do not need review and approval by Planning Commission or City Council.
  - *State wholesale and lessor licenses may be considered office uses provided no vehicles are located on site*. - The Applicant is not proposing to operate a wholesale license, but there will be rental trucks and trailers stored on-site, so this condition does not apply.
  - *Vehicle sales inventory and display lots must follow the same design requirements as a parking lot found in section 106-560. All vehicle parking spaces must have direct access to a drive aisle.* - The site plan shows 17 standalone parking spaces for rental trucks and trailers, as well as a 200-foot-long shunting area for returned trucks and trailers, arranged for one-way traffic facing westbound. Staff has added several conditions to the CUP to ensure that all rental trucks and trailers are parking in designated parking spaces on-site, and that no vehicles may be parked in the driveways, drive aisles, or on Riverdale Drive.
- **Self-Storage Facility**
  - *In B-2, the rental spaces within the principal structure must be internally-accessed and climate-controlled.* - The Subject Property is zoned B-3, so this condition does not directly apply. However, the Applicant is proposing to allow for internally-accessed, climate-controlled storage units within the west building, in accordance with their business model, which satisfies this condition.
  - *Multiple buildings on the same property are considered permitted. The architectural design of all buildings must be coordinated*. - Staff is working with the Applicant to ensure compliance with this condition, and it has been included in the CUP as a condition of approval.

Additional Considerations

As noted throughout this staff report, there are several outstanding review comments, mainly pertaining to lighting, fire hydrant coverage, and utility specifications. The most recent versions of the architectural, civil, and

landscape plans do not reflect these outstanding changes, but they are attached to this staff report for reference. Staff added a condition of approval to the Conditional Use Permit resolution, stating that the Applicant must resolve all outstanding review comments (Changemarks) in ProjectDox. If the City Council approve the Conditional Use Permit, the Applicant must address these comments to meet all applicable code regulations.

Alternatives

Alternative 1: Approve the Conditional Use Permit, contingent upon satisfying the conditions listed in Resolution #24-202 as recommended by the Planning Commission.
Alternative 2: Continue the application to the next City Council meeting, to be held on August 27th, 2024, to give the applicant additional time to update the plans.
Alternative 3: Deny the Conditional Use Permit, based on supporting findings of fact.

Funding Source:

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

Recommendation:

At their meeting on July 25th, the Planning Commission voted 6-0 to recommend approval of the Conditional Use Permit, contingent upon satisfying the conditions listed in Resolution #24-202, as recommended by Staff.

Outcome/Action:

Motion to adopt Resolution #24-202, Approving a Conditional Use Permit for Equipment Rental and Self-Storage Facilities at 8725 Riverdale Dr NW, subject to the conditions specified within the Resolution.

Attachments

Resolution #24-202 Conditional Use Permit
Site Plan
Architectural Plan Set
Civil Plan Set
Landscaping Plan Set
Applicant Narrative
Unresolved Changemarks

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/08/2024 12:49 PM
Form Started By: Adam Martin		Started On: 07/30/2024 09:05 AM
Final Approval Date: 08/08/2024		

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

RESOLUTION #24-202

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR MOTOR VEHICLE RENTAL AND SELF-STORAGE FACILITIES FOR U-HAUL AT 8725 RIVERDALE DRIVE NW

RECITALS

1. Amerco Real Estate Company, doing business as U-Haul and hereafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to construct and operate a motor vehicle rental business and self-storage facilities, as defined per City Code Section 106-521 on the property generally known as 8725 Riverdale Drive NW and legally described as:

   Lot 1, Block 1, Donna Farms, Anoka County, Minnesota

   (the 'Subject Property');

2. That the Subject Property is zoned B-3, Regional Business District, and is approximately 8.73 acres in size.

3. That the parcel to the east of the Subject Property is also zoned B-3, Regional Business District, while the parcel to the west is zoned B-2, Community Business District, parcels to the south (across Riverdale Drive) are zoned R-1C, Single-Family Residential District.

4. That the Subject Property is guided as Commercial in the 2040 Comprehensive Plan.

5. That Motor Vehicle Rental and Self-Storage Facilities are listed as Conditional Uses per City Code Section 106-521 (Principal Uses).

6. That City Code Section 106-525 specifies that self-storage facilities may be permitted to have multiple buildings on the same property, and the architectural design of all buildings must be coordinated.

7. That the Permittee has submitted a Site Plan, designed by Demarc Land Surveying & Engineering and dated July 17, 2024, depicting the location of the following structures and site improvements: an approximately 37,728 square foot building on the west side of the lot to be used for climate-controlled self-storage, equipment dispatch and receiving, and retail sales; an approximately 11,088 square foot building on the east side of the lot to be used for pod-style self-storage; five buildings, each measuring approximately 4,414 square feet, along the north side of the lot to be used for garage-style self-storage; an approximately 1,000 square foot canopy structure for equipment rental return and check-in operations; 12 parking stalls for customers and employees; 17 parking stalls for rental trucks and trailers; and other site improvements.

FINDINGS OF FACT

1. That the equipment rental operations and self-storage facilities 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 equipment rental operations and self-storage facilities will be designed in such a way that it will not change the essential character of the area.

3. That the equipment rental operations and self-storage facilities will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

4. That the equipment rental operations and self-storage facilities 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 equipment rental operations and self-storage facilities will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

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

That the Ramsey City Council hereby grants approval of both the Site Plan and a Conditional Use Permit (the "Permit") for the construction and operation of a motor vehicle rental business and self-storage facilities on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this Conditional Use Permit is valid only for motor vehicle rental within the definition of "motor vehicle sales and showrooms and rental" as stated in City Code Section 106-521, as well as self-storage facilities within the definition stated in City Code Section 106-525. This Conditional Use Permit does not authorize the sale or repair of motor vehicles, nor does it allow for outdoor storage.

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 shall comply with all Staff comments as noted in ProjectDox.

5. That the Permittee agrees to conduct all self-storage operations inside the buildings on the Subject Property.

6. That the Permittee agrees to keep all parking and loading operations fully on-site and within designated paved areas, with no allowance for operations or overflow parking on Riverdale Drive.

7. That the Permittee agrees that all rental trucks and trailers must be parked in a marked parking space or shunting space on the Subject Property.

8. That the Permittee agrees to post "No Parking" signs on Riverdale Drive along the lot frontage at intervals of no greater than 100 feet.

9. That the Permittee agrees to coordinate the architectural design of all buildings on site, as required by City Code Section 106-525(16).

10. That the Permittee agrees to submit a written justification for the use of metal panels on more than 30 percent of each building façade.

11. That the Permittee agrees to install and maintain landscaping and berms to screen the site from the residential properties to the south of the Subject Property.

12. That the photometric lighting plan shall conform with all applicable standards in City Code, including a maximum mounting height of 20 feet for luminaire fixtures, a cut-off angle equal to or less than 90 degrees for all freestanding and wall-mounted luminaire fixtures, a minimum lighting intensity of 1 footcandle for all parking areas, and a maximum lighting intensity of 15 footcandles for all parking areas, and a maximum lighting intensity of 0.5 footcandles for all parking areas.

13. That the Permittee agrees that there shall not be any automotive parts, standalone trailer hitches, or non-motorized rental equipment stored outside on the Subject Property.

14. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

15. 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.

16. 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.

17. 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:

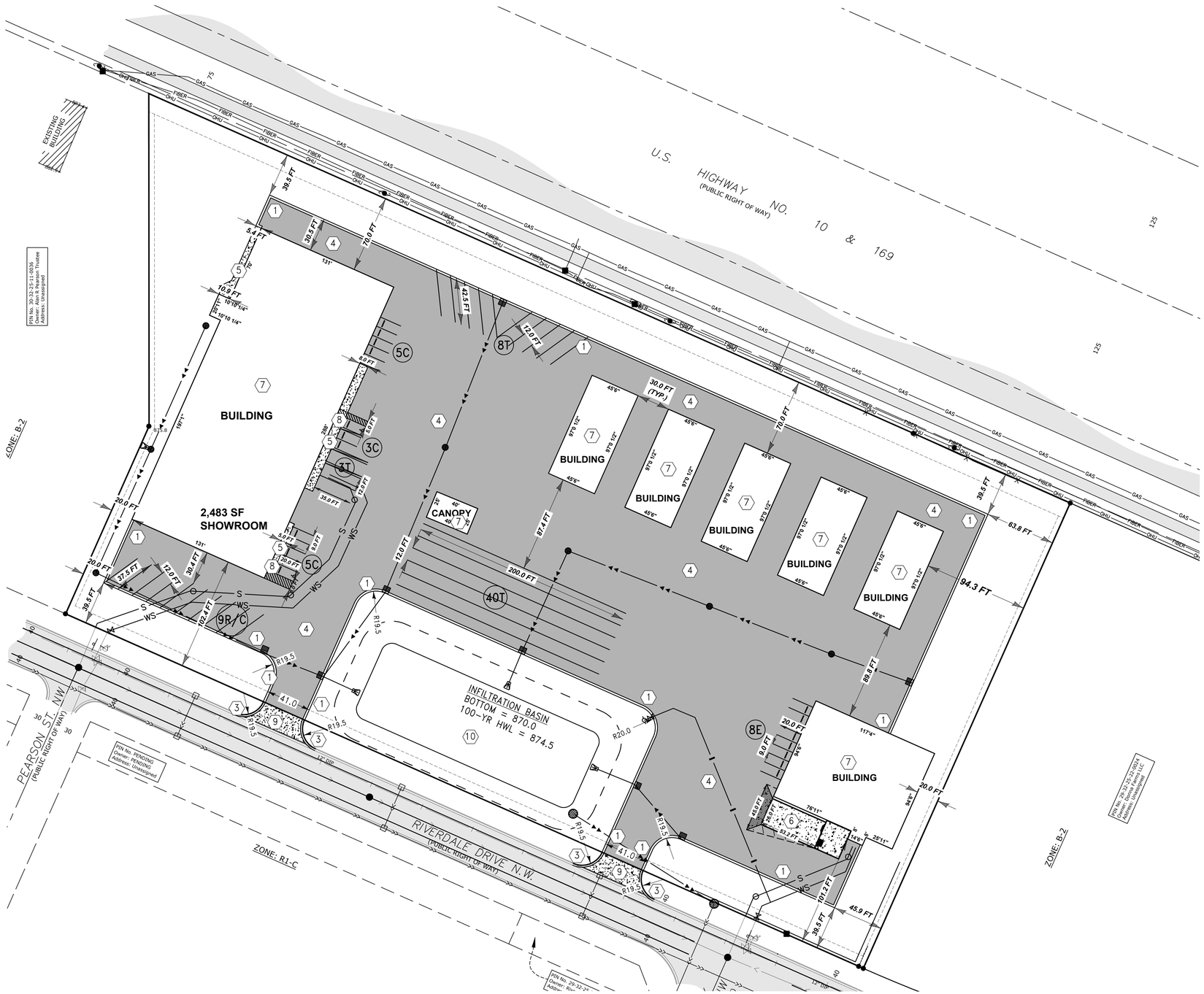
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk



REFERENCE NOTES:

1. SURMOUNTABLE CURB AND GUTTER
2. NOT USED
3. B618 CURB & GUTTER
4. BITUMINOUS PAVEMENT PER 4/C2
5. CONCRETE SIDEWALK PER DETAILS 1/C3 AND 3/C3
6. CONCRETE PAVEMENT PER 2/C3 AND 4/C3
7. PROPOSED BUILDING. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DIMENSIONS.
8. HANDICAP SIGN ON WALL
9. COMMERCIAL ENTRANCE PER CITY DETAILS
10. INFILTRATION BASIN

SITE DATA:

LOT AREA = 8.73 AC
EXISTING IMPERVIOUS AREA = 0 AC
EXISTING HARDCOVER = 0%
PROPOSED IMPERVIOUS AREA = 5.69 AC
PROPOSED HARDCOVER = 65.2%
RETAIL SPACE = 2,483 SF

PARKING DATA:

STANDARD STALLS PROVIDED = 10
HANDICAP STALLS PROVIDED = 2
RENTAL TRUCK STALLS PROVIDED = 17
TOTAL PROPOSED PARKING STALLS = 29

LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED SURMOUNTABLE CURB & GUTTER
- PROPOSED SURMOUNTABLE TIPOUT CURB & GUTTER
- PROPOSED B618 CURB & GUTTER
- PROPOSED B618 TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING FENCE
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- 8E NUMBER OF PARKING STALLS AND DESIGNATION (E–EMPLOYEE, C–CUSTOMER, R–RENTAL,T–TRUCK/TRAILER)
- PROPOSED LIGHT

SCALE IN FEET: 0 50 100

F:\ survey\ riverstone south – anoka\ 02 Engineering – 90742\ 01 CAD\ 05 Sheet Files\ 04 Site Plan.dwg

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 07.17.24 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE PHOENIX, ARIZONA 85004	RAMSEY U-HAUL 8725 RIVERDALE DRIVE NW RAMSEY, MINNESOTA	SITE PLAN	PROJECT: 90742 SHEET NO. C6 OF C12



A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL
of Ramsey
Ramsey, MN
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Preliminary Proposal

SHEET 01

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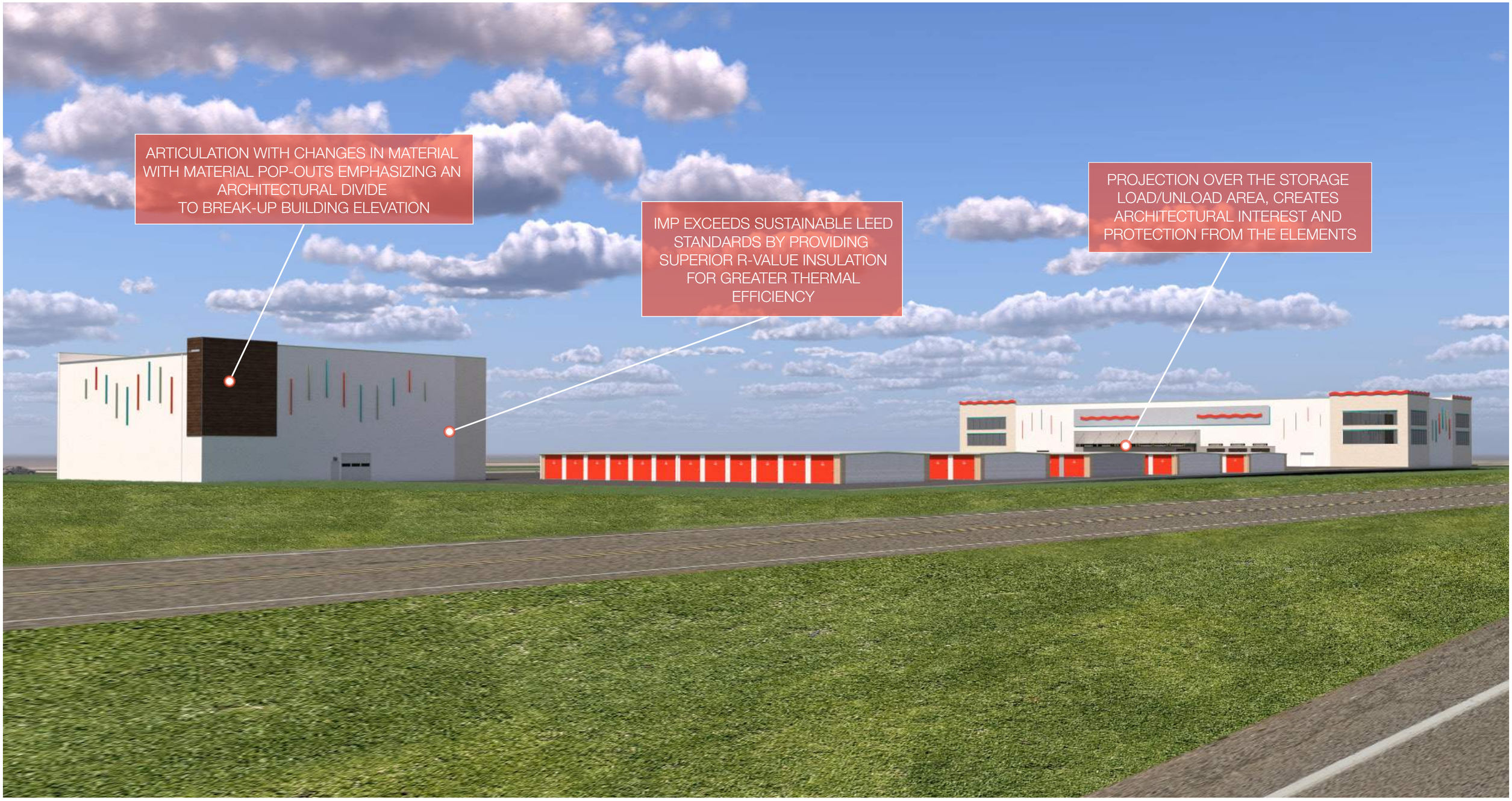
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Ramsey, MN
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Southeast Elevation
Composite Rendering

SHEET 02

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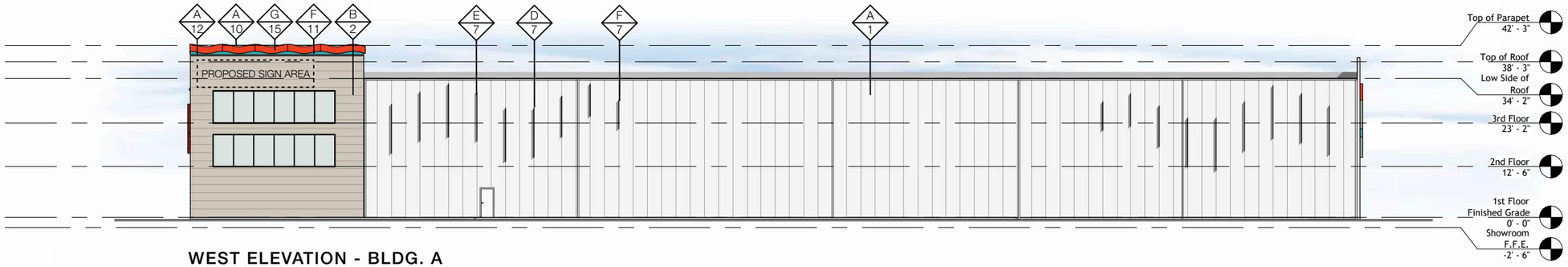
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U-HAUL
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Ramsey, MN
(729074)

Northeast Elevation
Composite Rendering

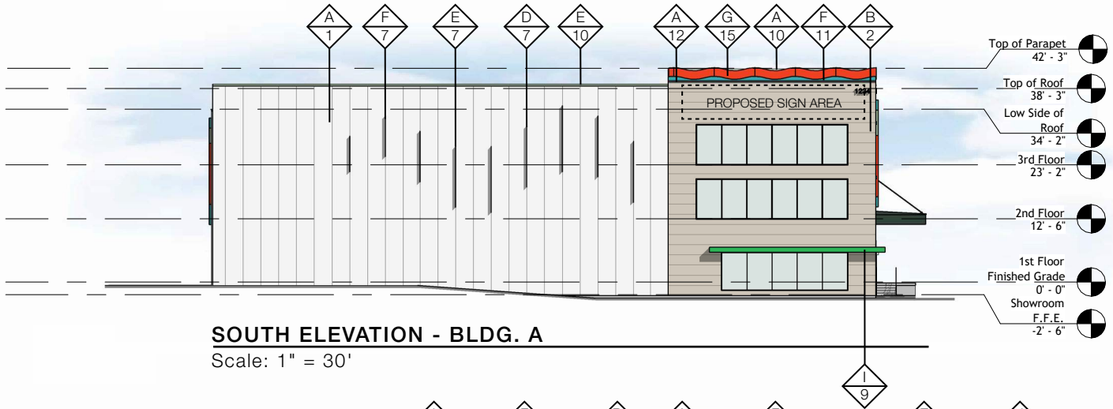
SHEET 03

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WEST ELEVATION - BLDG. A

Scale: 1" = 30'



SOUTH ELEVATION - BLDG. A

Scale: 1" = 30'



NORTH ELEVATION - BLDG. A

Scale: 1" = 30'



EAST ELEVATION - BLDG. A

Scale: 1" = 30'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A		POLAR WHITE *(IMP CUSTOM COLOR)*	H		SW EGGSHELL BLACK
B		SANDSTONE *(IMP CUSTOM COLOR)*	I		U-HAUL PROMO GREEN
C		GALVANIZED	J		U-HAUL FOREST GREEN
D		SW 6884 OBSTINATE ORANGE	K		LIGHT BROOM FINISHED TILT WALL
E		SW 6451 NURTURE GREEN	L		WALNUT *(FAUX WOODGRAIN FINISH)*
F		DESERT JEWEL *(SW 6767 AQUARIUM)*	M		
G		SIERRA SUNSET			

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP	9	1'H x 35'W x 2'D CUSTOMER ENTRANCE AWNING
2	24"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP	10	4.5"H TRIM TYP.
3	16"W METL-SPAN CONCEPT SERIES CS-620 HORIZONTAL PANELS	11	10.25"H FLAT METAL TRIM TYP.
4	LIGHT BROOM TILT-UP CONCRETE	12	3"H FLAT METAL TRIM TYP.
5	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS	13	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
6	9"H x 3"D ARCHITECTURAL DETAILS	14	HORIZONTAL WALNUT LAP SIDING
7	9"D LYRICAL ARTICULATED ACCENT FIN *(DESIGN ELEMENT)*	15	ARCHITECTURAL DETAILS
8	2'H x 75'W x 10'D STORAGE: LOAD/UNLOAD AWNING	16	1'H FASCIA

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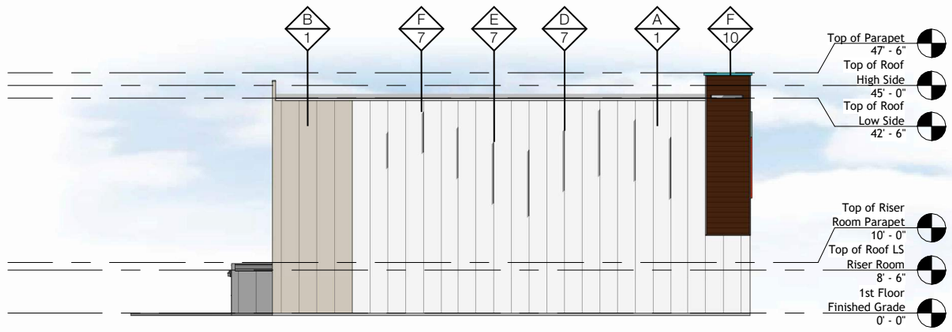
Colors & Materials

SHEET 04

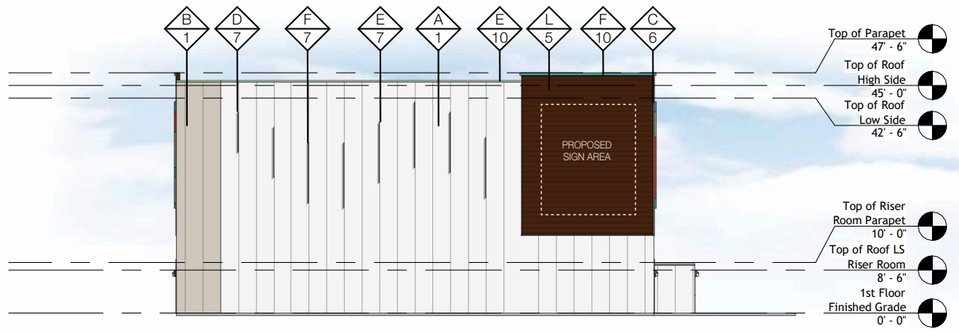
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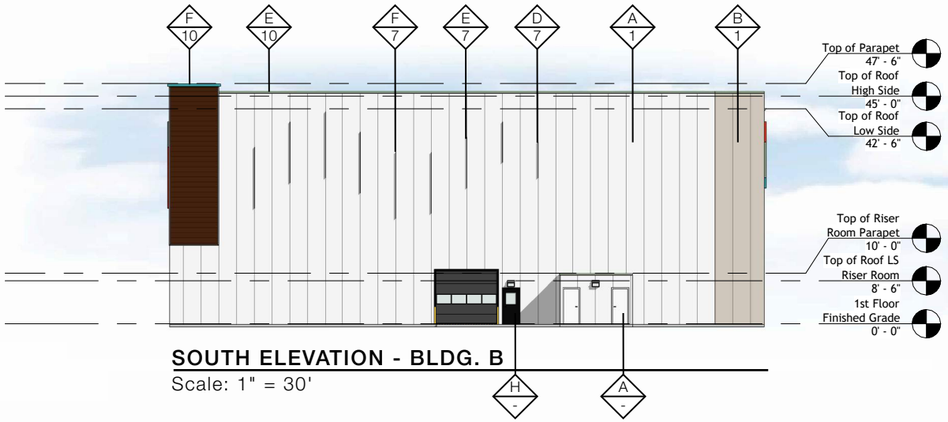
NORTH ELEVATION - BLDG. B
Scale: 1" = 30'



EAST ELEVATION - BLDG. B
Scale: 1" = 30'



WEST ELEVATION - BLDG. B
Scale: 1" = 30'



SOUTH ELEVATION - BLDG. B
Scale: 1" = 30'

GENERAL NOTES:

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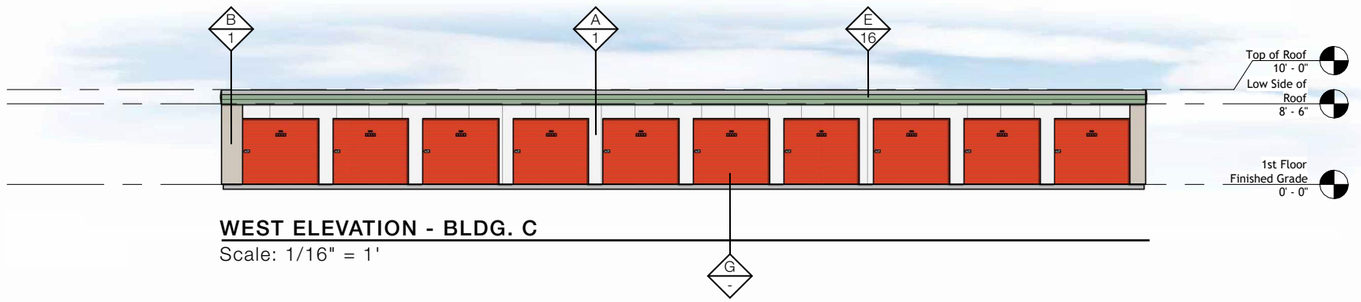
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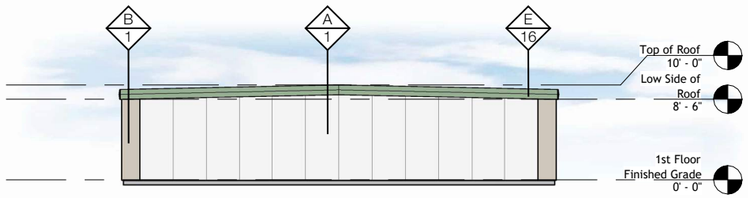
Colors & Materials

SHEET 05

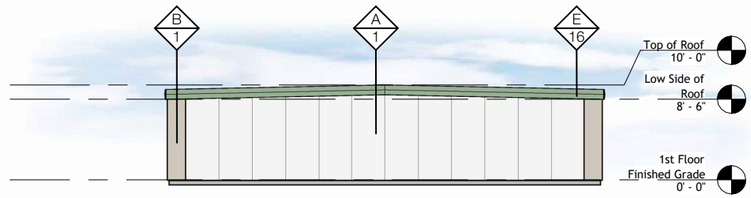
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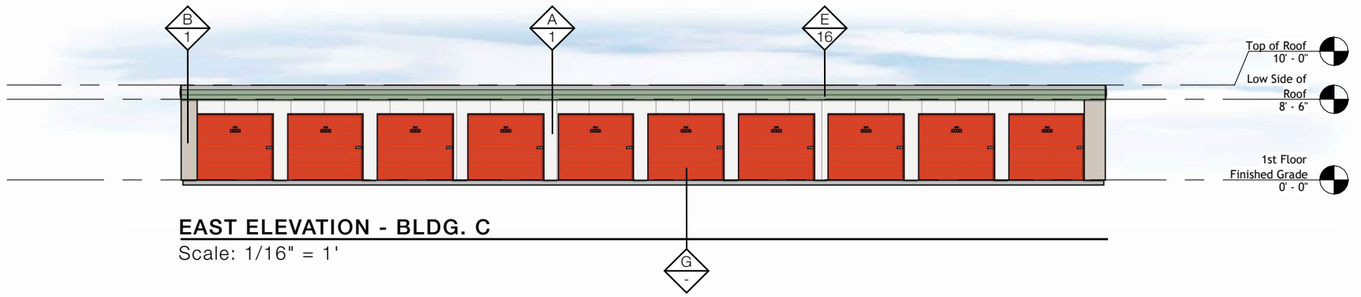
WEST ELEVATION - BLDG. C
Scale: 1/16" = 1'



SOUTH ELEVATION - BLDG. C
Scale: 1/16" = 1'



NORTH ELEVATION - BLDG. C
Scale: 1/16" = 1'



EAST ELEVATION - BLDG. C
Scale: 1/16" = 1'

GENERAL NOTES:

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COLOR CHART

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D		SW 6884 OBSTINATE ORANGE	K		LIGHT BROOM FINISHED TILT WALL
E		SW 6451 NURTURE GREEN	L		WALNUT *(FAUX WOODGRAIN FINISH)*
F		DESERT JEWEL *(SW 6767 AQUARIUM)*	M		
G		SIERRA SUNSET			

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
3	16"W METL-SPAN CONCEPT SERIES CS-620 HORIZONTAL PANELS
4	LIGHT BROOM TILT-UP CONCRETE
5	HORIZONTAL WALNUT LAP SIDING
6	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
7	9"D LYRICAL ARTICULATED ACCENT FIN *(DESIGN ELEMENT)*
8	2'H x 75'W x 10'D STORAGE: LOAD/UNLOAD AWNING
9	1'H x 35'W x 2'D CUSTOMER ENTRANCE AWNING
10	4.5"H TRIM TYP.
11	10.25"H FLAT METAL TRIM TYP.
12	3"H FLAT METAL TRIM TYP.
13	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
14	9"H x 3"D ARCHITECTURAL DETAILS
15	ARCHITECTURAL DETAILS
16	1'H FASCIA

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(729074)

Colors & Materials

SHEET 06

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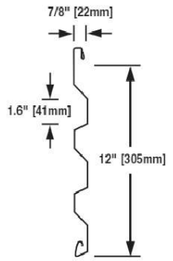
CS-620 Panel (or Equivalent Panel)

CS-260

Concept Series single-skin concealed fastener metal siding panels feature concealed fasteners and a common-lock joint that allows the panels to be integrated with each other. CS-260 interchangeable single-skin metal panels have 12" wide coverage, 7/8" deep profiled panels featuring three asymmetrical ribs.

Systems may vary from an uninsulated screen wall to a lock joint metal wall panel system utilizing BW Systems, which is an insulated composite backup panel system. This wall panel system has two attachment clip options.

All Concept Series wall panels can be installed in a variety of horizontal or vertical rainscreen applications to form a complete wall system.

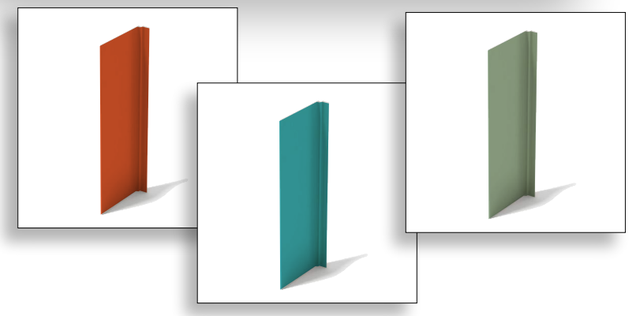




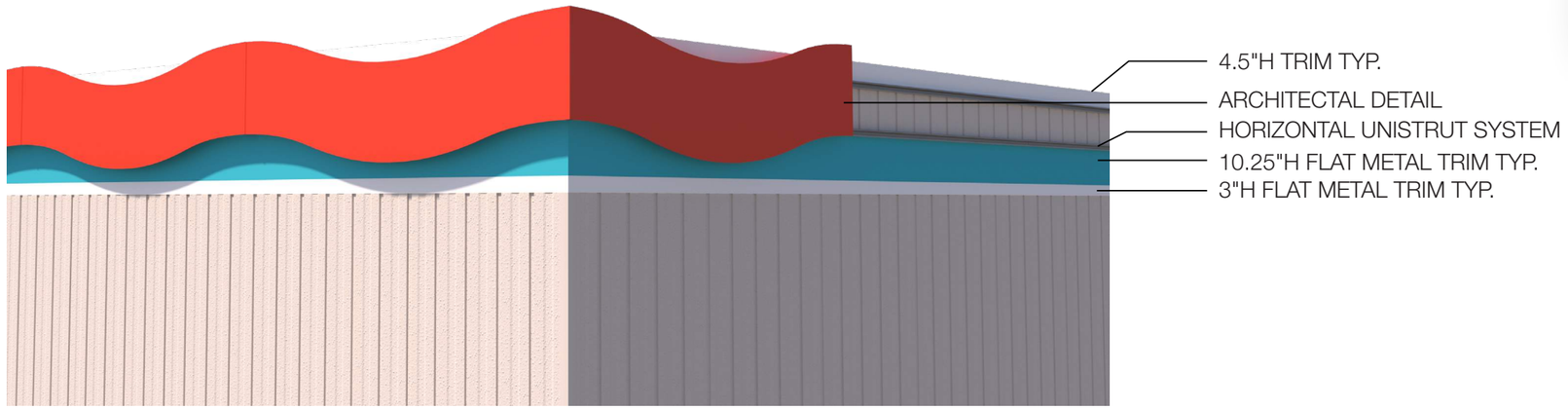
METL SPAN
A NUCOR company

9"D Lyrical Articulated Design Element





Parapet Architectural Details



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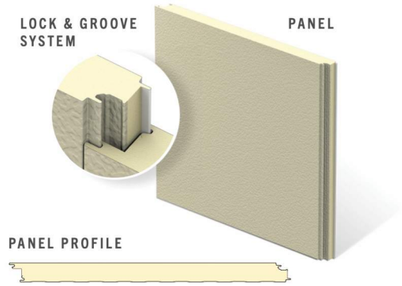
Material Board

SHEET 07

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Metl-Span Santa Fe (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmness of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH • 24"*, 30"*, 36", 42"

THICKNESS • 2", 2½", 2¾"*, 3", 4"

LENGTH 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal 1⁄16" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h·ft²·°F)

PANEL WIDTH: 42"	35°
2"	0.059
2.5"	0.046
3"	0.038
4"	0.028

R-VALUE (h·ft²·°F/BTU)

PANEL WIDTH: 42"	35°
2"	17.5
2.5"	21.9
3"	26.2
4"	35.0

*Available only from Nevada plant
**Based on ASTM C518, ASTM C1363 and thermal modeling

METL SPAN a NUCOR company



Stucco Embossed IMP
EXAMPLE

Horizontal Lap Siding
ATAS Rumba Shake
Wood grain finish
(or Equivalent)



Light Broom Finished
TILT-UP CONCRETE
EXAMPLE

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Material Board

SHEET 08

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SIGNAGE PROPOSAL

RAMSEY, MN

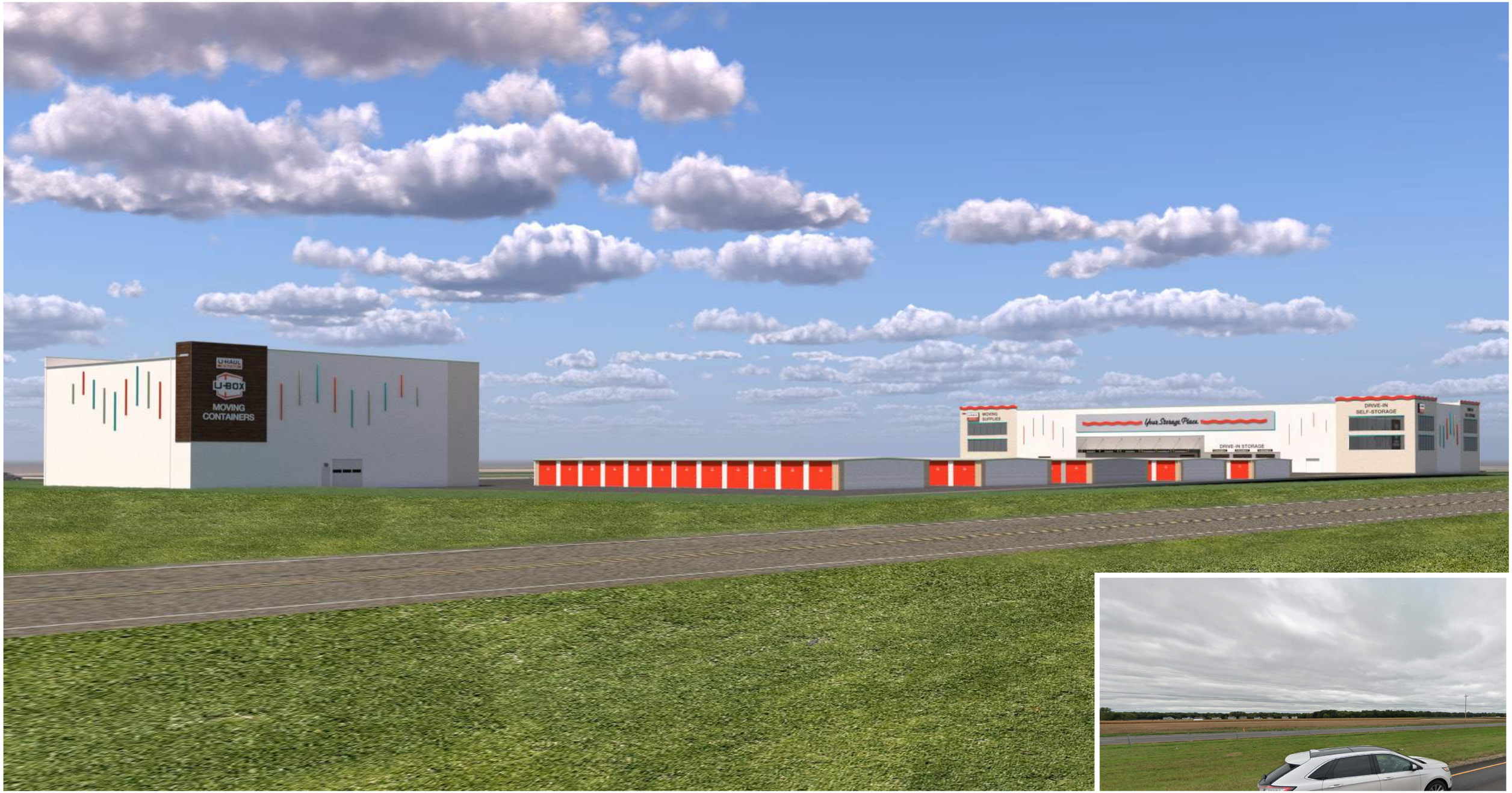
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Signage Proposal

SHEET 01

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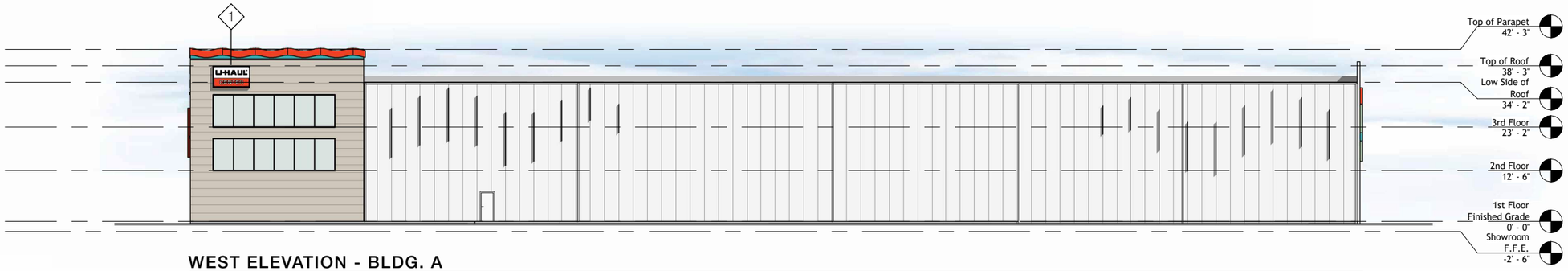
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Northeast Elevation
Composite Rendering

SHEET 02

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WEST ELEVATION - BLDG. A

Scale: 1" = 30'



SOUTH ELEVATION - BLDG. A

Scale: 1" = 30'



NORTH ELEVATION - BLDG. A

Scale: 1" = 30'



EAST ELEVATION - BLDG. A

Scale: 1" = 30'

SIGN CALCULATIONS	
1	LIT CABINET SIGN 9'W X 5'H (45 SQFT)
2	DIRECTIONAL DIMENSIONAL LETTERS 12.16'W X 2'H (24.32 SQFT)*
3	DIMENSIONAL LETTERS 21.5'W X 2'H (43 SQFT)*
4	DIRECTIONAL DIMENSIONAL LETTERS 11.11'W X 2'H (22.22 SQFT)*
5	DIRECTIONAL DIMENSIONAL LETTERS 13.61'W X 2'H (27.22 SQFT)*
6	11 GAUGE STEEL BLACK POWDER COAT 34.3'W X 5'H (171.5 SQFT)*
7	DIRECTIONAL DIMENSIONAL LETTERS 26.4'W X 2'H (52.8 SQFT)*

*Lit sign option is available upon request

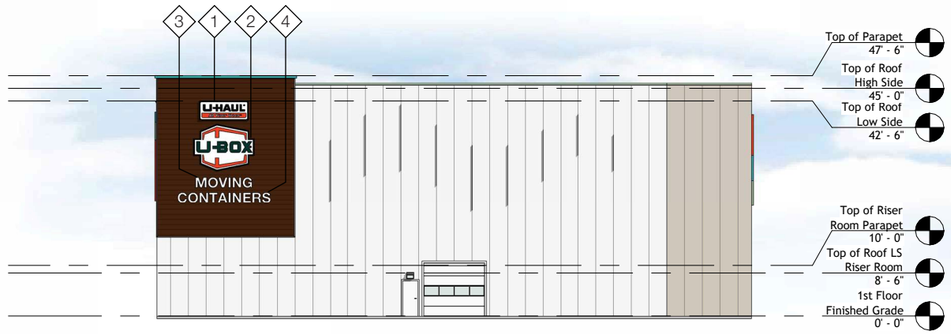
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(729074)

Sign Calculations

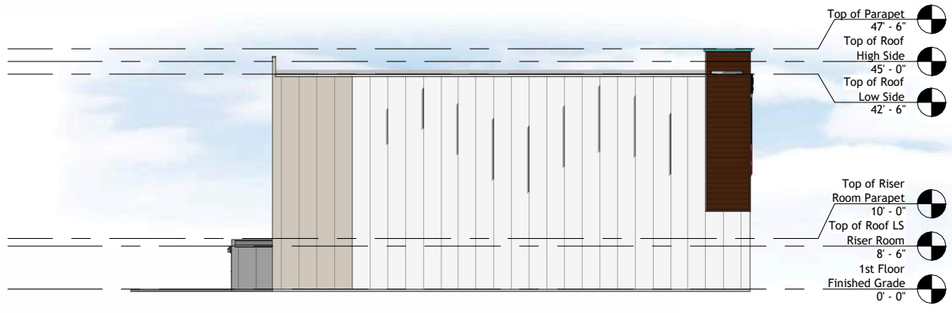
SHEET 03

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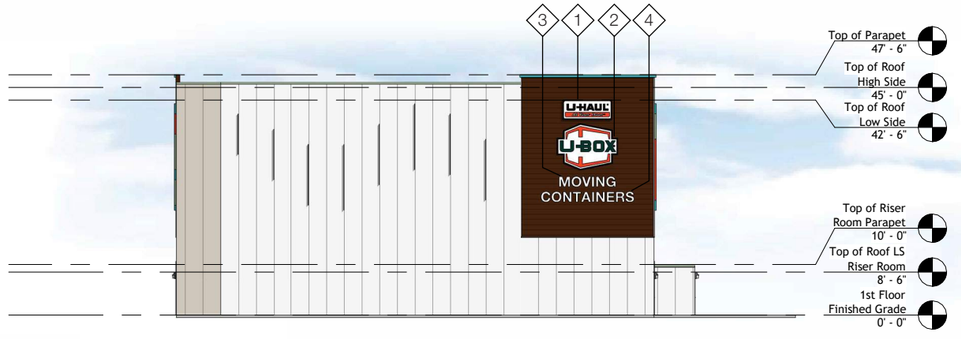
NORTH ELEVATION - BLDG. B

Scale: 1" = 30'



EAST ELEVATION - BLDG. B

Scale: 1" = 30'



WEST ELEVATION - BLDG. B

Scale: 1" = 30'



SOUTH ELEVATION - BLDG. B

Scale: 1" = 30'

SIGN CALCULATIONS	
1	LIT CABINET SIGN 9.66'W X 3.8'H (36.71 SQFT)
2	LIT CABINET SIGN 11.95'W X 9.19'H (109.82 SQFT)
3	LIT PAN-FACE/CHANNEL LETTERS (OR) DIMENSIONAL LETTERS 11.23'W X 2'H (22.46 SQFT)
4	LIT PAN-FACE/CHANNEL LETTERS (OR) DIMENSIONAL LETTERS 18.26'W X 2'H (36.52 SQFT)

*Lit sign option is available upon request

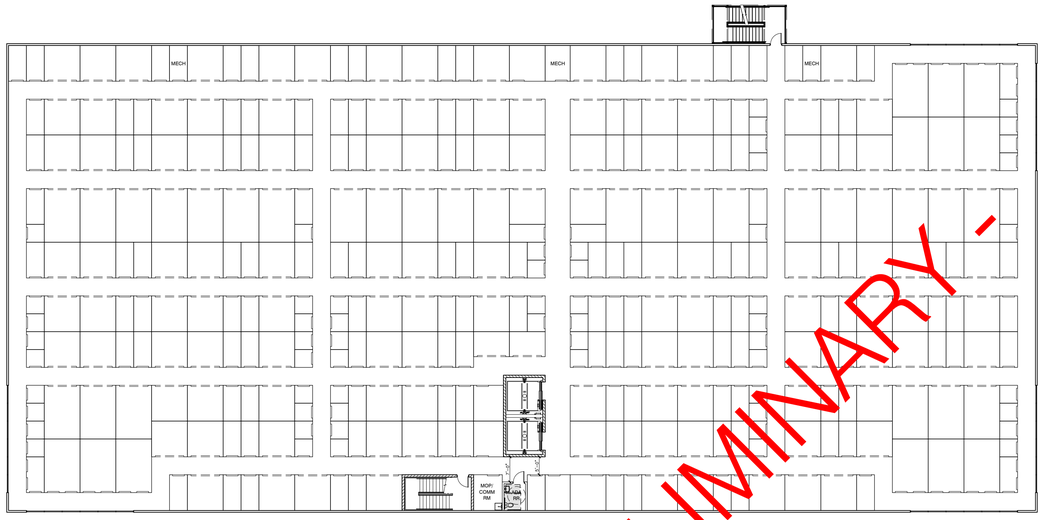
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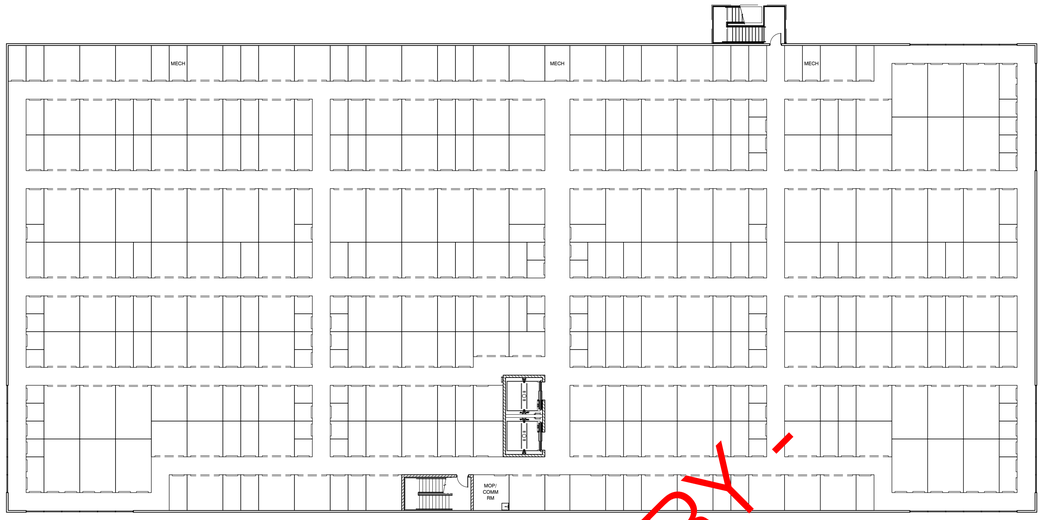
Sign Calculations

SHEET 04

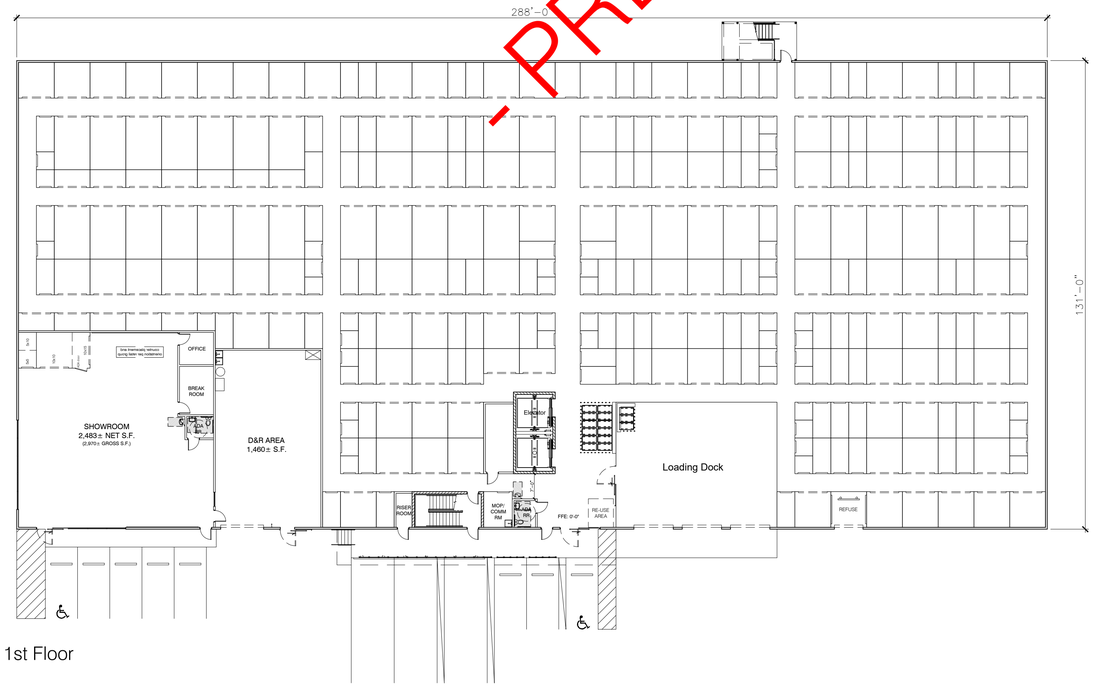
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2nd Floor



3rd Floor



1st Floor

- PRELIMINARY -

- PRELIMINARY -

PROPOSED MIX

LOCKER SIZE	INTERIOR												EXTERIOR MINIS			GRAND TOTAL		
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	TOTAL	SQ. FT.	%	QTY	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	47	1,175	5%	58	1,450	5%	58	1,450	5%	163	4,075	5%	0	0	0%	163	4,075	4%
5 x 10	123	6,150	28%	147	7,350	28%	146	7,300	28%	416	20,800	28%	0	0	0%	416	20,800	22%
7 x 10	3	210	1%	3	210	1%	3	210	1%	9	630	1%	0	0	0%	9	630	1%
10 x 8	0	0	0%	2	160	1%	2	160	1%	4	320	0%	0	0	0%	4	320	0%
10 x 10	97	9,700	45%	115	11,500	43%	116	11,600	43%	328	32,800	44%	0	0	0%	328	32,800	34%
10 x 15	29	4,350	20%	40	6,000	22%	40	6,000	22%	109	16,350	22%	0	0	0%	109	16,350	17%
19.5 x 7.67	0	0	0%	0	0	0%	0	0	0%	0	0	0%	60	8,974	43%	60	8,974	9%
26 x 7.67	0	0	0%	0	0	0%	0	0	0%	0	0	0%	60	11,965	57%	60	11,965	13%
TOTAL	299	21,585	100%	365	26,670	100%	365	26,720	100%	1,029	74,975	100%	120	20,939	100%	1,149	95,914	100%

U-BOX AREA = 10,807± S.F.
TOTAL U-BOXES = 800 (160 x 5-HIGH)

0' 20'
-5' 5' 40'

PRELIMINARY FLOOR PLAN

SCALE: 1" = 20' - 0"

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	05/16/24	BLC	PLAN REVISIONS, UPDATE MIX
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

U-Haul M&S of Ramsey
Hwy 10 & Riverdale Dr.
Ramsey, MN 55303

SHEET CONTENTS:

Preliminary
Floor Plan

729074

DRAWN:	KMB	A1.1
CHECKED:	NH	
DATE:	05/07/24	

729074A1C.dwg

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- PRELIMINARY -

0' 10'
-1' 5'

PRELIMINARY FLOOR PLAN

SCALE: 3/32" = 1' - 0"

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	05/16/24	BLC	PLAN REVISIONS
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

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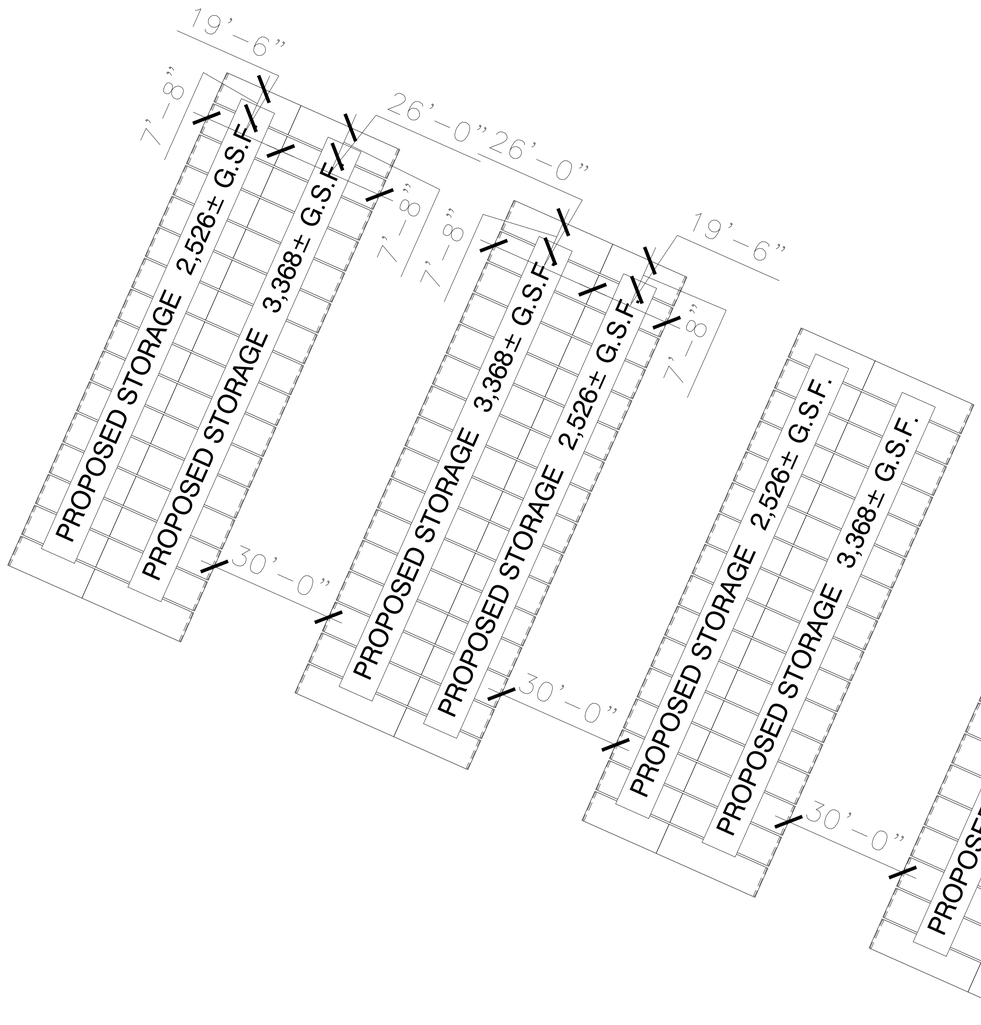
729074

DRAWN:	KMB
CHECKED:	NH
DATE:	05/07/24

A2.1

729074A1C.dwg

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- PRELIMINARY -

0' 10'
-1' 5'

PRELIMINARY FLOOR PLAN

SCALE: 3/32" = 1' - 0"

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	05/16/24	BLC	PLAN REVISIONS
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

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SHEET CONTENTS:
Preliminary
Floor Plan

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DRAWN:	KMB
CHECKED:	NH
DATE:	05/07/24

A2.3

729074A1B.dwg

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GENERAL NOTES

GENERAL DESIGN: CANOPY DESIGN TO BE HIP STRUCTURE. SHOP DRAWINGS MUST BE APPROVED BY U-HAUL CONSTRUCTION DEPARTMENT PRIOR TO ORDER/MANUFACTURE.

DESIGN LOADS:
DESIGN TO MEET OR EXCEED THE REQUIREMENTS OF THE 2006 IBC, AND/OR LOCAL GOVERNING CODE. REFER TO SHOP DRAWINGS FOR PROJECT SPECIFIC DESIGN/ENGINEERING AND GEOGRAPHICAL CONDITIONS FOR LIVE LOADS.

NOTES:
DESIGN STRUCTURE TO 5 PSF SNOW LOAD. FABRIC TOP TO BE REMOVED IF SNOW ACCUMULATION IS ANTICIPATED.
FABRIC TOP TO BE REMOVED IF WINDS EXCEEDING 90 MPH ARE ANTICIPATED.

STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICES.

STEEL MATERIAL SCHEDULE:

ITEMS	SPECIFICATIONS
HSS TUBE STEEL	ASTM A500, GRADE B.
ROUND HSS OR STEEL PIPE	ASTM A500, GRADE B OR ASTM A53, GRADE B.
ROUND STEEL TUBING	ASTM A500
GUSSET PLATES	ASTM A36
HEX BOLTS	ASTM A325
NUTS	ASTM A563
WASHERS	ASTM F436
REINFORCING STEEL	ASTM A615, GRADE 60 (GALVANIZED)
ANCHOR RODS	ASTM F1554 GRADE 55 (GALVANIZED)
WELDING ELECTRODES	E70XX

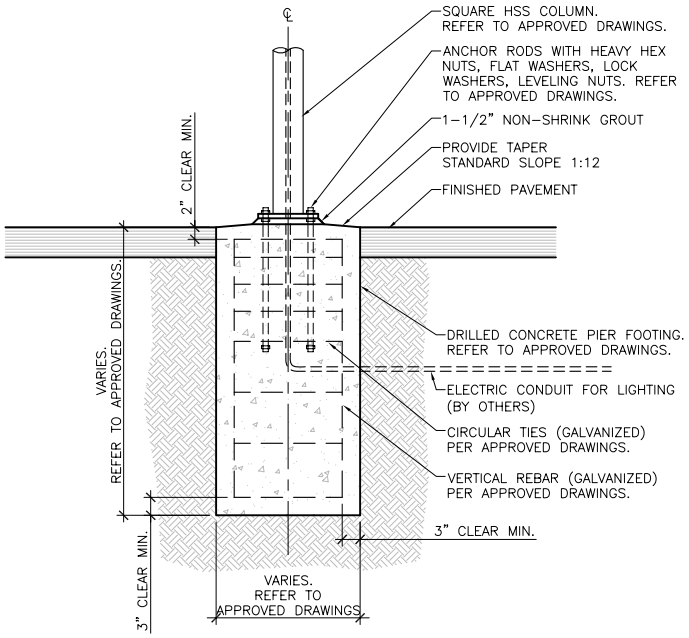
ALL WELDING SHALL CONFORM TO AWS D1.1

FABRIC: **USE "KNITTEX®" COLOURSHADE** OR FABRIC IN LIKE AND KIND PER LOCAL CANOPY MANUFACTURER. APPROVED COLORS ARE "RAINFOREST" AND "ROYAL BLUE" ("KNITTEX" COLORS). COLOR MUST BE APPROVED BY U-HAUL CONSTRUCTION DEPARTMENT BASED ON FACILITY LOCATION. FABRIC TO BE U.V. STABILIZED HIGH DENSITY POLYETHYLENE, WITH MONOFILAMENT YARN AND TAPE CONSTRUCTION AND LOCK-STITCH KNITTED TO ENSURE MATERIAL WILL NOT TEAR, FRAY OR UNRAVEL IF CUT.

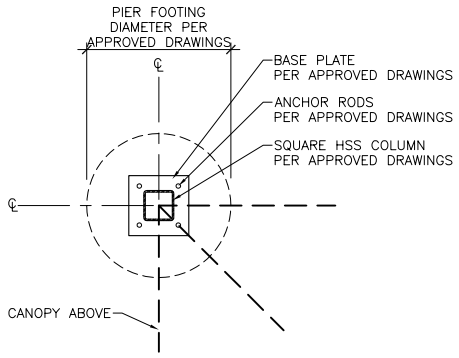
STEEL CABLE: CABLE TO BE 3/8"ø, 7X19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,000 LBS. GALVANIZED STEEL CABLE CLAMPS.
CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANEL (DESIGNED PURPOSELY UNDERSIZED) REACHES A TAUNT APPEARANCE.

NON-CANTILEVERED FREESTANDING CANOPY

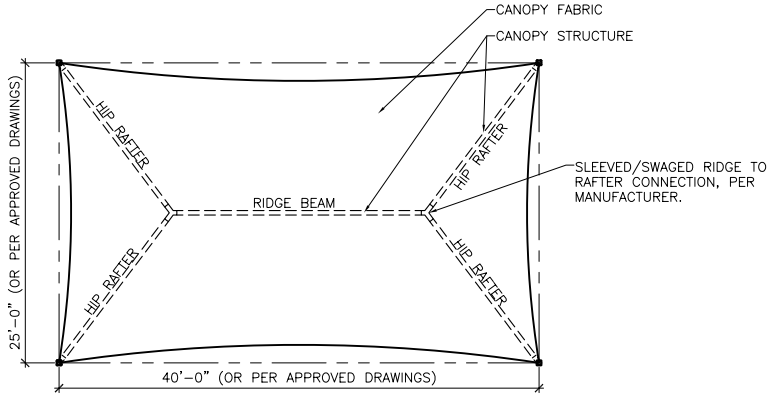
A NON-CANTILEVERED CANOPY IS TYPICALLY USED AT D&R AREAS, OR WHERE ROOF RUN-OFF DOES NOT REQUIRE REDIRECTION.



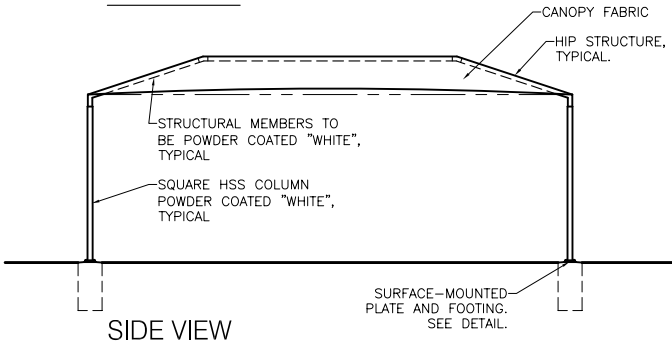
FOOTING DETAIL - SECTION



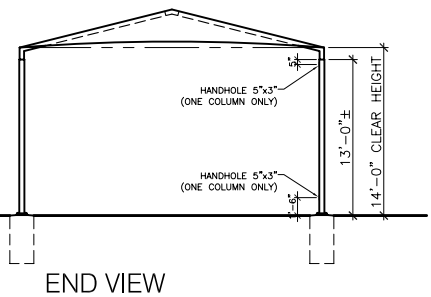
FOOTING DETAIL - PLAN VIEW



PLAN VIEW



SIDE VIEW



END VIEW

AMERCO
REAL ESTATE COMPANY

FREESTANDING CANOPY

FILE NAME: Freestanding Canopy.dwg	SHEET: -
SECTION #: -	
REVISED: 01/08/10	
SCALE: N.T.S.	DETAIL

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CONSTRUCTION & RENOVATION - 2727 NORTH CENTRAL AVENUE, 9-NORTH - PHOENIX, ARIZONA 85004 PH:(602)263-6502 FAX: (602) 277-1026

SITE DEVELOPMENT PLANS

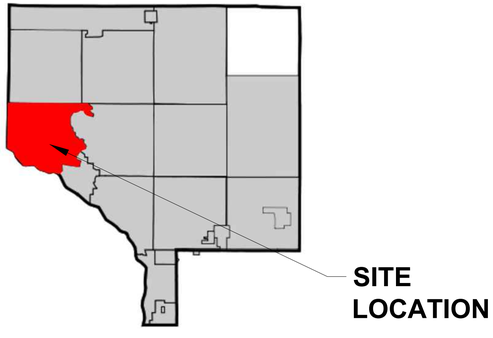
FOR

RAMSEY U-HAUL

8725 RIVERDALE DRIVE NW
RAMSEY, MINNESOTA



ANOKA COUNTY, MINNESOTA



CITY OF RAMSEY, ANOKA COUNTY



SHEET INDEX

THIS PLAN CONTAINS 15 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2-C3	DETAILS
C4	DETAILS
C5	EXISTING CONDITIONS & REMOVALS PLAN
C6	SITE PLAN
C7	GRADING & DRAINAGE PLAN
C8	UTILITY PLAN
C9-C10	STORMWATER POLLUTION PREVENTION PLAN
C11	TURNING RADIUS FIGURE
C12	PHOTOMETRIC PLAN
L1.1	LANDSCAPE PLAN
L1.2-1.3	LANDSCAPE DETAILS, NOTES & SCHEDULES

CALL BEFORE YOU DIG!

Gopher State One Call

Twin City Area: 651-454-0002
Toll Free: 1-800-252-1166

THE SUBSURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS ARE SHOWN ACCORDING TO CI/ASCE 38-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," LEVEL D STANDARDS.

LEGEND

IMPAIRED WATERS

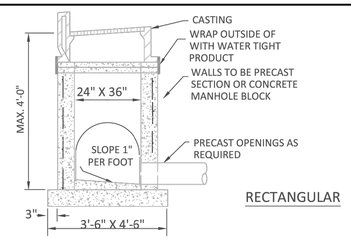
BENCHMARK: MNDOT MONUMENT 0202 B
GSID STATION: #93781

ELEVATION = 865.015 FEET (NAVD 88)

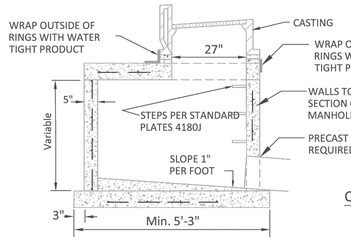
F:\survey\riverstone south - anoka\02 Engineering - 90742\01 CAD\05 Sheet Files\01 Title Sheet.dwg

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 07.17.24 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE PHOENIX, ARIZONA 85004	RAMSEY U-HAUL 8725 RIVERDALE DRIVE NW RAMSEY, MINNESOTA	TITLE SHEET	PROJECT: 90742 SHEET NO. C1 OF C12

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



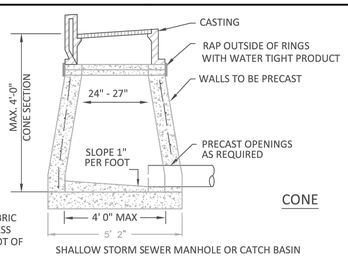
RECTANGULAR



CIRCULAR

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

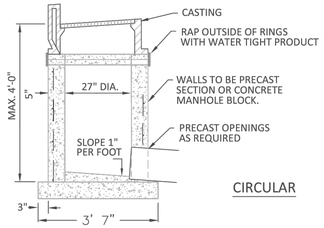
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1



CONE

PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



CIRCULAR

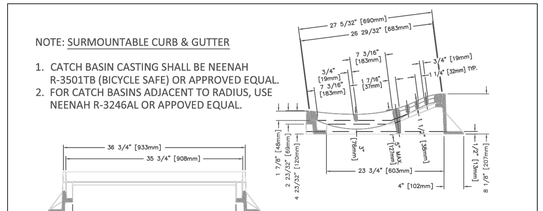
SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

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

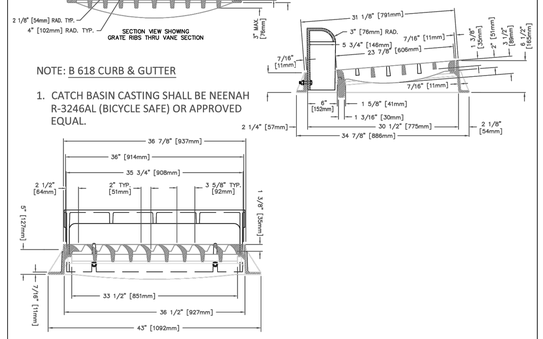
NOTE: SURMOUNTABLE CURB & GUTTER

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.

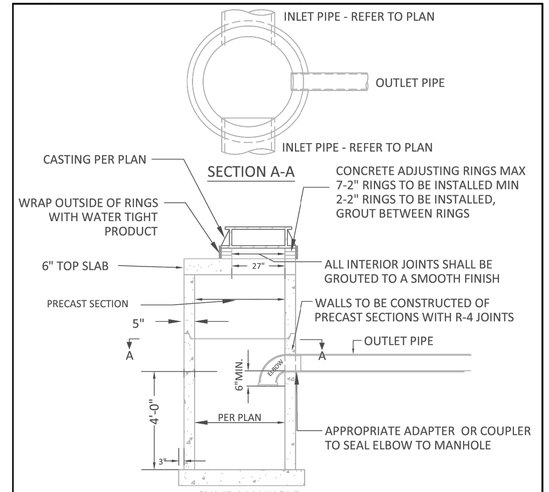


NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246AL (BICYCLE SAFE) OR APPROVED EQUAL.



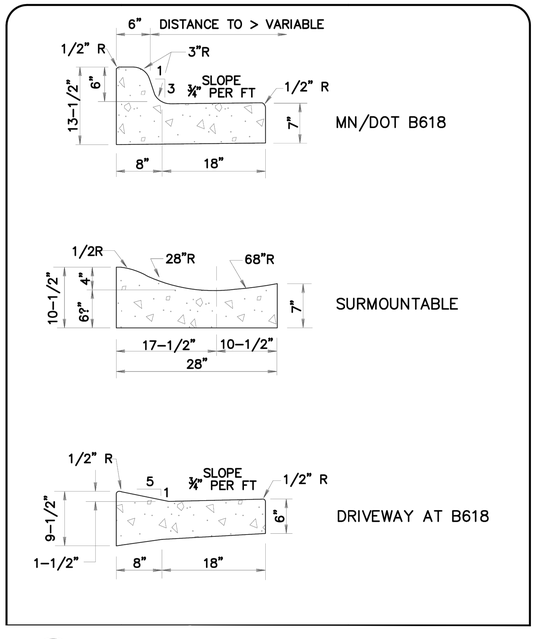
APPROVED: 4 - 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4



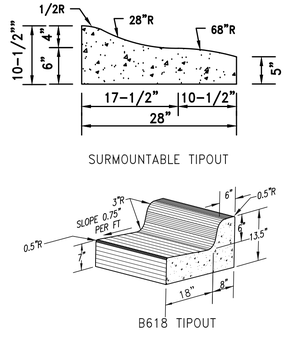
SUMP MANHOLE
NO SCALE

NOTES:
1. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH

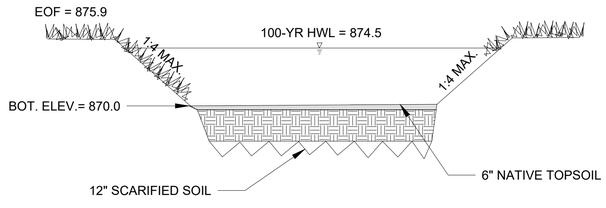
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SUMP MANHOLE
		CITY PLATE No. STO-9



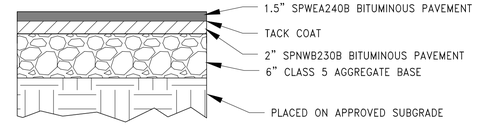
1 C2 CURB AND GUTTER
NOT TO SCALE



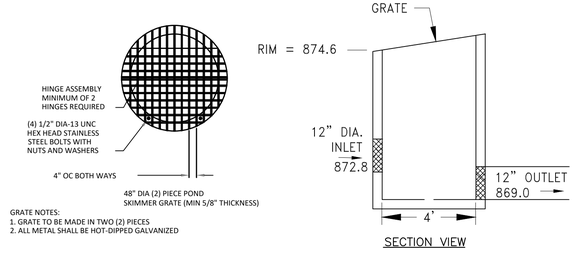
2 C2 TIPOUT CURB AND GUTTER
NOT TO SCALE



3 C2 INFILTRATION BASIN
NOT TO SCALE



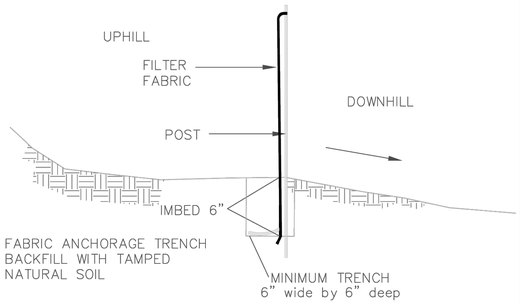
4 C2 BITUMINOUS PAVEMENT
NOT TO SCALE



5 C2 OUTLET STRUCTURE (OS-1)
NOT TO SCALE

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DRAWN BY: ABL	NOT FOR CONSTRUCTION						SHEET NO. C2 OF C12
CHECKED BY: GRP	JEFFREY A. PRASCH, P.E. DATE: 07.08.24 LIC. NO.: 52706						



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

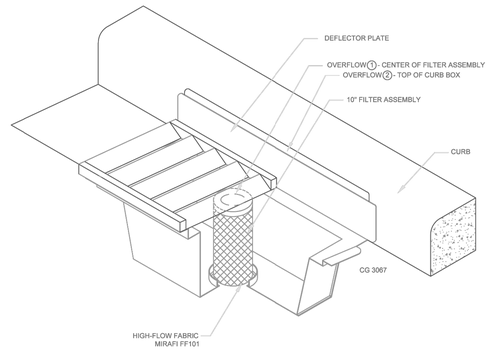
SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

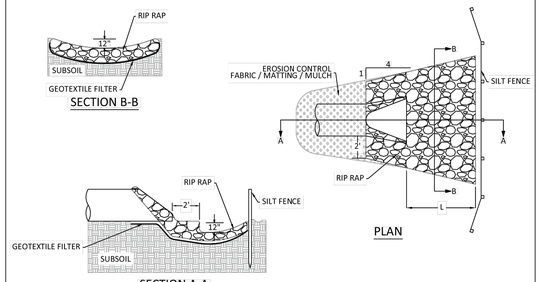
N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

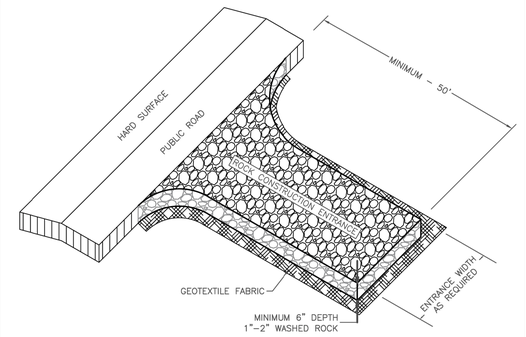
RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



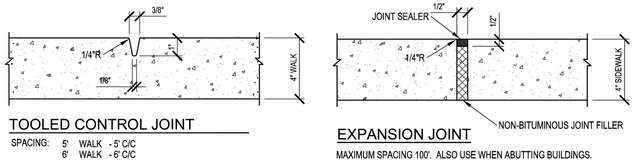
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

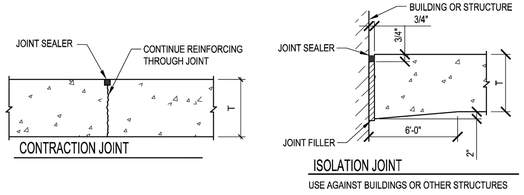
APPROVED: 1 – 2016

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5

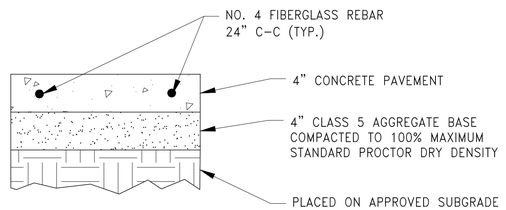


1 / C3 CONCRETE SIDEWALK JOINT DETAILS
NOT TO SCALE

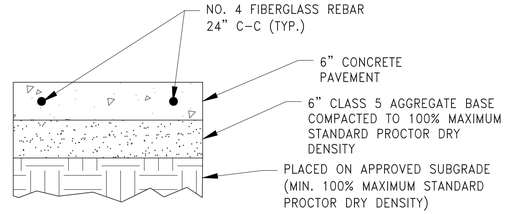


NOTES:
1. MAXIMUM JOINT SPACING SHALL BE 15 FEET.
2. JOINTS SHALL BE AT CURVE TANGENTS AND CURB JOINTS WHEN FEASIBLE.
3. PROVIDE DOWELS INTO EXISTING CONCRETE PAVEMENT WHEN NEW CONCRETE PAVEMENT ABUTS IT. ALSO PROVIDE AN ISOLATION JOINT BETWEEN EXISTING AND NEW CONCRETE.
4. REBAR SHALL BE FIBERGLASS NO. 4 PLACED 24" C–C.

2 / C3 CONCRETE PAVEMENT JOINT DETAILS
NOT TO SCALE



3 / C3 CONCRETE SIDEWALK
NOT TO SCALE



NOTE: CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM STANDARD C94. MINIMUM 28–DAY STRENGTH = 3,900 PSI

4 / C3 CONCRETE VEHICLE PAVEMENT
NOT TO SCALE

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DRAWN BY: ABL
CHECKED BY: GRP

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JEFFREY A. PRASCH, P.E.
DATE: 07.08.24 LIC. NO.: 52706

REVISIONS

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LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.Demarcinc.com

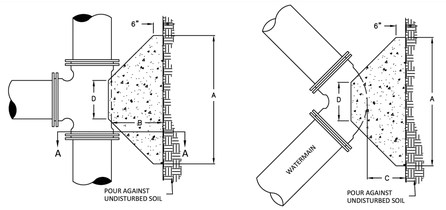
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004

RAMSEY U-HAUL
8725 RIVERDALE DRIVE NW
RAMSEY, MINNESOTA

DETAILS

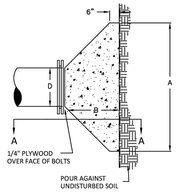
PROJECT: 90742

SHEET NO. C3 OF C12

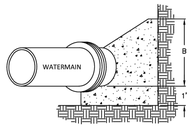


TOP VIEW-TEE

TOP VIEW-BEND



TOP VIEW-PLUG



SECTION VIEW

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.

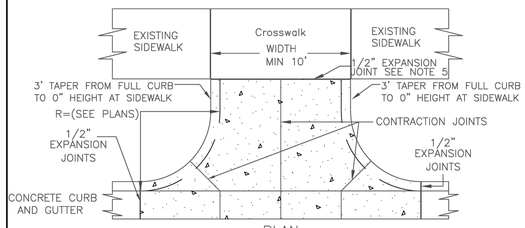
NOTES:
1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

APPROVED:
1 - 2024

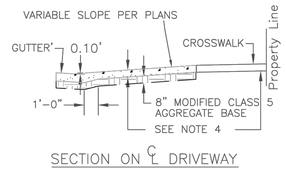
City of RAMSEY

STANDARD DETAILS:
THRUST BLOCKS

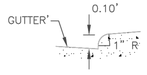
CITY PLATE No.
WAT-8



PLAN



SECTION ON $\mathbb{C}$ DRIVEWAY



DETAIL OF LIP

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:
4 – 2016

City of RAMSEY

STANDARD DETAILS:
COMMERCIAL DRIVEWAY CURBCUT

CITY PLATE No.
STR–14

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DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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DATE: 07.08.24 LIC. NO.: 52706

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RAMSEY U-HAUL
8725 RIVERDALE DRIVE NW
RAMSEY, MINNESOTA

DETAILS

PROJECT: 90742

SHEET NO.
C4 OF C12

BURLINGTON NORTHERN INC.

U.S. HIGHWAY NO. 10 & 169
(PUBLIC RIGHT OF WAY)

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M3

RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA PER RIVERSTONE SOUTH

RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA PER RIVERSTONE SOUTH

S86°01'43"E 911.42

911.42

756.26

155.16

547.85

EXISTING BARB WIRE FENCE ±0.3 FT SOUTH OF LINE

EXISTING BARB WIRE FENCE ±0.5 FT SOUTH OF LINE

UTILITY EASEMENT PER DOCUMENT NUMBER 153924, ASSIGNED PER DOCUMENT NUMBER 186675, PARTIALLY RELEASED PER DOCUMENT NUMBER 2170673.001, AND MODIFIED AND AMENDED PER DOCUMENT NUMBER 2357886.002

DRAINAGE AND UTILITY EASEMENT AS PROPOSED ON FUTURE PLAT OF DONNA FARMS

UTILITY EASEMENT PER DOCUMENT NUMBER 153924, ASSIGNED PER DOCUMENT NUMBER 186675, PARTIALLY RELEASED PER DOCUMENT NUMBER 2170673.001, AND MODIFIED AND AMENDED PER DOCUMENT NUMBER 2357886.002

PROPOSED DRAINAGE AND UTILITY EASEMENT

EXISTING BUILDING

RIVERSTONE SOUTH

OUTLOT B

OUTLOT A

OUTLOT K

OUTLOT J

OUTLOT C

FOURTH ADDITION

RIVERSTONE SOUTH SECOND ADDITION

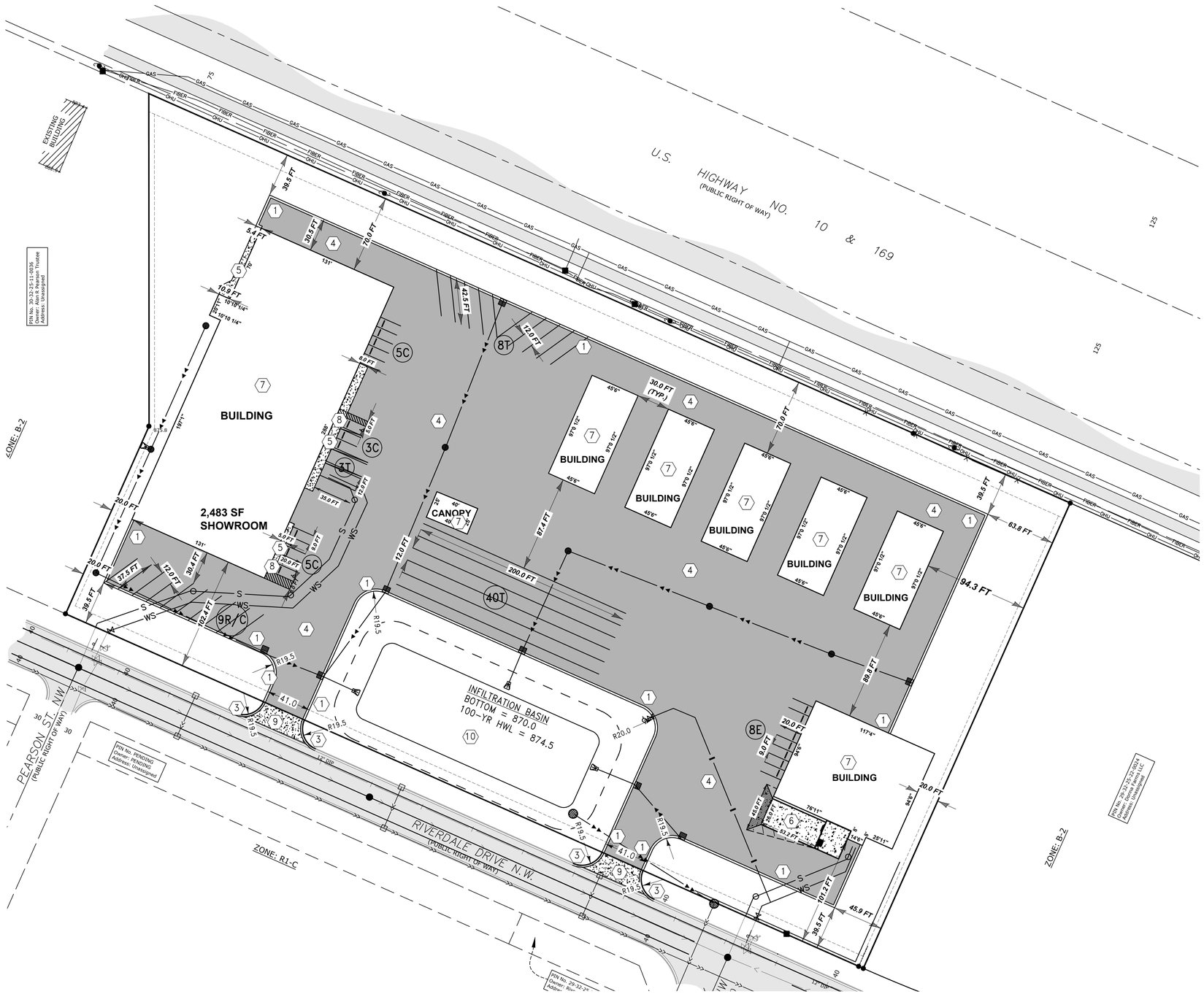
RIVER CROSSING SECOND ADDITION

PROPOSED DRAINAGE AND UTILITY EASEMENT

N00°00'36"W 207.17

N00°00'36"W 207.17

N00°00'36"W 207.17



REFERENCE NOTES:

1. SURMOUNTABLE CURB AND GUTTER
2. NOT USED
3. B618 CURB & GUTTER
4. BITUMINOUS PAVEMENT PER 4/C2
5. CONCRETE SIDEWALK PER DETAILS 1/C3 AND 3/C3
6. CONCRETE PAVEMENT PER 2/C3 AND 4/C3
7. PROPOSED BUILDING. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DIMENSIONS.
8. HANDICAP SIGN ON WALL
9. COMMERCIAL ENTRANCE PER CITY DETAILS
10. INFILTRATION BASIN

SITE DATA:

LOT AREA = 8.73 AC
EXISTING IMPERVIOUS AREA = 0 AC
EXISTING HARDCOVER = 0%
PROPOSED IMPERVIOUS AREA = 5.69 AC
PROPOSED HARDCOVER = 65.2%
RETAIL SPACE = 2,483 SF

PARKING DATA:

STANDARD STALLS PROVIDED = 10
HANDICAP STALLS PROVIDED = 2
RENTAL TRUCK STALLS PROVIDED = 17
TOTAL PROPOSED PARKING STALLS = 29

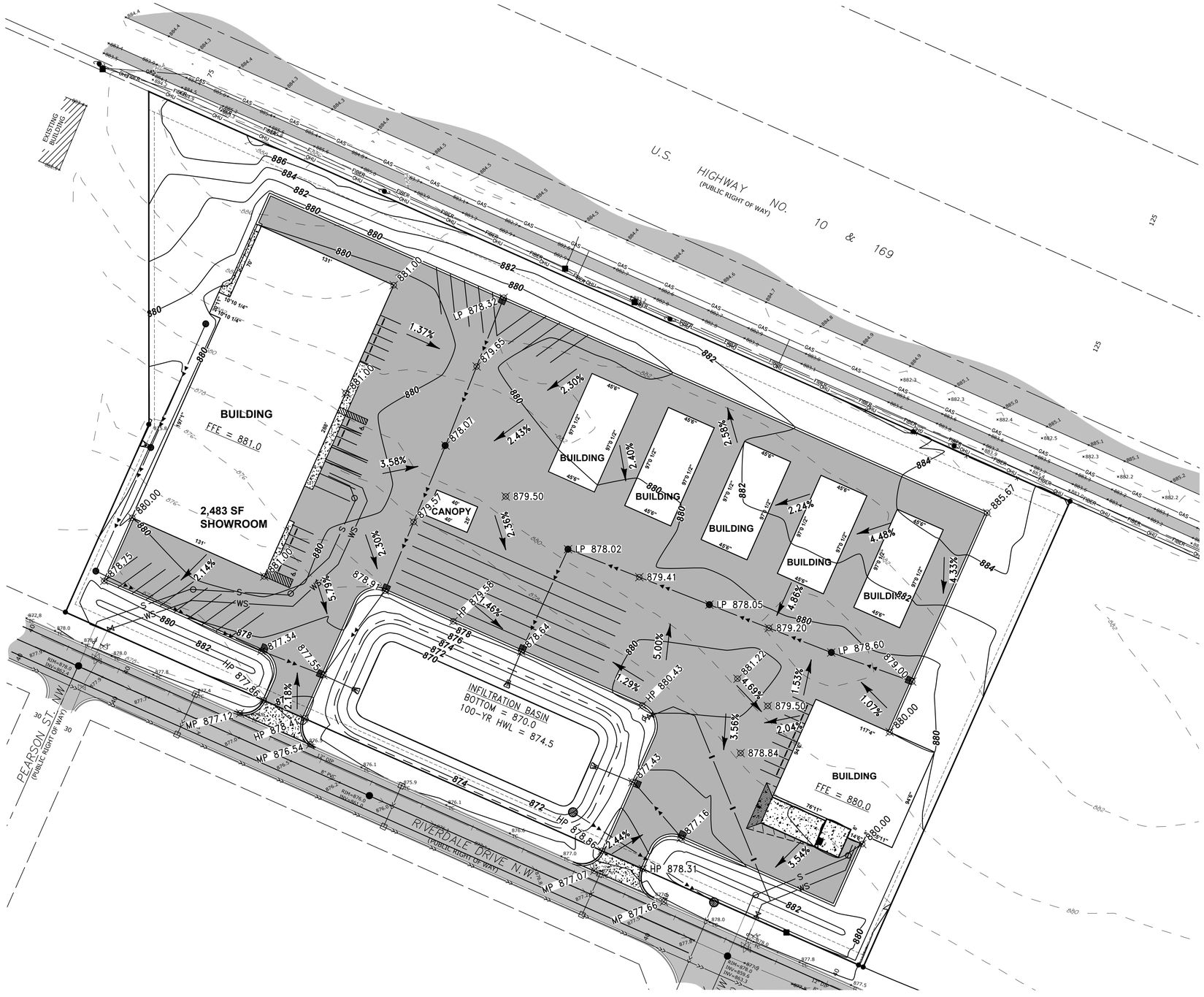
LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED SURMOUNTABLE CURB & GUTTER
- PROPOSED SURMOUNTABLE TIPOUT CURB & GUTTER
- PROPOSED B618 CURB & GUTTER
- PROPOSED B618 TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING FENCE
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- 8E NUMBER OF PARKING STALLS AND DESIGNATION (E–EMPLOYEE, C–CUSTOMER, R–RENTAL,T–TRUCK/TRAILER)
- PROPOSED LIGHT

SCALE IN FEET: 0 50 100

F:\ survey\ riverstone south – anoka\ 02 Engineering – 90742\ 01 CAD\ 05 Sheet Files\ 04 Site Plan.dwg

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 07.17.24 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE PHOENIX, ARIZONA 85004	RAMSEY U-HAUL 8725 RIVERDALE DRIVE NW RAMSEY, MINNESOTA	SITE PLAN	PROJECT: 90742 SHEET NO. C6 OF C12



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED SURMOUNTABLE CURB & GUTTER
- PROPOSED SURMOUNTABLE TIPOUT CURB & GUTTER
- PROPOSED B618 CURB & GUTTER
- PROPOSED B618 TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- PROPOSED GRADING LIMITS
- 2.00% PROPOSED SLOPE
- HP 910.00 PROPOSED HIGH POINT
- MP 910.00 PROPOSED MATCH POINT
- LP 910.00 PROPOSED LOW POINT
- TS 910.00 PROPOSED TOP OF SLAB
- 910.00 PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION

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LEGEND

- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING FES
- PROPOSED FES
- PROPOSED SANITARY CLEANOUT

EXISTING BUILDING

CB 104
27" DIA (R-4342)
RIM=879.40
INV (S)=877.04

N00°02'12"W
300.88

122 LF 12" HDPE @ 1.0%

3 LF 12"
HDPE @ 1.0%

FES 104A
INV(E)=875.9

CB 103A
48" DIA (R-1733)
RIM=879.40
INV (S,W,N)=875.82

N23°23'E
185.58

122 LF 12" HDPE @ 1.0%

CB 103
48" DIA (R-4342)
RIM=878.40
INV (E)=874.40
INV (N)=874.60

323 LF 6"
SCH 40 PVC

336 LF 6" C900
WATER SERVICE ①

167 LF 15" HDPE @ 1.0%

CB 106
48" DIA (R-2501C)
RIM=877.90
INV (N)=873.79
INV (S)=873.59

CB 105
48" DIA (R-3501)
RIM=878.75
INV (N,S)=872.60

144 LF 15" HDPE @ 0.6%

142 LF 18" HDPE @ 0.7%

CB 109
48" DIA (R-3501)
RIM=878.47
INV (N,S)=871.34
SUMP = 867.34

CB 107
2'X3' (R-3501)
RIM=878.15
INV (S)=874.65

CB 110
48" DIA (R-2501C)
RIM=877.85
INV (S,E)=872.16

S66°01'43"E
911.42

CB 111
48" DIA (R-2501C)
RIM=877.88
INV (E)=873.02
INV (W)=872.82

132 LF 18" HDPE @ 0.5%

118 LF 15" HDPE @ 0.5%

CB 112
48" DIA (R-2501C)
RIM=877.81
INV (E)=873.81
INV (W)=873.61

78 LF 12"
HDPE @ 0.38%

CB 113
2'X3' (R-3501)
RIM=878.83
INV (W)=874.11

460.45
N23°58'17"E

102 LF 18"
HDPE @ 0.8%

34 LF 18"
HDPE @ 1.0%

CB 115
48" DIA (R-3501)
RIM=877.31
INV (E)=871.45
INV (W)=871.25
SUMP = 867.25

230 LF 6" C900

65 LF 12"
HDPE @ 0.5%

CB 116
2'X3' (R-3501)
RIM=876.99
INV (W)=871.78

94 LF 18"
HDPE @ 0.9%

FES 100
INV=871.00

FES 108
INV=871.00

FES 114
INV=871.00

35 LF 24" HDPE @ 1.0%

41 LF 15"
HDPE @ 0.6%

784.53
N66°01'37"W

CB 102
48" DIA (R-3501)
RIM=877.15
INV (E)=872.53
INV (W)=872.73

60 LF 18"
HDPE @ 1.3%

OS-1
48" DIA (R-4342)
RIM=875.00
12" ORIFICE = 872.80
INV (E)=869.00

151 LF 12" HDPE @ 0.3%

CB 101
72" DIA (R-3501)
RIM=877.38
INV (E)=871.35
INV (N,W) =871.75
SUMP = 867.35

CONNECT TO EXISTING 6" WATER SERVICE (FIELD VERIFY)

CONNECT TO EXISTING SANITARY SERVICE (FIELD VERIFY INVERT)

CONSTRUCT CATCH BASIN OVER EXISTING STORM STUB
CB 117
48" DIA (R-4342)
RIM=877.50
INV(NW)=868.50
INV(S)=867.97(FIELD VERIFY)

CONNECT TO EXISTING SANITARY SERVICE (FIELD VERIFY INVERT)

CONNECT TO EXISTING 8" WATER SERVICE (FIELD VERIFY)

121 LF 6" SCH 40 PVC

118 LF 8" C900 WATER SERVICE ②

8"X6" TEE

REFERENCE NOTES:

① SPLIT WATERM SERVICE PRIOR TO ENTERING BUILDING WITH 1" HDPE DOMESTIC WATER SERVICE AND 6" C900 PVC FIRE SERVICE
② SPLIT WATER SERVICE PRIOR TO ENTERING BUILDING WITH 1" HDPE DOMESTIC WATER SERVICE AND 8" C900 PVC FIRE SERVICE.
③ 45° BEND
④ 22.5° BEND
⑤ HYDRANT AND GATE VALVE

SCALE IN FEET 0 50 100

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DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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NOT FOR CONSTRUCTION

JEFFREY A. PRASCH, P.E.

DATE: 07.17.24 LIC. NO.: 52706

REVISIONS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

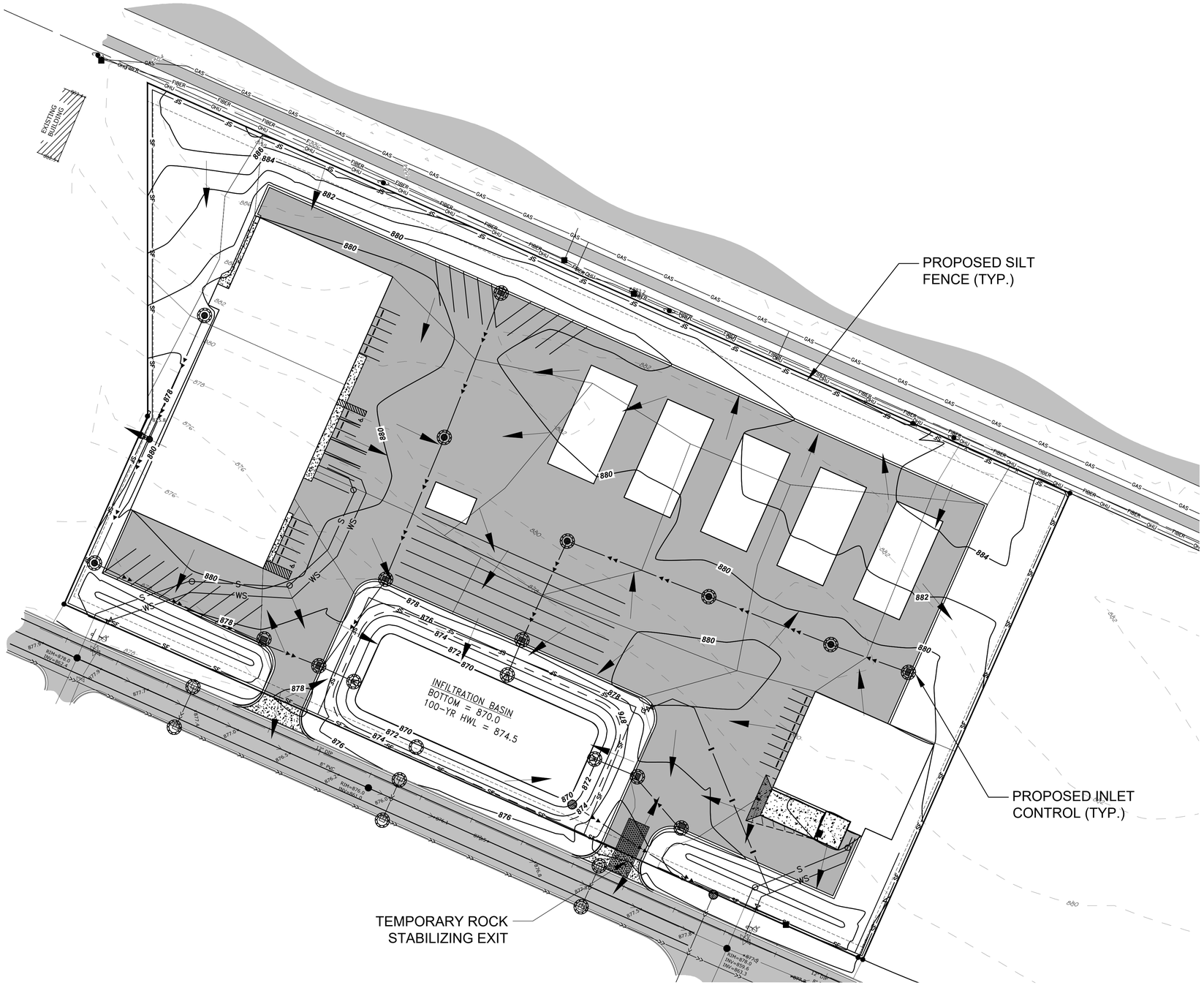
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004

RAMSEY U-HAUL
8725 RIVERDALE DRIVE NW
RAMSEY, MINNESOTA

UTILITY PLAN

PROJECT: 90742

SHEET NO.
C8 OF C12



LEGEND

- GRADING LIMITS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SILT FENCE PER CITY DETAILS
- PROPOSED TEMPORARY ROCK STABILIZING EXIT PER CITY DETAILS
- GREENSPACE – SEE LANDSCAPE PLAN FOR DETAILS
- PROPOSED INLET CONTROL PER CITY DETAILS
- DRAINAGE ARROW
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN

0 50 100
SCALE IN FEET

F:\survey\riverstone south - anoka\02 Engineering - 90742\01 CAD\05 Sheet Files\07 Stormwater Pollution Prevention Plan.dwg

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PROJECT INFORMATION:

DISTURBED AREA: 9.07 ACRES
EXISTING IMPERVIOUS AREA: 0 ACRES
PROPOSED IMPERVIOUS AREA: 5.69 ACRES
EROSION CONTROL SUPERVISOR CONTACT: TBD
IMPAIRED WATERS WITHIN ONE (1) MILE THAT SITE DRAINS TO: MISSISSIPPI RIVER
THE MISSISSIPPI RIVER IS APPROXIMATELY 0.35 MILES AWAY FROM THE SITE.

DWSMA: THE SITE IS NOT WITHIN THE CITY OF RAMSEY DRINKING WATER SUPPLY MANAGEMENT AREA (DWSMA).

A DEVELOPMENT OF AN EXISTING VACANT PROPERTY IS PROPOSED SOUTH OF US-10 AND NORTH OF INTERSECTION OF RIVERDALE DR NW AND SNOWY OWL ST NW IN RAMSEY, MINNESOTA. THERE IS NO EXISTING IMPERVIOUS AREA ON THE SITE. MOST OF THE SITE DRAINS TO STREET OF RIVERDALE DR NW TO THE SOUTH. THE SITE IS NOT WITHIN HIGH VULNERABILITY OF A DRINKING WATER SUPPLY MANAGEMENT AREA. THIS SITE DRAINS TO AN IMPAIRED WATER WATER WITHIN 1 MILE OF THE SITE.

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE MULTIPLE BUILDINGS AND ASSOCIATED VEHICLE STALLS FOR RENTAL TRUCK VEHICLES. THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE 5.69 ACRES OF IMPERVIOUS AREA. STORMWATER WILL BE CONVEYED FROM ALL BUILDING AREAS AND DIRECTED THROUGH STORM SEWER TO A INFILTRATION BASIN SOUTH OF THE BUILDINGS. THE INFILTRATION BASIN WILL PROVIDE THE REQUIRED VOLUME RETENTION, RATE CONTROL AND WATER QUALITY.

THE PROPOSED STORMWATER IMPROVEMENTS WILL INCLUDE:

INFILTRATION BASIN

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES CONSTRUCTION STORM WATER PERMIT.
2. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. BMP'S SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT.
4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.
5. THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITHIN THIRTY (30) DAYS OF RECEIVING SITE APPROVAL FROM THE CITY.
8. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
9. WATER SHALL BE USED, IF NECESSARY, FOR DUST CONTROL.
10. ALL EROSION CONTROL SHALL CONFORM TO THE MNDOT EROSION CONTROL HANDBOOK.
11. INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED, WRITTEN AUTHORIZATION MUST BE RECEIVED BY THE CITY ENGINEER IN ORDER TO REMOVE THAT PARTICULAR INLET CONTROL.
12. ALL EXPOSED SOILS, INCLUDING STOCKPILES, SHALL BE TEMPORARILY STABILIZED PER MNDOT SPECIFICATION 2575 WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION OF ALL EXPOSED AREAS MUST BE INITIATED IMMEDIATELY.
13. STOCKPILES SHALL NOT BE PLACED ON ROADS, DRIVEWAYS, SURFACE WATERS OR SWALES. EFFECTIVE SEDIMENT CONTROL SHALL BE INSTALLED IMMEDIATELY AROUND ALL SOIL STOCKPILES.
14. REMOVE ALL SOILS AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC ROADS OR PRIVATE DRIVEWAYS ON A DAILY BASIS OR AS NEEDED. A SWEEPER MUST BE AVAILABLE TO THE SITE WITHIN 3 HOURS FROM THE CITY THAT SWEEPING IS REQUIRED.
15. THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF ANY PROJECT DISCHARGE LOCATION SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO THE DISCHARGE LOCATION.
16. IF DEWATERING IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS. THE APPROPRIATE PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCING DEWATERING ACTIVITIES.
17. TURBID AND SEDIMENT-LADEN WATERS SHALL BE DIRECTED TO A TEMPORARY SEDIMENT POND PRIOR TO DISCHARGING. A VISUAL CHECK SHALL BE CONDUCTED PRIOR TO DISCHARGING TREATED WATER FROM THE SEDIMENT POND TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
18. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
19. THE CORRECTIVE ACTION MUST BE COMPLETED BY THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN PERIMETER CONTROL DEVICES BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF (1/2) THE HEIGHT OF THE DEVICE.
20. PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT AND STAYING OFF AREAS TO BE LEFT UNCOMPACTED. AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 18 INCHES.
21. REDUNDANT PERIMETER SEDIMENT CONTROL SHALL BE PROVIDED ALONG WETLAND BOUNDARIES. A 50-FOOT NATURAL BUFFER IS INFEASIBLE DUE TO THE PROXIMITY OF THE IMPROVEMENTS TO THE WETLAND.
22. SECTIONS 5.11, 5.13-5.16, 5.18, & 5.22 OF THE 2023 CONSTRUCTION STORMWATER GENERAL PERMIT DO NOT APPLY.

TRAINING DOCUMENTATION:

SWPPP DESIGNER: JEFF PRASCH (DEMARC LAND SURVEYING & ENGINEERING) – "DESIGN OF CONSTRUCTION SWPPP" TRAINING EXPIRES MAY 31, 2026.

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:
- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
- INDIVIDUALS PERFORMING INSPECTIONS
- INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS

EXPECTED SEQUENCE OF CONSTRUCTION

1. INSTALL ROCK STABILIZING EXIT(S), PERIMETER CONTROL, INLET CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES.
2. RELOCATE PRIVATE UTILITIES (IF NECESSARY).
3. INSTALL PROPOSED UTILITIES.
4. CONSTRUCT BUILDING FOUNDATION.
5. COMPLETE SITE GRADING.
6. APPLY EARLY APPLICATION OF BASE COURSE ON PARKING SECTION.
7. INSTALL CURB AND GUTTER, AND PAVING.
8. CONSTRUCT BUILDING.
9. COMPLETE FINAL GRADING AND PERMANENT STABILIZATION.
10. REMOVE EROSION AND SEDIMENT CONTROL BMPs AFTER PERMANENT STABILIZATION IS ACHIEVED.

TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL INSTALL SEDIMENT BASIN(S) REQUIRED BY THE NPDES CONSTRUCTION PERMIT IF FIVE (5) OR MORE DISTURBED ACRES DISCHARGE TO A COMMON LOCATION.
2. TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.
3. BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.
4. TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.
5. SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.
6. BASINS SHALL BE SIZED ACCORDING TO THE CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS. CALCULATIONS SHALL BE PROVIDED WITH THE SWPPP.
7. SEDIMENT BASINS SHALL NOT BE PLACED IN FUTURE INFILTRATION AREAS.
8. SEDIMENT BASINS SHALL BE DRAINED AND SEDIMENT REMOVED WHEN IT REACHES ½ THE STORAGE VOLUME WITHIN 72 HOURS.

INSPECTIONS AND MAINTENANCE

1. ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS AND REMOVAL OF BMPS SHALL BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.
2. THE CONTRACTOR SHALL COMPLETE SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE A TRAINED PERSON TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING WITHIN 24 HOURS OF CONDUCTING THE INSPECTIONS AND THE RECORDS MUST BE RETAINED WITH THE SWPPP. THE INSPECTION REPORTS SHALL BE SENT TO THE CITY IMMEDIATELY AFTER COMPLETING. IF ANY DISCHARGE FROM THE SITE IS OBSERVED THE DISCHARGE MUST BE DESCRIBED AND PHOTOGRAPHED.
4. TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

POLLUTION PREVENTION MANAGEMENT MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.
2. ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, CEMENT PRODUCT WASTE, FLOATING DEBRIS, PAPER, PLASTIC, CONSTRUCTION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY OFF SITE.
   B. HAZARDOUS WASTES SUCH AS OILS, GASOLINE, PAINT, CEMENT BASED PRODUCTS, ETC. SHALL BE PROPERLY STORED WITH SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. IF STORED ON THE PROJECT SITE, THEY SHALL BE STORED IN RESTRICTED ACCESS AREAS TO PROTECT AGAINST VANDALISM. STORAGE AND DISPOSAL SHALL BE IN COMPLIANCE WITH THE MPCA.
   C. CEMENT BASED PRODUCT WASHOUTS ARE NOT PERMITTED ON SITE.
   D. THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
   E. THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORMWATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION SHALL BE COMPLETED PER THE LANDSCAPE PLAN:
   A. COMPLETION OF ALL CONSTRUCTION ACTIVITY.
   B. INSTALLATION OF PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION. PERMANENT COVER SHALL FOLLOW THE REQUIREMENTS OF THE LANDSCAPE PLAN.
   C. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR LANDSCAPED AREAS. SEE LANDSCAPE PLAN FOR PERMANENT VEGETATION SCHEDULE.
   D. CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEMS OF ANY ACCUMULATED SEDIMENT AND ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS AND IS OPERATING AS DESIGNED.
   E. REMOVAL OF ALL SEDIMENT FROM CONVEYANCE SYSTEMS.
   F. REMOVAL OF ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
   G. FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2020 SPECIFICATION 2575.

ESTIMATED EROSION CONTROL QUANTITIES	
SILT FENCE	2,600 LF
TEMPORARY STABILIZED ROCK EXIT	1 EACH
STORM DRAIN INLET PROTECTION	17 EACH

F:\survey\riverstone south - anoka\02 Engineering - 90742\01 CAD\05 Sheet Files\07 Stormwater Pollution Prevention Plan.dwg

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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.

NOT FOR CONSTRUCTION

JEFFREY A. PRASCH P.E.

DATE: 07.08.24 LIC. NO.: 52706

REVISIONS

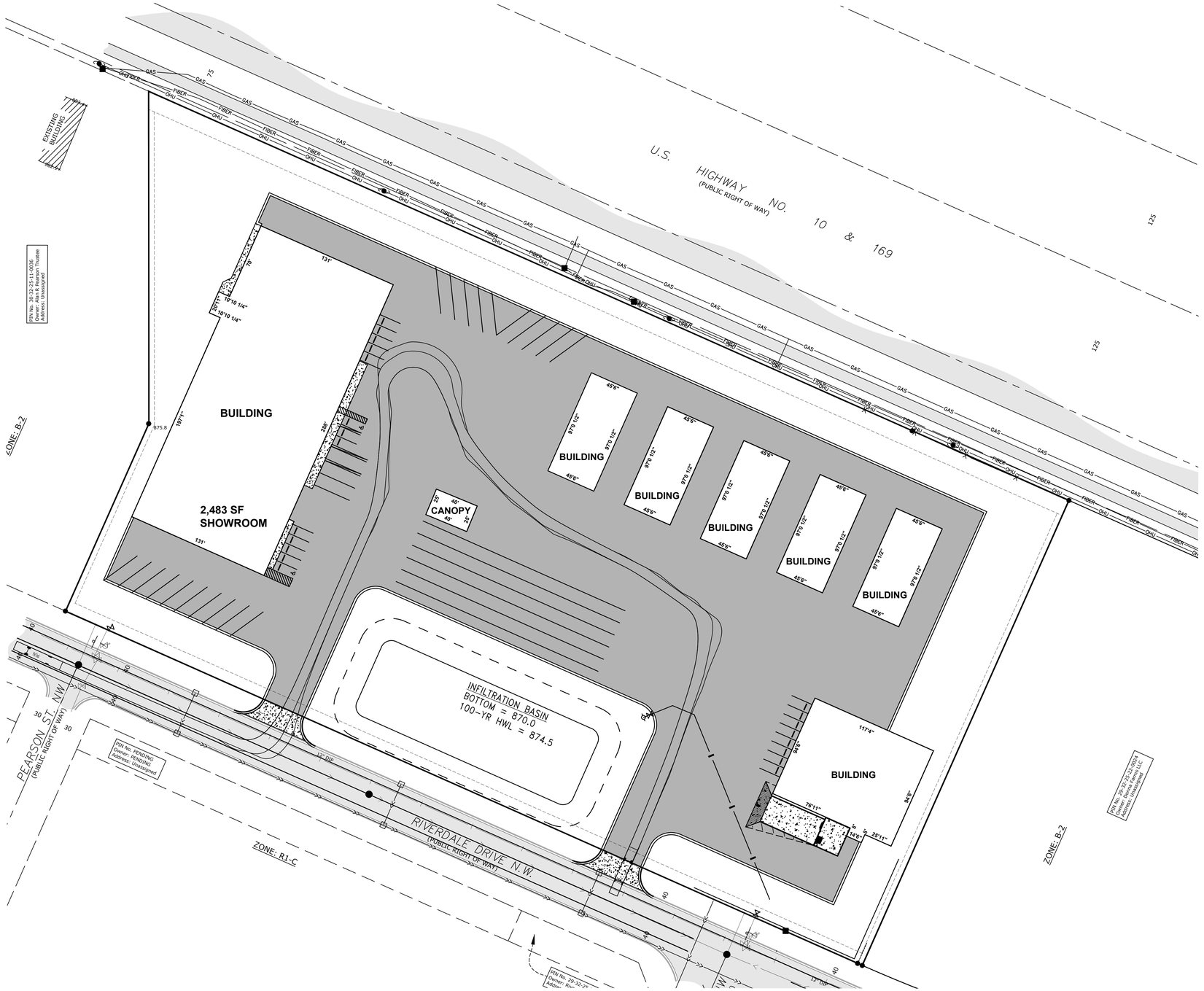
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7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
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2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004

RAMSEY U-HAUL
8725 RIVERDALE DRIVE NW
RAMSEY, MINNESOTA

STORMWATER POLLUTION PREVENTION NOTES

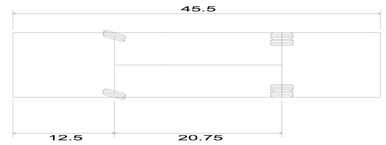
PROJECT: 90742
SHEET NO.
C10 OF C12



Vehicle Tracking v25.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Vehicle Name:	**Fire Truck**
Type:	Rigid vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	Fire Truck Tractor



Fire Truck	
Overall Length	45.500ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	36.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

0 50 100
SCALE IN FEET

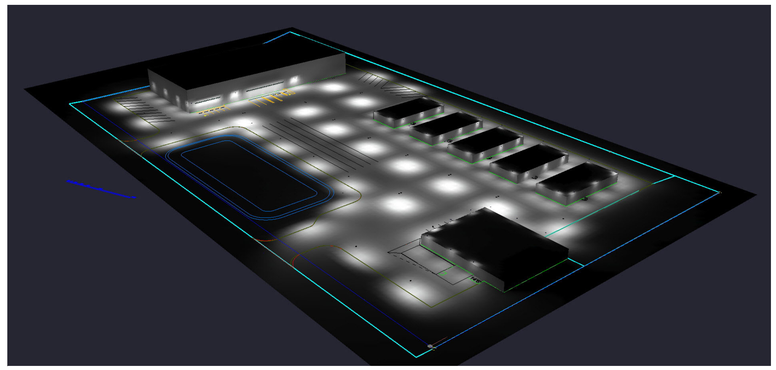
F:\survey\riverstone south - anoka\02 Engineering - 90742\01 CAD\05 Sheet Files\08 Turning Radius Figure.dwg

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 07.17.24 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE PHOENIX, ARIZONA 85004	RAMSEY U-HAUL 8725 RIVERDALE DRIVE NW RAMSEY, MINNESOTA	TURNING RADIUS FIGURE	PROJECT: 90742 SHEET NO. C11 OF C12

PREMIUM QUALITY LIGHTING®
2285 Ward Avenue • Simi Valley, CA 93065
Ph: 800-323-8107 • Fax: 877-619-7053
www.PQLighting.com

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	64	F1	Single	0.950	PQL - 83913 - LED SPEC-SELECT STEALTH FULL CUTOFF WALL PACK 50W_30K-50K_120-277V	49.96
	26	F2	Single	0.950	PQL 91487_14WT8_40K-50K_FR_DP_SC_V6 - SL® 2 Lamp Troffer	28.46
	19	P1	Single	0.950	PQL - AST1UCB3450 (240W-Type IV) WITH AST-GS-AB - GLARE SHIELD	240
	10	P2	Back-Back	0.950	PQL - AST1UCB3450 (240W-Type IV) WITH AST-GS-AB - GLARE SHIELD	240





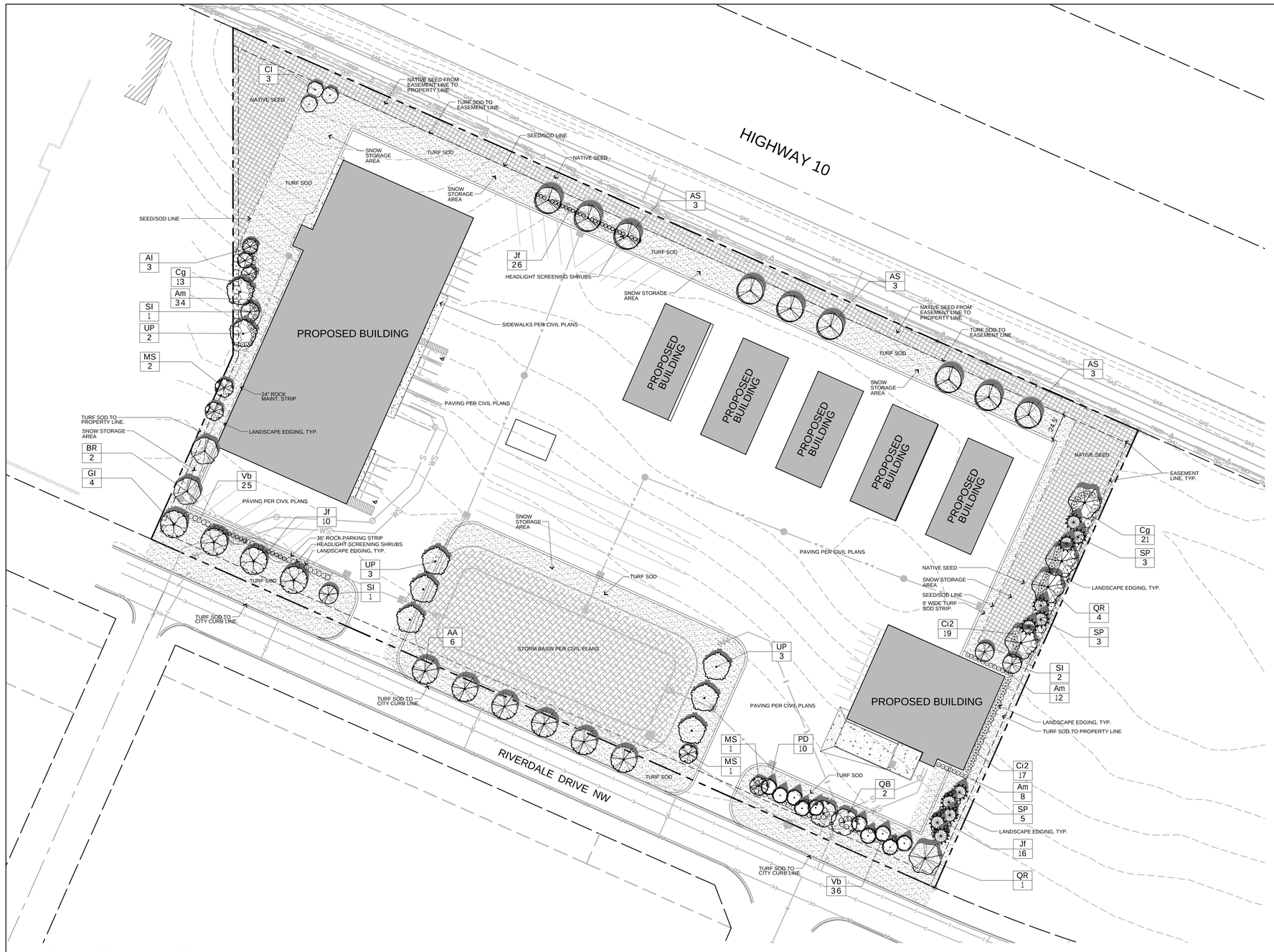
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.02	0.3	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	21.74	48.7	5.5	3.95	8.85
Site	Illuminance	Fc	6.59	51.4	1.0	6.59	51.40
Large Bldg Side Parking	Illuminance	Fc	5.24	24.7	1.1	4.76	22.45
Large Building Front Parking-1	Illuminance	Fc	11.21	18.5	5.5	2.04	3.36
Large Building Front Parking-2	Illuminance	Fc	6.91	21.7	1.2	5.76	18.08
Large Truck Parking	Illuminance	Fc	2.13	8.6	1.1	1.94	7.82
Small Building Parking	Illuminance	Fc	10.26	16.9	4.5	2.28	3.76
Storage Parking	Illuminance	Fc	6.22	23.3	1.1	5.65	21.18

PQL
PREMIUM QUALITY LIGHTING®

PROJECT:		U-HAUL Ramsey MN
DESIGNER EMAIL:		jhernandez@pqlighting.com
PROJECT DATE:		7/17/2024
REVISE DATE:	-	7/29/2024
FIRM:	-	
NOTE/S:	-	Calculations are at grade

DISCLAIMER BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. ***
LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCEW SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE CE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE OWNER OR PROJECT ENGINEER TO ENSURE COMPLIANCE OF ALL STANDARDS IN EFFECT. THIS PHOTOMETRIC LAYOUT IS THE PROPERTY OF PQL, INC AND IT CANNOT BE USED FOR INSTALLATION OF PRODUCTS OTHER THAN SPECIFIED.
***ALL PHOTOMETRIC LAYOUTS, SUBMITTALS, AND QUOTES BY PQL, INC AND OTHERS MUST BE PROVIDED AT THE TIME OF PURCHASE ORDER ENTRY. DECO LIGHTING, INC IS NOT RESPONSIBLE FOR ANY SHORTAGES IN PROVIDED PRODUCT DOCUMENTS ARE NOT SUPPLIED. ***

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LANDSCAPE LAYOUT PLAN:

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 L1.2 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 Materials Legend:

- Proposed Turf Sod
- Proposed MnDOT 2024 'Southern Shortgrass Roadside' Native Seed Mix - See Sheet L1.3
- Proposed MnDOT 2024 'Wet Ditch' Native Seed Mix - See Sheet L1.3

Municipal Landscape Requirements:

Community Business District-B2

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. 2,647 LF
Building Footprint: approx. 71,236 SF

2,647 / 50 = 53 Trees or 71,236 / 1,000 = 71 Trees

2,647 / 30 = 88 Shrubs or 71,236 / 300 = 237 Shrubs

Public Rd Frontage: Riverdale Drive NW

Parking Spaces: 20 Stalls

20 / 10 = 2 Parking Lot Trees*
*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

0 50' 100'
SCALE: 1" = 50'-0"
NORTH

CALYX DESIGN GROUP
Landscape Architecture & Planning
475 CLEVELAND AVE. N, SUITE 101A, ST PAUL, MN 55104
PHONE: 651.788.9018
www.calyxdesigngroup.com

811 Know what's below. Call before you dig.

ISSUE DATE: 06/14/2024
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

DATE: xx/xx/xxxx LIC. NO.: 48084

	REVISIONS
06/14/2024	Initial City Submittal
07/08/2024	City Re-submittal
07/17/2024	Driveway Adjustment

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RENO, NEVADA 89511
602.263.6601

U-HAUL OF RAMSEY
RIVERSTONE DRIVE
RAMSEY, MINNESOTA

LANDSCAPE PLAN

PROJECT: 24131
SHEET NO. L1.1

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 Commercial Grade 5" Black Polyethylene with 1" bull-nose. Anchor every 48" on-center (minimum). Submit edger 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, 2024 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.

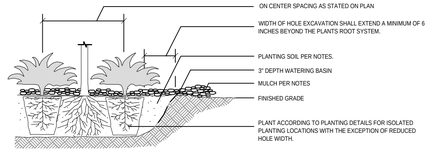
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS ORNAMENTAL TREES						
	AI	Alnus glutinosa 'Imperialis'	Imperial Black Alder	1.5" Cal.	B&B	3
	CI	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" Cal.	B&B	3
	MS	Malus x `Spring Snow`	Spring Snow Crab Apple	1.5" Cal.	B&B	4
	SI	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	4
DECIDUOUS OVERSTORY TREE						
	AS	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B	9
	AA	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2" Cal.	B&B	6
	BR	Betula nigra	River Birch	2" Cal.	B&B	2
	GI	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	2" Cal.	B&B	4
	QB	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	2
	QR	Quercus rubra	Northern Red Oak	2" Cal.	B&B	5
	UP	Ulmus americana 'Princeton'	Princeton American Elm	2" Cal.	B&B	8
EVERGREEN TREES						
	PD	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	10
	SP	Pinus sylvestris	Scotch Pine	6` Hgt.	B&B	11
SHRUBS						
	Am	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	5 gal. (Min. 24" Hgt.)	Pot	54
	Cg	Cornus racemosa	Gray Dogwood	5 gal. (Min. 24" Hgt.)	Pot	34
	CI2	Cornus sericea `Isanti`	Isanti Redosier Dogwood	5 gal. (Min. 24" Hgt.)	Pot	36
	Jf	Juniperus chinensis `Sea Green`	Sea Green Juniper	5 gal. (Min. 24" Hgt.)	Pot	52
	Vb	Viburnum trilobum `Bailey Compact`	Compact American Cranberry Bush	5 gal. (Min. 24" Hgt.)	Pot	61

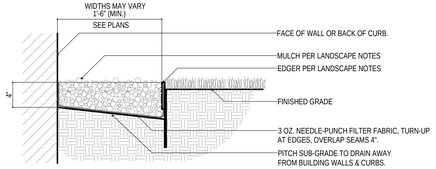
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE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

APPROVED: 7 - 2019 — CITY OF RAMSEY — STANDARD DETAILS: TOPSOIL REQUIREMENTS — DETAIL NUMBER: ERO-6

2 L1.2 CITY TOPSOIL REQUIREMENTS (ERO-6)
NOT TO SCALE

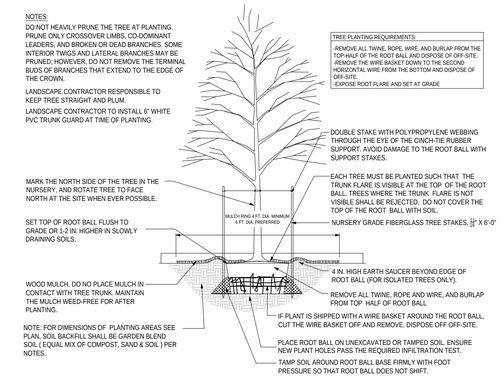


1 L1.2 TYPICAL SHRUB PLANTING - SECTION
NOT TO SCALE

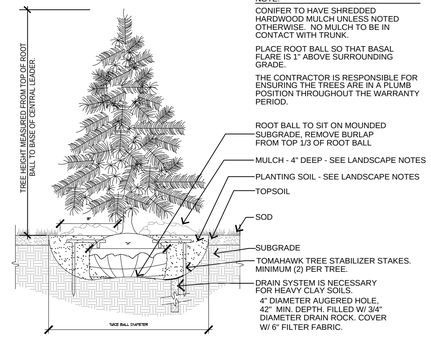


NOTES: SEE PLAN FOR CROSS SLOPE DIRECTION.
PLANT BED WIDTH VARIES, SEE PLAN.
SUBMIT MULCH, EDGER, AND FABRIC SAMPLES FOR APPROVAL.

3 L1.2 TYPICAL MULCH AND EDGER DETAIL
NOT TO SCALE



4 L1.2 DECIDUOUS TREE PLANTING - SECTION
NOT TO SCALE



5 L1.2 CONIFEROUS TREE PLANTING - SECTION
NOT TO SCALE

Irrigation Notes + Requirements:

1. LAYOUT WORK AS ACCURATELY AS POSSIBLE TO THE CONTRACTOR PROVIDED AND OWNER-APPROVED IRRIGATION LAYOUT PLANS. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE OWNER'S REP. PRIOR TO INSTALLATION.
2. COORDINATE SLEEVING AND IRRIGATION PIPE / HEAD / INTERNAL PLUMBING INSTALLATION WITH THE WORK OF OTHERS.
3. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. (HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER. ALL SUCH LITERATURE MUST BE SUBMITTED 2 WEEKS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.)
4. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
5. LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAINLINES A MINIMUM OF 18 INCHES DEEP.
6. ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160). ALL OTHER LATERAL PIPE OF 1-1/4" AND SMALLER MAY BE POLYETHYLENE, UNLESS OTHERWISE NOTED ON THE PLANS. BUILDING CONNECTIONS ARE TO BE COPPER. TRACER WIRE IS REQUIRED ON ALL MAIN AND LATERAL LINES. SLEEVE LOCATIONS ARE TO BE MARKED ON THE SIDEWALK OR CURB, SO THEY CAN BE FOUND AFTER FINE GRADING.
7. ALL TEES AND ELBOWS ON MAIN LINES SHALL BE PVC (160 PSI).
8. IRRIGATION EQUIPMENT SHALL HUNTER, RAINBIRD, OR TORO BRAND HEADS, VALVES, AND ROTORS. MATCH EXISTING EQUIPMENT BRAND ON-PROPERTY.
9. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER TURF GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
10. SUBMIT IRRIGATION PRODUCT DATA TO OWNER FOR REVIEW AND APPROVAL.
11. USE TEFLON TAPE ON ALL THREADED JOINTS.
12. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
13. CONDUCT AND DEMONSTRATE WINTERIZATION AND SPRING START-UP PROCESS TO OWNER IN THE FALL OF COMPLETION.
14. IRRIGATION LINE LOCATIONS SUBJECT TO CHANGE IN THE FIELD, AS CONTRACTOR DEEMS NECESSARY.
15. OVER-SPRAY OF THE IRRIGATION SYSTEM ON TO ADJACENT WALKS AND ASPHALT PAVING IS NOT ACCEPTABLE. DO NOT INSTALL ANY IRRIGATION EQUIPMENT OUTSIDE OF THIS PROPERTY LIMITS, UNLESS APPROVED BY THE CITY.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COMPLETE IRRIGATION LAYOUT PLAN SET AND SUBMITTING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF FIELD INSTALLATION.
17. SUBMIT LAYOUT PLAN AND PRODUCT DATA TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
18. IRRIGATION BID SHALL INCLUDE (1) FALL SHUT-DOWN AND (1) SPRING START-UP.
19. PROVIDE THE OWNER WITH AN AS-BUILT PLAN, INCLUDING THE EXISTING SYSTEM AS WELL AS NEWLY INSTALLED MATERIALS.
20. IRRIGATION CONTRACTOR TO VERIFY WATER PRESSURE FOLLOWING CONSTRUCTION OF THE BUILDING UTILITIES. ADJUSTMENT OF PIPE AND VALVE SIZES MAY BE REQUIRED, BASED ON ACTUAL GPM AND PSI AVAILABLE.
21. PROVIDE A PRINTED 8.5X11 MAP OF ALL ZONES AFTER NEW CONTROLLER IS WIRED AND TESTED.
22. IRRIGATION MECHANICALS TO INCLUDE BOILER DRAIN BEFORE BACKFLOW DEVICE FOR WINTERIZATION.
23. IRRIGATION DESIGN TO INCLUDE A QUICK-COUPLE VALVE ON THE MAIN BEFORE THE FIRST VALVE FOR WINTERIZATION.
24. IRRIGATION IS NOW ALLOWED IN THE BIOFILTRATION BASIN.
25. ENSURE THE IRRIGATION SYSTEM INCLUDES A WIRED RAIN SENSOR, PER STATE PLUMBING CODE.
26. OBTAIN A PERMIT AS REQUIRED BY THE CITY FOR THE IRRIGATION SYSTEM. INCLUDE COST OF PERMIT IN BID.
27. INCLUDE A SEPARATE WATER METER FOR IRRIGATION USE FROM THE CITY. INCLUDE COST IN BID.

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ISSUE DATE: 06/14/2024
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

DATE: xx/xx/xxxx LIC. NO.: 48084

REVISIONS	
06/14/2024	Initial City Submittal
07/08/2024	City Re-submittal
07/17/2024	Driveway Adjustment

DEMARC
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U-HAUL OF RAMSEY
RIVERSTONE DRIVE
RAMSEY, MINNESOTA

LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT: 24131
SHEET NO. L1.2

STORM BASIN - SEED MIX REQUIREMENTS & MAINTENANCE:

Wet Ditch

Abbreviation: WD

Purpose:	**Wet ditches and stormwater plantings in full sun or part shade; areas that get mowed once per year or less This mix meets pollinator habitat requirements.**
Planting Area:	**Statewide**
Replaces:	**33-261 Stormwater S & W; 33-361 Stormwater NE**
Cost Estimate:	**$1,000/acre (36-261 averages $900/acre & 33-361 averages $1,125/acre)**

Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	% by Seed	Seeds/ sq ft
Big Bluestem	*Andropogon gerardii*	1.00	5.00%	1.10%	3.67
Fringed Brome	*Bromus ciliatus*	1.50	7.50%	1.81%	6.06
Bluejoint	*Calamagrostis canadensis*	0.05	0.25%	1.54%	5.14
Nodding Wild Rye	*Elymus canadensis*	2.00	10.00%	1.14%	3.82
Virginia Wild Rye	*Elymus virginicus*	4.00	20.00%	1.85%	6.17
Tall Manna Grass	*Glyceria grandis*	0.15	0.75%	1.15%	3.86
Rice Cut Grass	*Leersia oryzoides*	0.30	1.50%	1.12%	3.75
Perennial Ryegrass	*Lolium perenne*	6.00	30.00%	8.94%	29.89
Switchgrass	*Panicum virgatum*	0.50	2.50%	0.77%	2.57
Fowl Bluegrass	*Poa palustris*	1.00	5.00%	14.28 %	47.75
	Grasses Subtotal	**16.50**	**82.50%**	**33.70 %**	**112.68**
Porcupine Sedge	*Carex hystericina*	0.10	0.50%	0.33%	1.10
Awl-fruited Sedge	*Carex stipata*	0.05	0.25%	0.19%	0.62
Fox Sedge	*Carex vulpinoidea*	0.10	0.50%	1.10%	3.67
Dudley's Rush	*Juncus dudleyi*	0.05	0.25%	17.58 %	58.77
Dark Green Bulrush	*Scirpus atrovirens*	0.10	0.50%	5.05%	16.90
Woolgrass	*Scirpus cyperinus*	0.10	0.50%	18.68 %	62.44
	Sedges & Rushes Subtotal	**0.50**	**2.50%**	**42.92 %**	**143.51**
Canada Anemone	*Anemone canadensis*	0.05	0.25%	0.04%	0.15
Marsh Milkweed	*Asclepias incarnata*	0.25	1.25%	0.13%	0.44
Common Milkweed	*Asclepias syriaca*	0.20	1.00%	0.09%	0.29
Canada Milkvetch	*Astragalus canadensis*	0.50	2.50%	0.93%	3.12
Nodding Bur Marigold	*Bidens cernua*	0.10	0.50%	0.23%	0.77
Canada Tick Trefoil	*Desmodium canadense*	0.50	2.50%	0.30%	1.01
Flat-topped Aster	*Doellingeria umbellata*	0.05	0.25%	0.37%	1.23
Common Boneset	*Eupatorium perfoliatum*	0.05	0.25%	0.88%	2.94
Grass-leaved Goldenrod	*Euthamia graminifolia*	0.03	0.15%	1.15%	3.86
Spotted Joe Pye Weed	*Eutrochium maculatum*	0.06	0.30%	0.63%	2.09
Autumn Sneezeweed	*Helenium autumnale*	0.10	0.50%	1.43%	4.78
Sawtooth Sunflower	*Helianthus grosseserratus*	0.06	0.30%	0.10%	0.33
Prairie Blazing Star	*Liatris pycnostachya*	0.17	0.85%	0.21%	0.69
Great Lobelia	*Lobelia siphilitica*	0.05	0.25%	2.75%	9.18
Blue Monkey Flower	*Mimulus ringens*	0.03	0.15%	7.58%	25.34
Obedient Plant	*Physostegia virginiana*	0.06	0.30%	0.07%	0.24
Cut-leaf Coneflower	*Rudbeckia laciniata*	0.10	0.50%	0.15%	0.51
Stiff Goldenrod	*Solidago rigida*	0.10	0.50%	0.45%	1.51
Eastern Panicled Aster	*Symphyotrichum lanceolatum*	0.05	0.25%	0.86%	2.87
Red-stemmed Aster	*Symphyotrichum puniceum*	0.05	0.25%	0.44%	1.47
Tall Meadow Rue	*Thalictrum dasycarpum*	0.10	0.50%	0.22%	0.73
Blue Vervain	*Verbena hastata*	0.15	0.75%	1.53%	5.12
Culver's Root	*Veronicastrum virginicum*	0.03	0.15%	2.64%	8.82
Golden Alexanders	*Zizia aurea*	0.16	0.80%	0.19%	0.65
	Forbs Subtotal	**3.00**	**15.00%**	**23.37 %**	**78.14**
	Total	**20.00**	**100%**	**100%**	**334.33**

NATIVE SEED MIX:

Native Seed Areas noted per plan: (unless otherwise noted on civil plans), shall be:
MnDOT 'Wet Ditch' native seed mixture for Stormwater Treatment Basin South & West, drilled into the topsoil layer at 20.0 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.

Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop.

STORM BASIN - ADDITIONAL NOTES:

1. Contractor to furnish and install MnDOT Seed Mix 'Wet Ditch (WD)' at the specified rate of 20 lbs/acre.
2. Add additional oats at time of installation to improve site appearance.
3. Certified Prairie Installer to be used for the implementation and 3 year maintenance of the MnDOT seed mix on site.
4. DSV Northstar Seed Ltd. can be used for substitution or source of native seed mixes that meet MnDOT standards.

METHOD OF INSTALLING:

Drop Seeding

This is the "standard" method for seeding on prepared sites such as those on construction projects where there is suitable access for standard drop seeding equipment.

A) Seed Installation - Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a culti-packer assembly to ensure good seed-to-soil contact. For Roadside and Wet Ditch seed mixes, the seeder should contain a minimum of three

NATIVE SEED - SEED MIX REQUIREMENTS & MAINTENANCE:

Southern Shortgrass Roadside

Abbreviation: SSR

Purpose:	**Inslopes and medians; full sun to part-shade; any site with dry soils that will get mowed twice per year or less. This mix meets pollinator habitat requirements.**
Planting Area:	**Southern 2/3 of MN; MnDOT Districts 3B, 4, 6, 7, 8, & Metro.**
Replaces:	**35-221 Dry Prairie General & 36-211 Woodland Edge S & W**
Cost Estimate:	**$950/acre (35-221 averages $860/acre, 36-211 averages $1,200/acre)**

Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	% by Seed	Seeds/ sq ft
Side-oats Grama	*Bouteloua curtipendula*	3.50	13.46%	5.16%	7.71
Blue Grama	*Bouteloua gracilis*	0.90	3.46%	8.84%	13.22
Kalm's Brome	*Bromus kalmii*	0.90	3.46%	1.77%	2.64
Short Sedge	*Carex brevior*	0.10	0.38%	0.71%	1.07
Nodding Wild Rye	*Elymus canadensis*	2.50	9.62%	3.19%	4.78
Slender Wheatgrass	*Elymus trachycaulus*	6.00	23.08%	10.16%	15.21
Junegrass	*Koeleria macrantha*	0.10	0.38%	4.91%	7.35
Perennial Ryegrass	*Lolium perenne*	6.00	23.08%	19.98%	29.89
Little Bluestem	*Schizachyrium scoparium*	3.00	11.54%	11.05%	16.53
	Grasses Subtotal	**23.00**	**88.46%**	**65.76%**	**98.39**
Leadplant	*Amorpha canescens*	0.15	0.58%	0.45%	0.67
Long-headed Thimbleweed	*Anemone cylindrica*	0.04	0.00%	0.26%	0.38
Prairie Sage	*Artemisia ludoviciana*	0.05	0.19%	3.07%	4.59
Butterfly Milkweed	*Asclepias tuberosa*	0.10	0.38%	0.11%	0.16
Whorled Milkweed	*Asclepias verticillata*	0.05	0.19%	0.14%	0.20
Partridge Pea	*Chamaecrista fasiculata*	0.60	2.31%	0.40%	0.60
Purple Prairie Clover	*Dalea purpurea*	0.50	1.92%	1.84%	2.75
Tall Cinquefoil	*Drymocallis arguta*	0.06	0.00%	3.39%	5.07
Narrow-leaved Purple Coneflower	*Echinacea angustifolia*	0.06	0.23%	0.10%	0.15
Stiff Sunflower	*Helianthus pauciflorus*	0.06	0.23%	0.06%	0.09
Alumroot	*Heuchera richardsonii*	0.04	0.15%	6.87%	10.28
Round-headed Bush Clover	*Lespedeza capitata*	0.20	0.77%	0.39%	0.59
Rough Blazing Star	*Liatris aspera*	0.05	0.19%	0.20%	0.29
Wild Bergamot	*Monarda fistulosa*	0.05	0.19%	0.86%	1.29
Prairie Coneflower	*Ratibida columnifera*	0.15	0.58%	1.55%	2.31
Black-eyed Susan	*Rudbeckia hirta*	0.25	0.96%	5.65%	8.45
Gray Goldenrod	*Solidago nemoralis*	0.05	0.19%	3.68%	5.51
Stiff Goldenrod	*Solidago rigida*	0.06	0.23%	0.60%	0.90
Heath Aster	*Symphyotrichum ericoides*	0.05	0.19%	2.45%	3.67
Sky-blue Aster	*Symphyotrichum oolentangiensis*	0.05	0.19%	0.98%	1.47
Prairie Rose	*Rosa arkansana*	0.10	0.38%	0.02%	0.03
Bracted Spiderwort	*Tradescantia bracteata*	0.08	0.31%	0.20%	0.29
Hoary Vervain	*Verbena stricta*	0.10	0.38%	0.69%	1.03
Heart-leaved Alexanders	*Zizia aptera*	0.10	0.38%	0.29%	0.44
	Forbs Subtotal	**3.00**	**11.12%**	**34.24%**	**51.23**
	Total	**26.00**	**100%**	**100%**	**149.63**

NATIVE SEED MIX:

Native Seed Areas noted per plan: (unless otherwise noted on civil plans), shall be:
MnDOT 'Southern Shortgrass Roadside' native seed mixture for areas adjacent to on-site parking, referenced on Landscape Sheet L1.1. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.

Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop.

NATIVE SEED AREA - ADDITIONAL NOTES:

1. Contractor to furnish and install MnDOT Seed Mix 'Southern Shortgrass Roadside (SSR)' at the specified rate of 26 lbs/acre.
2. Add additional oats at time of installation to improve site appearance.
3. Certified Prairie Installer to be used for the implementation and 3 year maintenance of the MnDOT seed mix on site.
4. DSV Northstar Seed Ltd. can be used for substitution or source of native seed mixes that meet MnDOT standards.

METHOD OF INSTALLING:

Drop Seeding

This is the "standard" method for seeding on prepared sites such as those on construction projects where there is suitable access for standard drop seeding equipment.

A) Seed Installation - Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a culti-packer assembly to ensure good seed-to-soil contact. For Roadside and Wet Ditch seed mixes, the seeder should contain a minimum of three

NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

Native Grass and Forb Mixtures (mixtures beginning with the number 3)

Year 1
Establishment (spring seeding):
1) Prepare site - Late April - May
2) Seed - May 1 - June 1
Maintenance:
1) Mow (6-8 inches) - every 30 days after planting until September 30.
2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):
1) Prepare site - Late August - early September
2) Seed - late September to freeze-up
Maintenance (following season):
1) Mow (6-8 inches) - once in May, June, and July
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

Evaluation:
1) Cover crop growing within 2 weeks of planting (except dormant plantings).
2) Seedlings spaced 1-6 inches apart in drill rows.
3) Native grass seedlings may only be 4-6 inches tall.
4) If there is a flush of growth from foxtail etc., mow as necessary.

Year 2
Maintenance:
1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
3) Some sites may not require much maintenance the second year.
Evaluation:
1) Cover crop will be gone unless winter wheat was used in a fall planting.
2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
4) If there is a flush of growth from foxtail etc., mow site.

Year 3
Maintenance:
1) Mow only if necessary.
2) Weed Control - Spot spray thistles, etc.
3) Sites usually do not require much maintenance the third year.
Evaluation:
1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

Long-term
Maintenance:
1) Weed Control - Spot spray thistles, etc.
2) Burning (3-5 year rotation) alternate spring and fall if possible.
3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEEDING INSTALLATION METHOD:

Drop Seeding Onto Tilled Sites
This is the "standard" method for seeding on prepared sites such as those on construction projects.

a) Site Preparation: The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
b) Fertilizer: Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
c) Seed Installation: Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
d) Seeding Rates: Rates are specified in the mixture tabulation for the specified mix.
e) Packing: If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
f) Mulch: Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

Note: Heavy equipment is not allowed in the infiltration basins to keep soils from getting compacted. If any compaction occurs due to seeding operations, the soils must be uncompacted.

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U-HAUL OF RAMSEY
RIVERSTONE DRIVE
RAMSEY, MINNESOTA

LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT: 24131
SHEET NO. L1.3

AMERCO
REAL ESTATE COMPANY
2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Ramsey's participation and counseling in regard to a Conditional Use Permit for the property located at Hwy 10 & Riverdale Dr. Ramsey, MN. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 8.73-acre property is located at 8725 Riverdale Drive NW. U-Haul is proposing to develop a U-Haul Moving and Storage Store which would include the uses of self-storage, U-Haul truck and trailer sharing, and related retail sales. The proposed multi-story building, with a footprint of 37,728 sq. ft, is situated in the western part of the site. The building will be used for climatized self-storage and related retail sales. The retail sales area, spanning approximately 2,483 sq. ft, will be conducted on the first floor of the building in the proposed showroom area. Customer parking is provided at the front of both the multi-story and one-story storage buildings. A total of 12 parking spaces are provided in accordance with code section 560(b) for general retail. The proposed one-story storage building, totaling 11,200 G.S.F, is situated on the eastern part of the site and will be utilized for interior storage. U-Haul uses shunting lanes to temporarily stage their vehicles that are ready to be dispatched for customer use, located 70 feet east of the multi-story building. Additionally, we are also proposing additional sustainable drive-up storage units located in the northern portion of the property. This site will meet all the landscape standards as per the code. Please refer to the submitted concept site plan for additional details. This infill development will allow U-Haul to better serve the storage needs of the surrounding community and activate a property that is currently underutilized and vacant.

The property is currently zoned B-3 (Regional Business District). The uses of self-storage and Equipment Rental requires a Conditional use permit. U-Haul is proposing to apply for the permit to allow this use.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.

- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.

- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the

added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.

- Items that may not be stored include: chemicals, flammables, and paints.

- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON

Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Ramsey as you consider the Conditional Use Permit application we are currently submitting.

Sincerely,

Sahithya Cheruku
AMERCO Real Estate - Planner

U-Haul	8/7/2024 8:45							
Cycle	ReferenceNumber	Status	Department1	File	Markup_Name	Changemark_Subject	Changemark_Details	Applicant_Response
1	38	Unresolved	City Planner	C12 Photometric Plan.pdf	C12 AM	Cut sheets for lighting fixtures	Please provide cut sheets (spec sheets) for all lighting fixtures to be used on-site. Also, please be mindful that all lighting must be shielded and downcast, with cut-off angles being equal to or less than 90 degrees. All lighting must be arranged so as not to produce glare.	Attached our standard spec in the revised submittal, but will be addressed during building design and permitting.
1	35	Unresolved	Civil Engineer IV	C10 Stormwater Pollution Prevention Notes.pdf	LL	Project Termination Letter	The City must approve the site prior to submitting the project termination letter for the construction stormwater permit.	Revised SWPPP Note 7
1	33	Unresolved	Civil Engineer II	C10 Stormwater Pollution Prevention Notes.pdf	Joe Feriancek	Inspection Reports	Send all weekly and 1/2 inch event inspection reports to the City Inspector.	Revised Inspections and Maintenance Note 3
1	34	Unresolved	Civil Engineer II	C10 Stormwater Pollution Prevention Notes.pdf	Joe Feriancek	Sweeping tracking onto public roads	A sweeper must be available to the site within 3 hours' notice from the City that sweeping is required for tracking onto public roads.	Revised SWPPP Note 14.
1	31	Unresolved	Civil Engineer II	C9 Stormwater Pollution Prevention Plan.pdf	Joe Feriancek	Inlet protection	add inlet protection for outlet structure and existing catch basins in Riverdale Drive which touch this property.	Added inlet protection.
1	32	Unresolved	Civil Engineer II	C9 Stormwater Pollution Prevention Plan.pdf	Joe Feriancek	Secondary erosion control for infiltration basin		Added silt fence around basin.
1	28	Unresolved	Civil Engineer II	C8 Utility Plan.pdf	Joe Feriancek	connect to existing storm service	Verify this is the location of an existing storm service. Looking at the as-builts I believe the existing storm stub is approx. 20' west of the eastern sanitary service stub.	Revised location of storm Sewer. per Record Plans.
1	29	Unresolved	Civil Engineer II	C8 Utility Plan.pdf	Joe Feriancek	Sanitary Service	Cleanouts every 100' are required with plumbing code; City typically requires a cleanout on the topside of bends greater than 11.25-degrees. Consider that with the cleanout locations.	Added Cleanouts.
1	30	Unresolved	Civil Engineer II	C8 Utility Plan.pdf	Joe Feriancek	existing sanitary and storm stubs	show the existing stubs near the east entrance.	Added existing stubs per record plans.
1	24	Unresolved	Civil Engineer II	C7 Grading & Drainage Plan.pdf	Joe Feriancek	878.63 spot point	Not requiring a revision, just noting the spot elevation 878.63 appears to be in a valley with 7+ percent toward the 880-contour line and 4 percent towards the building; might want to consider softening the grades in this area.	revised spot elevation to soften grades.
1	25	Unresolved	Civil Engineer II	C7 Grading & Drainage Plan.pdf	Joe Feriancek	Drainage in-front of 879.00 LP inlet	runoff from the north and off of the building are being funneled to this low point. The high point is 879.2, which is creating a very flat area in front of the low point.	Added spot elevation at CB in pavement area to show sufficient slope.
1	26	Unresolved	Civil Engineer II	C7 Grading & Drainage Plan.pdf	Joe Feriancek	876 Low contour west of building	showing approx. 876 low point on the back side of the west building; needs to be drained rather than runoff going into adjacent property.	Added CB and FES to collect stormwater.
1	27	Unresolved	Civil Engineer II	C7 Grading & Drainage Plan.pdf	Joe Feriancek	grading onto adjacent property	Looks like a proposed contour line on the adjacent property. Must show agreement with adjacent property owner to allow this.	Revised grading to keep it on site.
1	21	Unresolved	Civil Engineer II	C6 Site Plan.pdf	Joe Feriancek	Existing storm and sewer stubs	show existing stubs near the east entrance.	Added stubs per record plans.
1	22	Unresolved	Civil Engineer II	C6 Site Plan.pdf	Joe Feriancek	East entrance location	Ideally, line this entrance up with the adjacent street	Realigning the driveways will not allow us to complete our business plan on this site.
1	23	Unresolved	Civil Engineer II	C6 Site Plan.pdf	Joe Feriancek	Reference Note 2	I'm not seeing note 2 on the plans; is tip out curb & gutter being used anywhere?	Revised to state it is not used.
1	19	Unresolved	Civil Engineer II	C5 Existing Conditions & Removals Plan.pdf	Joe Feriancek	Street Name	Adjust adjacent street name(s) so they can be read.	Revised.
1	20	Unresolved	Civil Engineer II	C5 Existing Conditions & Removals Plan.pdf	Joe Feriancek	Sanitary and Storm Sewer Stubs	Our as-builts from Riverdale Drive Trunk Utility Improvements show both sanitary and storm sewer stubs onto this site across from Snowy Owl Street (west of the shown water service	Added existing stubs from record plans.
1	18	Unresolved	Civil Engineer II	C4 Details and Construction Notes.pdf	Joe Feriancek	Construction Notes	Are there any construction notes per the sheet title?	No. Revised Sheet title.
1	14	Unresolved	Fire	C6 Site Plan.pdf	Fire	Changemark note #01	How Far away are these building from the current Hydrants? If over 300 feet, a hydrant will need to be located inside the property.	Added hydrant on site.
1	15	Unresolved	Fire	C6 Site Plan.pdf	Fire	Changemark note #02	Good Location for another hydrant if needed.	Added hydrant.
1	16	Unresolved	Fire	C6 Site Plan.pdf	Fire	Changemark note #03	Both Buildings will require an approved Fire Department Knox Box	Noted.
1	17	Unresolved	Fire	C6 Site Plan.pdf	Fire	Changemark note #03	Both Buildings will require an approved Fire Department Knox Box	Noted.
2	82	Unresolved	City Planner	Site Photometric Revised 7-18-24.pdf	Site Photometric AM	Flood lights not allowed	It appears the light fixtures labeled as H5 are flood lights, which are not allowed. All light fixtured must be downcast and shielded a at a cut-off angle of less than or equal to 90 degrees.	U-Haul team is working on that
2	85	Unresolved	City Planner	Site Photometric Revised 7-18-24.pdf	Site Photometric AM	No lighting in this parking area	All parking areas for non-residential uses shall have a minimum lighting intensity of 1 footcandle, and a maximum lighting intensity of 15 footcandles. Since this part of the parking lot serves the west entrance/exit of the building, it must be illuminated to parking lot standards. Please revise the drawing to comply with City Code Section 106-310.	Noted. Please see revised Photometrics
2	75	Unresolved	Fire	C8 Utility Plan.pdf	Fire	Changemark note #01	Will this be an added hydrant? Legend on sheet does not show proposed hydrant	Added proposed Hydrant to Legend
2	76	Unresolved	Engineering Tech	C8 Utility Plan.pdf	Logan Czech	FES 104A	Based on the FES invert and CB 103A rim elevations, there would be a ~1:1 slope between flare and CB. This would be a maintenance nightmare and should be a minimum 3:1.	The slope is actually 4:1 regardless of Rim/invert elevations.
2	77	Unresolved	Engineering Tech	C8 Utility Plan.pdf	Logan Czech	CB 103A	Add N invert elevation	Added Invert.
2	78	Unresolved	Engineering Tech	C8 Utility Plan.pdf	Logan Czech	OS-1, New CB	Give new CB a number/name. Also round elevations for these structures to the hundredth instead of tenth, similar to other sewer.	Revised to CB 117.
3	89	Unresolved	City Planner	Site Photometric_revised 07.29.24.pdf	Site Photometric AM	No lighting in this parking area	It appears there still are no lighting fixtures in the northwest corner of the parking lot. Please add some lights to satisfy this requirement. Thanks!	
3	90	Unresolved	City Planner	Site Photometric_revised 07.29.24.pdf	Site Photometric AM	Illegible footcandle readings	These footcandle readings are too small to be legible. Please revise the plan to show larger numbers in this area. It may work better to break this area into a separate zoomed-in exhibit.	
3	91	Unresolved	City Planner	Site Photometric_revised 07.29.24.pdf	Site Photometric AM	No footcandle readings with this light fixture	There are no footcandle readings shown with this light fixture. Please revise the photometric lighting plan to show footcandle readings across the entire property, not just the parking lot.	
3	92	Unresolved	City Planner	Site Photometric_revised 07.29.24.pdf	Site Photometric AM	Large Truck Parking Table	Please enlarge this table and move it to the legend to avoid conflicts with the footcandle readings.	
3	93	Unresolved	City Planner	Site Photometric_revised 07.29.24.pdf	Site Photometric AM	Table	As noted with the "Large Truck Parking Table" comment, please enlarge and relocate all of these tables to the legend of this plan. This will help staff review the plan and will avoid visual conflicts with the footcandle readings.	
3	94	Unresolved	City Planner	Site Photometric_revised 07.29.24.pdf	Site Photometric AM	Cut/Spec sheets for all lighting fixtures	Please provide cut and/or spec sheets for all lighting fixtures to be used on site.	
3	95	Unresolved	City Planner	Site Photometric_revised 07.29.24.pdf	Site Photometric AM	Light fixture alternative	It appears the light fixtures give a spotty coverage of the parking lot, with readings that exceed the maximum near the base of each light fixture, and much lower readings only a few feet from each light fixture. It is recommended to consider switching to a different light fixture with better light spread to remedy this problem. It may also be beneficial to increase the mounting height from 15 feet to 20 feet throughout the site, as is allowed by Ordinance 24-10, adopted 7/23/2024. Thanks!	
3	88	Unresolved	Civil Engineer II	C9 Stormwater Pollution Prevention Plan.pdf	Joe Feriancek	Inlet protection	Update location of inlet protection	
3	87	Unresolved	Civil Engineer II	C8 Utility Plan.pdf	Joe Feriancek	Existing Riverdale Drive casting	the casting which is now in the east driveway will need to be switched out to only have a grate.	
3	86	Unresolved	Engineering Tech	C8 Utility Plan_Revised 07.29.24.pdf	Logan Czech	OS-1 to CB117	This run should have 0.45' drop based on 0.3% grade. Elevations are showing a 0.50' drop.	

CC Regular Session New

Meeting Date: 08/12/2024

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

Title:

Consider a variance for a lean-to structure at 6960 148th Lane NW (Curtis Forster)

Purpose/Background:

The Planning Commission held the public hearing for this variance request at its meeting on July 25. After lengthy discussion, the Planning Commission voted (4-2) to deny the variance due to a lack of adequate practical difficulties that could be used to justify the variance request. The applicant has submitted notice that he would like to appeal the Planning Commission's decision to the City Council per City Code Section 106-220(f).

The homeowner, Mr. Curtis Forster (the applicant), constructed a lean-to structure over a concrete parking slab on the west side of the attached garage. A lean-to is a roof extension supported on one side by the garage or house and on the other side by posts. The slab was installed in the summer of 2020 and the lean-to in the fall of 2023. This structure was constructed without the proper building permits and zoning permits (required for driveways in 2020) and encroaches in the required 5-foot side yard setback. The structure and parking slab were brought to staff's attention through a code enforcement complaint. The variance request is a part of the applicant's due process rights to remedy the infraction.

The property is zoned R-1A Single-Family Residential District and guided Low Density Residential on the Comprehensive Plan. The property is 0.82 acres in size and the lot includes a portion of a large wetland.

Zoning Issues

Driveways, parking spaces, and structures within the R-1A zoning district are required to have a 5-foot side yard setback. The lean-to extends over the slab with the posts set a couple inches in from the edge. The roof overhang and gutters are within inches of the property line.

Architecturally, the lean-to front is open-aired with the side and rear walls constructed out of cedar decking planks. The roof of the structure is a metal product while the roof of the house and attached garage is a typical residential asphalt shingle. The roof of the structure is partially supported by posts attached to the roof of the garage with the lean-to roof extending above the roof line. The gap between the garage roof and the top of the lean-to roof is filled in by semi-transparent corrugated fiberglass panels. None of the building materials meet the architectural requirements of City Code. To be compliant with the architectural design requirements of City Code, the metal roofing should be replaced with a matching asphalt shingle, the wall planks covered with a matching lap siding, and the corrugated fiberglass replaced with glass.

Building Code Issues

The structure was constructed without a building permit. Any structure that is added to the main house is required to have a building permit. The building permit review process looks at several things including, and most notably in the case of lean-tos, frost footing depth, structural attachment to the garage, and the materials that are used in relationship to the property line. Within 5 feet of a property line, structures need to be constructed in a way that would prevent a fire from jumping to the next structure.

Should the variance be approved, the structure will need to have a building permit. It is likely that the structure will need to be rebuilt to meet the fire rating requirements. Variances to the Building Code are not possible since this is a state-wide regulation. The applicant has met with the City's Building Official to discuss correction

options. The onus is on the applicant to provide plans to the Building Inspections Division for a permit review. This could mean hiring a licensed design professional to assist the applicant in exploring options and preparing the plans.

Variance

The applicant is requesting a variance to the side yard setback requirement of 5 feet for both the slab and the lean-to structure. City Code mirrors state law on the possible justification criteria for granting variances. Overall, the request must be reasonable and unique to the property. The following is the section of City Code addressing variances:

Sec. 106-220. - Variances.

(a) Variances shall only be permitted when they are in harmony with the general purposes and intent of this chapter and when the variances are consistent with the comprehensive plan.

(b) Public hearing notice mailing distance is 350 feet.

(c) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning code. "Practical difficulties," as used in connection with the granting of a variance, means:

(1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner;

(3) The variance, if granted, will not alter the essential character of the locality.

(4) Economic considerations alone do not constitute practical difficulties;

(5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems; and

(6) Public takings of property due to condemnation.

(7) Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, subd. 14, when in harmony with this chapter.

(d) The planning commission may not permit as a variance any use that is not allowed under the zoning code for property in the district where the affected person's land is located.

(e) The planning commission may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

The applicant provided a narrative outlining his justification for the variances attached to this report. He stated that his variance request meets criteria 1, 2, and 3 above.

Additional Consideration

The structure is constructed in a platted drainage and utility easement. Per City Code, driveways are allowed in these easements provided that they do not inhibit the flow of water and its removal is at the owner's expense in the event that the easement area is needed for its intended use. The lean-to, however, is not permitted. Therefore, an encroachment agreement is necessary if the variance is approved.

Notification:

Mailed notifications were sent to property owners within 350 feet of the site. A "proposed development" sign was placed on the property. A legal notice was placed in the July 12 Anoka Union Hearld Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider

1. Approve the variance as requested and justified by the applicant.
2. Approve a variance for the concrete slab only.
3. Approve a variance for the concrete slab and a modified lean-to without the walls.
4. Deny the variance, citing a lack of adequate practical difficulties in justifying the variance.

Funding Source:

All costs associated with this project are the responsibility of the applicant.

Recommendation:

At the meeting on July 25, the Planning Commission voted to deny the variance (4-2 vote) for a lack of adequate supporting practical difficulties.

Staff's recommendation is that the supplied practical difficulties used to justify the variance for the lean-to structure are not reasonable and the variance should be denied. The siding material is not consistent with the applicant's siding nor other siding in the neighborhood. It is not an approved architectural material for homes. It can be found as deck and fencing material. Should the walls be removed, an open-aired lean-to would appear more in character of a residential property. However, if the property owner or the adjacent neighbor chose to build a fence along the property line, the structure would immediately look out of place. Variances cannot restrict what neighboring property owners do. Therefore, the variance for the structure should be denied. Staff is taking no position on approving only the concrete slab.

Outcome/Action:

Motion to direct staff to prepare a resolution... [pick one of the following]
1. ...approving the variance for a slab and lean-to structure based on the following practical difficulties: [insert findings here].
2. ...approving the variance for a slab and a roof-only lean-to structure based on the following practical difficulties: [insert findings here].
3. ...approving the variance for a slab only based on the following practical difficulties: [insert findings here].
4. ...denying the variance for a slab and lean-to structure based on inadequate practical difficulties.

The resolution for the selected option will be brought back to the next City Council meeting and placed on the consent agenda for adoption. Should a variance that includes the lean-to be selected, an encroachment agreement will be brought forth as well.

Attachments

Location Map
Applicant's Narrative
Photos
Site Plan
NearMap Site Plan
Building Official's Memo
Unapproved Planning Commission Minutes
Letter From Neighbor
Additional Photos from the Applicant

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/08/2024 12:23 PM
Form Started By: Todd Larson		Started On: 07/26/2024 10:46 AM
Final Approval Date: 08/08/2024		

27-32-25-21-0036
6960 148th Lane NW

CURTIS FORSTER

Variance



Print Date: June 21, 2024

0 0 0.01 0.02 0.03 0.04
mi

(1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

The purpose of building the lean to was to keep from further damaging my camper and work trailer. Because of the position of my house and my neighbor's house, the sun would reflect from my garage siding and his garage siding and create hot spots. Prior to installing concrete in that area, the grass was dead due to heat and burning. We would water it twice a day and still could not keep it alive. The sun has faded both my trailers and even warped the aluminum on my camper. The size of the lean to is 19' 10" wide in order to put both 8' trailers in the area. The height of the lean to is to accommodate the height of the camper that is placed on the far west wall.

(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner;

The reason the lean to is placed on the west side of the house is because of many factors. It was more appealing to place it on the side of the garage which had no windows and already had a concrete pad and driveway. The property elevation is also level on the garage side where the east side of the house has a large hill. The east side also has the homes utilities (gas, electric, and cable) that would all need to be relocated. The only location to put all the utilizes would be the front of the house which would not look appealing and would also interfere with the front bay window. We would also need to create a new driveway if we would have put it on the east side of the house and it would have had to match the current concrete driveway. That would mean that 8" of soil would have to be removed (2 inches of soil for a base, and 6" of concrete). With removing 8" of soil, it would have removed much of the 3 mature tree's root systems and ultimately killing them as a result.

(3) The variance, if granted, will not alter the essential character of the locality.

The reason for the choice of material in the lean to was because my house has many cedar accents. This includes 2 large 8x8 cedar posts in the front, cedar deck in the back, and this year we plan on doing the steel cedar like garage doors and craftsman style cedar gables brackets in the front gables to tie it all together. I also choose cedar to blend in with other neighbors' cedar accents. My next-door neighbor has garage doors to look like cedar (what we plan on doing this year). My other neighbor a few houses down has a cedar lean to and he plans on installing a cedar post on his front porch. When first coming into the neighborhood there is a gray and cedar shake home right on the corner. I have been in touch with all the neighbors and we're all using the sale color stain so they all blend in together. I have already purchased the same stain as the other neighbors but have not painted it yet because there is too much moisture in the wood with all the rain we have gotten. Many of my neighbors on our street also have cedar decks and or decks that are stained in cedar color. Not only was the decision to use cedar to blend in with others around me, but it was also to give it a warm craftsman style feeling when pulling up.

Photos of 6960 148th Lane NW
July 12, 2024



Photo 1. Looking southeasterly from 148th Lane in front of the neighbor's driveway.



Photo 2. Looking southwesterly from the applicant's driveway looking into the structure with views of the fiberglass roof piece.



Photo 3. Views inside the structure from the applicant's driveway.



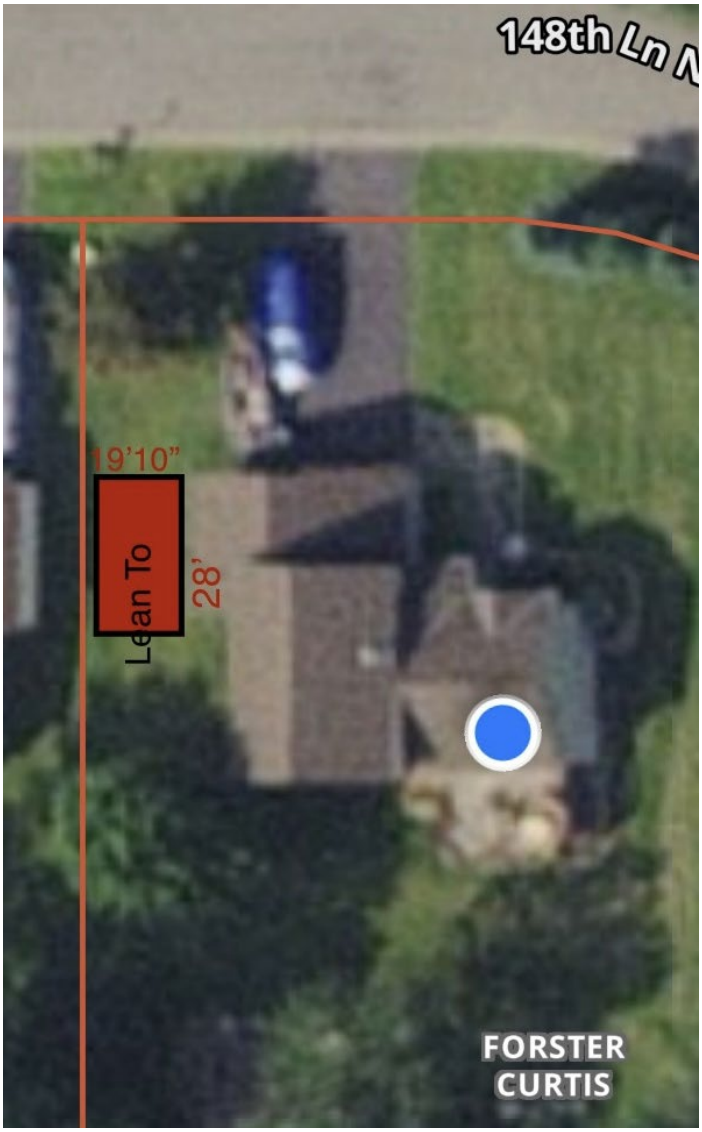
Photo 4. Looking southeast across the applicant's front yard noting the cedar columns by the front door.

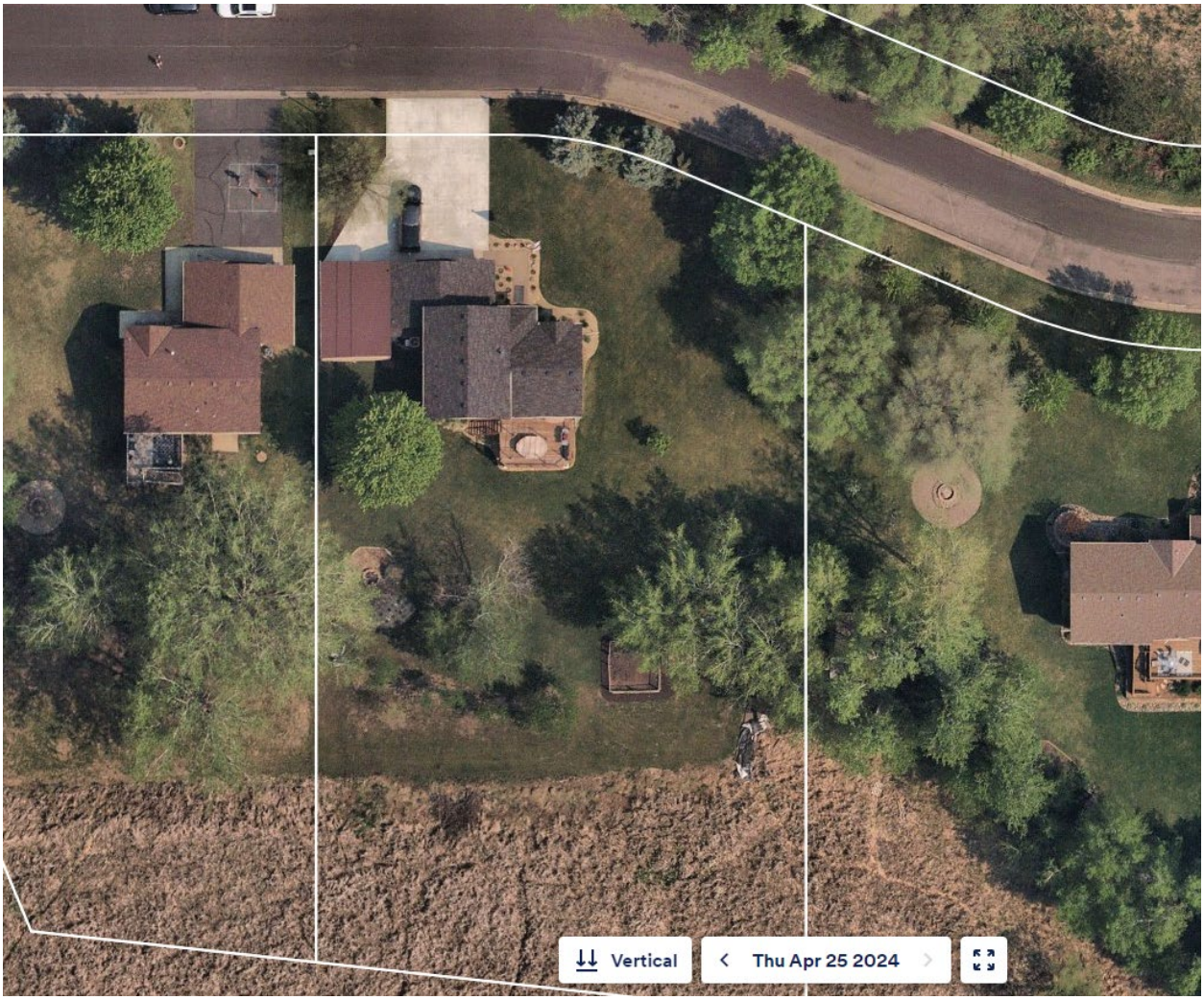


Photo 5. Looking southeast from the street. The structure is behind the trailer.

From: Curtis Forster
To: Todd Larson
Cc: Stephanie Hanson
Subject: Re: Variance Application
Date: Tuesday, June 25, 2024 2:34:24 PM
Attachments:

Hello Todd and Stephanie. I have attached a photo of where the lean to is on my property, the size of it, and a letter. Please let me know if you need anything else. Thank you both!





From NearMap

RUM RIVER
CONSULTANTS

July 19, 2024

Todd Larson
Planning Manager, City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Regarding 6960 148th Lane NW:

The identified residential property in the City of Ramsey is subject to the following facts and violations.

Minnesota Rule 1300.0120 **Permits**, cites the fact that an owner who intends to construct, enlarge, or otherwise alter a structure shall *first* make application and obtain the required permit. Work has been performed absent the required application, review, payment of fees, permit and inspections. This work includes an addition to the attached garage. The improvements do not appear to meet the required setbacks and possibly over the adjoining property line.

Additionally, the work is not in conformance with prescriptive provisions of the MN Residential Code as published and adopted, site specific engineering may be required to ensure code provisions are met for structural integrity and fire resistive construction.

Individual projects must be located within required setbacks and the owner shall be able to clearly identify the property line and structure location. A site inspection was not able to confirm the exact location of the property line as it relates to the construction of the framing, foundation and roof overhang.

Minnesota State Building Code Chapter 1309 Section 302 Fire-Resistant Construction cites walls within the existing setback must be of 1 hour fire resistance rating. As this structure does not contain walls, but instead support posts, a special design would be required to ensure both structural integrity as well as the requirements for fire resistance.

In summary, as established processes and procedures were not followed, I am not able to confirm the viability of this project nor its potential to adequately meet state nor city codes and ordinances.

Respectfully submitted

Andy Schreder, Owner- CBO
Rum River Construction Consultants

23306 Cree Street NW, Suite #103, St. Francis, MN 55070
(763) 331-7722
www.rumrivercc.com

UNAPPROVED MINUTES

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 25, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Randy Bauer Commissioner Ryan Heineman (via Zoom) Commissioner Eric Peters Commissioner Gary VanScoy
Members Absent:	Commissioner Tom Hunt
Also Present:	Planning Manager Todd Larson City Planner Adam Martin Building Official Andy Schreder City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.02: Public Hearing: Consider a Variance for a Lean-To Structure at 6960 148th Lane NW (Curtis Forster)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:29 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff's recommendation is that the supplied practical difficulties used to justify the variance for the lean-to structure are not reasonable and the variance should be denied. The siding material is not consistent with the applicant's siding nor other siding in the neighborhood. It is not an approved architectural material for homes. It can be found as deck and fencing material. Should the walls be removed, an open-aired lean-to

would appear more in character of a residential property. However, if the property owner or the adjacent neighbor chose to build a fence along the property line, the structure would immediately look out of place. Variances cannot restrict what neighboring property owners do, therefore the variance should be denied. Staff is taking no position on the concrete slab.

Commissioner Bauer recognized that the lean-to and concrete slab were built without City involvement. He asked if the concrete slab would still require a variance, even if the lean-to were never considered as part of the project.

Planning Manager Larson confirmed that the slab would still require a variance.

Commissioner Bauer noted that there were several aspects of the lean-to that did not meet City Code. He asked if the slab would also need to be removed if the variance were denied.

Planning Manager Larson confirmed that if the variance were denied, that would be correct. He stated that staff did not provide an opinion on either of these variances on the agenda tonight and if the Commission supported the variance request(s) they would need to specify the practical difficulties upon which they made the decision. He stated that another option would be to allow the slab to remain on its own. He stated that the Commission would provide the direction tonight and staff would then prepare the appropriate resolution.

Commissioner Bauer asked if the variance is related to the lean-to or related only to the side yard setback.

Planning Manager Larson commented that the variance requested is for the entire structure (lean-to and slab), but staff also provided the option of allowing only the slab to remain. He noted that staff did not provide an opinion on the slab only option as that was not the request of the applicant.

Commissioner Bauer stated that if the variance request is denied, the slab itself is too close to the property line.

Commissioner Heineman asked what the roof is composed of. He commented that it sounds like regardless of the decision the siding material would need to be replaced.

Planning Manager Larson replied that the roof is a metal roof, which does not match the home. He stated that accessory structures do need to be composed of the same material and colors as the home and therefore the roof would also need to be replaced.

Citizen Input

Curtis Forster, applicant, stated that he built the structure to house his trailer and camper and protect them from the large tree. He stated that he is aware of Building Code and the structure is built to Code. He stated that the Building Official did come to the site before he built the structure, and he has been told that it could be brought up to Code. He stated that the footing size exceeds the minimum standards. He stated that he has been told that the cedar could remain, but a fire barrier could be added by framing the walls and installing drywall. He recognized that there are

two parts to the request, which would be the variance and then bringing the structure up to Code with the fire barrier. He stated that he chose the steel roof for the reasons of weight and fire protection, as steel does not burn. He stated that nothing flammable is kept under the structure as he does not use this as a shed. He stated that last fall he was working with the City to put a garage on the east side of his property but was told that he could not because of the curve, the corner of the garage would be within the easement. He stated that he needed something to protect his trailer. He stated that the grass between the two properties always dies because it gets so hot and when he placed his camper in that location, the aluminum on the camper warped as well. He stated that the lean-to provides the protection that is needed. He stated that he spoke with his direct neighbor before constructing the structure, as well as the other neighbors on their dead-end street. He stated that the structure is actually six inches from the property line, not one inch.

Commissioner Peters asked why a permit was not pulled.

Mr. Forster stated that he did not have the time and therefore constructed it up to Code and realized that he would be before the City at some time.

Commissioner Peters commented that the permitting process would have told the resident that this was not an option.

Mr. Forster replied that he would have applied for a variance the same as he is now.

Commissioner Peters commented that this is an after the fact variance. He stated that those setbacks prevent people from being homeless because their neighbor's house burns down. He stated that he is troubled by how close this is to the neighbor's house. He stated that he watched a fire spread and drywall does not prevent a fire from spreading. He stated that he is troubled by the steps that were skipped in this process, especially when the resident is in construction and should be aware of the process required.

Mr. Forster stated that he is willing to work with the Building Official to make the structure up to Code. He stated that he can take down the cedar as well and just have the posts and roof.

Commissioner VanScoy referenced the statement that drywall could be used as a fire barrier and recognized that this is open to the weather. He asked how that would hold up over time.

Mr. Forster stated that was a concern that he had as well. He stated that if drywall is used there is waterproof barrier that could be added, as he also did not believe that drywall alone would hold up.

Chairperson Gengler asked if the wall sits directly on the concrete slab or whether there would be space between.

Mr. Forster replied that there is a space. He confirmed that the slab is six inches from the property line and the cedar is at the edge of the slab and therefore the same distance from the property line.

Brian Nagel, 6940 148th Lane, commented that he is the neighbor to the east. He recognized that there is a due process that should be followed but there are a lot of people that park things next to their homes in Ramsey. He commented that this is a nice structure, along with the other structure constructed by another neighbor to house those things. He appreciated that the residents are investing in their properties to contain some of those things. He agreed that fire is scary but noted that there are many examples in Ramsey where things are constructed even closer to one another. He believed that there would be other ways to combat and find a balance to allow this structure on the street.

Commissioner Bauer asked the Building Official to respond to the comments from the applicant.

Building Official Schreder stated that recommendations and referrals are not something they can typically do, but he did speak with the applicant about ways to encapsulate the interior walls. He stated that the Building Code requires five feet of separation between unprotected elements and anything within that setback would need to meet a one-hour fire resistance of construction. He stated that something like this would need to have fire resistant sheet rock. He stated that typically zero lot line setbacks are reserved for commercial or multi-family residential and not single-family. He stated that this could possible meet Building Code, but the steps necessary are not well defined in the Building Code because that five foot setback is violated.

Commissioner Anderson asked if there is a utility easement between the homes.

Planning Manager Larson confirmed that there is a utility easement and therefore if the variance were approved, the Council would also need to approve a utility easement encroachment agreement. He stated that through the Zoning Code update, a few exemptions were added such as driveways. He stated that if it were just the slab, an encroachment agreement would not be necessary.

Commissioner Anderson asked how much of the slab would need to be cut to meet the five-foot setback.

Mr. Forster replied that would be five feet.

Commissioner Anderson asked how much room would be left if five feet were removed.

Mr. Forster replied that would leave around 15 feet. He stated that the trailer cannot be placed under the hangover from the garage because it is too high.

Commissioner Anderson stated that he is concerned with the easement location and there is a reason that five feet is required from the property line.

Mr. Forster stated that all his utilities are located on the other side of the home and therefore he would find it unlikely that there are any utilities within that easement.

Planning Manager Larson commented that it is a platted drainage and utility easement, explaining that those are generally low spots that allow drainage from the roofs of the homes/garages and driveways to flow to the street or other drainage area.

Mr. Forster commented that the concrete does slope with the elevation of the ground to allow for drainage.

Commissioner Anderson commented that he has been to the property and the metal roof is nice because it does shed snow. He stated that his concern would be that this would encumber on the neighbor's property and potentially cause damage to that siding.

Mr. Forster commented that there are two rows of snow breaks on the roof.

Commissioner Anderson commented that would not slow the rainwater.

Mr. Forster commented that he does have gutters as well. He stated that he has worked with his neighbor on the design and the neighbor helped him construct the structure. He stated that they worked together to address those concerns with the snow breaks and gutters. He noted that he actually has additional snow breaks that could be installed if necessary.

Commissioner Anderson stated that his other concern was with fire protection, as that is a State regulation.

Mr. Forster stated that the only reason he is there tonight is because when he spoke with the Building Official, he was told that the structure could pass Code with improvements. He stated that he is committed to making the structure pass Code.

Commissioner Heineman asked if the applicant would find the structure acceptable if the variance were granted but required the sides and the back to be removed and the posts to be wrapped.

Mr. Forster replied that if that is what he has to do to keep this and have his items covered, he would be willing to do that.

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Chairperson Gengler	aye

Chairperson Gengler closed the public hearing at 8:00 p.m.

Commission Business

Commissioner Heineman stated that he would be okay with approving the variance for the slab and roof only, insisting that attempts be made to fireproof the posts. He understood that there were a lot of steps missed, but it is also the job of the Commission to consider all aspects.

Commissioner VanScoy stated that he attempted to do research on why the setbacks were required, noting the main aspects he found were safety, privacy and aesthetics. He stated that his main concern is safety, and the applicant knows the process for building things and chose not to follow that process. He stated that he does not support the variance as this was built to the property line and impacts the neighbor and neighborhood.

Commissioner Peters stated that he does see people park their fifth wheels on grass throughout the community and appreciates that the applicant wanted to do something more to park on a surface. He stated that there were some big steps that were missed that would have prevented this situation and he leans towards the side of Commissioner Heineman that if the sides were removed, he would be open to letting the posts and roof remain.

Commissioner VanScoy stated that he does not see any practical difficulties. He stated that his garage being ten feet from another garage is not a practical difficulty as that is Code and there are hundreds and hundreds of homes in the same situation. He stated that regardless of the lack of process he could not find a practical difficulty in this situation.

Motion by Commissioner Bauer, seconded by Commissioner Anderson, to deny the variance request for the slab and lean-to structure.

Further discussion

Commissioner Heineman stated that the practical difficulty in this situation is that there is not another spot on the property where a structure of this nature could be constructed. He stated that if someone wants to invest in their property, reduce blight and improve the land, this would be the logical location. Commissioner Anderson stated that the lean-to could be removed, the slab could be reduced by five feet and the structure could be rebuilt and used without a variance. Commissioner Heineman commented that the trailer would not fit in that scenario. He asked City staff to provide the resident with his options, should this variance be denied. Planning Manager Larson replied that if the Commission denied the variance, the applicant could appeal to the City Council. He stated that the same option would be available to a neighbor, explaining that if the Commission approved the variance and a neighbor did not agree, a neighbor could then appeal the decision and the City Council would hear the request. Commissioner VanScoy stated that it would appear that there would be room for a structure on the east side of the home. Planning Manager Larson stated that he spoke with the applicant last year about potentially constructing a structure in that location, but the structure needs to have the same setback as the home and there would be some sloping as well. He noted that may also require a variance. Commissioner Heineman asked if the utilities are located on that side of the home. Planning Manager Larson stated that typically utilities run direct from the street to the home. Mr. Nagel stated that he looked into building an

accessory structure on his property and there is not enough room between the front setback and wetland buffer to have a structure that would house a trailer or anything of similar size. He explained that is why there is space between his home and the applicant's home, as there was not enough buildable area to construct a home. He noted that there is also a large slope. Planning Manager Larson commented that reasons for denial would need to be articulated. Commissioner Bauer commented that there are no practical difficulties to support the variance.

A roll call vote was performed:

Commissioner Heineman	nay
Commissioner Peters	nay
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

From: Linda Griffith
To: Todd Larson
Subject: Re: Pubic hearing for project #24-116. Curtis Forster
Date: Thursday, July 25, 2024 4:40:34 PM

Yes, our address is 6890. We are referring to outcome #4 on the Forster project- to not allow the lean to or the cement pad. Sorry for the confusion.
Sent from my iPhone

> On Jul 25, 2024, at 3:59 PM, Todd Larson <tlarson@ci.ramsey.mn.us> wrote:
>
> Hi Linda,
> In order to be a part of the public record, I need to include your address. Is it 6890 148th Lane? Also, which case(s) are you referring to? #4 is U-Haul, but the slabs and lean-tos are for cases #2 (Forster) and #3 (Ploumen). Or are you referring to option #4 under Outcome/Action for the Forster variance request?
>
> The Planning Commission agenda direct link:
> https://destinyhosted.com/agenda_publish.cfm?id=72673&mt=ALL&vl=true&get_month=7&get_year=2024&dsp=ag&seq=23325
>
> Thanks,
> Todd
>
> **Todd Larson**
> *Planning Manager*
> 763-433-9821 | Office
> tlarson@cityoframsey.com
> www.cityoframsey.com
> 7550 Sunwood Dr. NW | Ramsey, MN 55303
>
> -----Original Message-----
> From: Linda Griffith
> Sent: Thursday, July 25, 2024 3:07 PM
> To: Ramsey Planning <planning@cityoframsey.com>
> Subject: Pubic hearing for project #24-116. Curtis Forster
>
> As neighbors in the area, our recommendation would be #4 Deny variance for slab and lean to. Both are very large and don't blend in.
>
> Thank you!
>
> Sent from my iPhone

Updated Photos

Curtis Forster





