City of Ramsey
Agenda
Regular City Council
Tuesday, August 27, 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 August 12, 2024
2. City Council Regular Session dated August 12, 2024
3. City Council Canvassing Board dated August 16, 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 July 2024 Finance Reports - General Fund, EDA, and Enterprise Funds

2. Acknowledge the Addition of a Play Component for Woodland Green Park.

3. Approve Business License Applications.

4. Adopt Resolution #24-246 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 8, 2024 through August 21, 2024.

5. Adopt Resolution #24-211 Approving Final Payment to Veit & Company for Improvement Project #23-02; Central Park Parking Lot Reconstruction.

6. Adopt Resolution #24-216 Approving Partial Payment to Enebak Construction Company for Improvement Project #23-20, The COR Mass Grading.

7. Adopt Resolution #24-217 Approving Final Payment to Reshetar Systems for Improvement Project 22-17, Ramsey Villas North Sound Wall Improvements.

8. Adopt Resolution #24-219 Approving Change Order #2 for Improvement Project #21-09, Centralized Water Treatment Plant

9. Adopt Resolution #23-221 Authorizing Partial Payment No. 14 to Magney Construction, Inc. for Improvement Project 21-09; Centralized Water Treatment Plant.

10. Adopt Resolution #24-222 Approving Partial Payment to GMH Asphalt Corporation for Improvement Project #24-03; 2024 NE Ramsey Street Reconstructions.

11. Adopt Resolution #24-223 Approving Partial Payment to Northwest Asphalt, Inc. for Improvement Project #24-05; MSA Xkimo Street Reconstruction.

12. Adopt Resolution #24-224 Authorizing Execution of Right of Re-Entry Agreement and Approval of Partial Refund of Purchase Price for Outlot B, Stone Brook Academy; Case of Stories Foundation

13. Adopt Resolution #24-225 Approving Partial Payment to Sir Lines-A-Lot for Improvement Project #24-10, 2024 MSA Pavement Marking Improvements.

14. Adopt Resolution #24-226 Approving Partial Payment to North Valley, Inc. for Improvement Project #24-01, Barthel's Rum River Acres and White Pines Estates Street Reconstruction.

15. Adopt Resolution #24-231 approving Change Order #3 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02

16. Adopt Resolution #24-234 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #23-19, The COR Infrastructure Improvements.

17. Adopt Resolution #24-235 Approving Partial Payment to Dave Perkins Contracting, Inc. for Improvement Project #24-02, Halls Dover Acres Street Reconstruction.

18. Adopt Resolution #24-236 Approving Partial Payment to Northdale Construction Co. Inc. for IP #21-08, WTP Trunk Watermain Improvements.

19. Adopt Resolution #24-237 Approving Final Payment to Landall Services, LLC. for Improvement Project #23-10 Whispering Pines Estates Plat 3 Street Reconstruction.

20. Adopt Resolution #24-238 Authorizing Staff to Process Partial Reductions of Financial Security for Soderholm & Associates Building Expansion Project at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates

21. Adopt Resolution #24-239 Approving Partial Payment to Northwest Asphalt, Inc. for IP #24-11, MSA Alpine Drive Reconstructions.

22. Adopt Resolution #24-240 Accepting Design Services Proposal and Authorizing Bids or Quotes for Improvement Project #24-14, Ramsey Gateway Mississippi River Outfall Removal.

23. Adopt Resolution #24-241 Approving 2025 Clean Water Fund Competitive Grant Application for Street Sweeper

24. Adopt Resolution #24-233 Accepting Quotes and Awarding Contract for Improvement Project #24-59, Lift Station No. 2 Pump Replacements

7. Public Hearing

1. PUBLIC HEARING: Adopt Resolution #24-228 Vacating a Portion of Drainage and Utility Easement at 14220 Basalt Street NW (Project No. 24-118); Case of Quad Logic

8. Council Business

1. Adopt Ordinance #24-06 and Adopt Resolution #24-212 for Haviland Fields (Presbyterian Homes) - Rezoning and Site Plan Review for a Multi-Family Residential Development at 14501 Nowthen Blvd. NW.

2. Adopt Resolution #24-232 approving a variance and encroachment agreement 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: 08/27/2024

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated August 12, 2024
2. City Council Regular Session dated August 12, 2024
3. City Council Canvassing Board dated August 16, 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 August 12, 2024
2. City Council Regular Session dated August 12, 2024
?3. City Council Canvassing Board dated August 16, 2024

Attachments

8-12-2024 CCWS

8-12-2024 Meeting

8-16-2024 Canvassing Board

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/22/2024 09:16 AM
Form Started By: Katie Schmidt		Started On: 08/21/2024 11:28 AM
Final Approval Date: 08/22/2024		

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

The Ramsey City Council conducted a City Council Work Session on Monday, August 12, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

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
Administrative Services Director Colleen Lasher
City Attorney Fritz Knaak (attended remotely)
Community Development Director Stephanie Hanson
Assistant Building Official Thomas Knight
Code Enforcement Officer Craig Swalchick

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: Continued Discussion on 2025 Budget

Finance Director Lund reviewed the Staff report and continued discussing the 2025 budget with changes made based on the Council's last discussion.

Councilmember Musgrove suggested cutting Council meals starting at the beginning of the next quarter to be able to add a little bit more to the budget.

Councilmember Howell agreed.

Councilmember Specht agreed.

Mayor Kuzma said he does not think it is fair to cut the meals for people who came straight from work to attend these meetings.

Councilmember Musgrove said everyone can plan ahead to make sure they eat before the meetings.

Councilmember Riley noted that since this is such a small amount, he would like to reserve this and see if there are bigger things that they could cut instead.

Councilmember Howell shared that since she has joined the Council four years ago it has always been a discussion that cutting the meals is not big enough of a savings to actually cut and she thinks if they want to be serious about reducing the budget then they need to look at everything that is not a necessity.

Councilmember Woestehoff stated that he is against the Employee Recognition Event being taken off of the budget. He suggested that this should stay above the Council meals.

Councilmember Musgrove said she would like to hear from Staff about their time involved in ordering the meals.

City Administrator Hagen stated that Staff does not spend an exorbitant amount of time on ordering meals and is likely less than an hour per meeting. He added that the attendance for the Employee Recognition Event is hit-or-miss from year-to-year. He shared that the most recent event was not well attended.

Councilmember Specht asked if there are other gatherings for all Staff.

City Administrator Hagen shared that they do two all Staff meetings a year and they left these in the budget.

Councilmember Musgrove agreed with City Administrator Hagen that the last Employee Recognition Event was not well attended. She suggested keeping the two all Staff meetings in the budget and removing the Employee Recognition Event as all Staff meetings hold more value.

Councilmember Specht asked if the big increase in the tax capacity is due to new developments and home values going down.

Finance Director Lund shared that there is around an additional $2,000,000 that will be going into their fiscal distribution that will help with the fiscal disparity program. She noted that this $2,000,000 is offsetting the taxable value.

Councilmember Riley suggested moving the Fire Inspector role out to 2026.

Fire Chief Kohner stated that with a lot of new construction happening in the City, not having this role could put a strain on the day-to-day operations of the Fire Department.

Councilmember Musgrove said that a lot of the proposed reductions are coming from the Police and Fire Departments. She asked if there was anything that was given up in these departments that they would like to keep in the budget for 2025. She stated she would like to keep some of the vehicle or the personnel requests in the budget and push out the woodchipper.

Police Chief Katers explained that the cuts that they made from the Police Department requests were cuts they felt like they could make while still continuing to provide the same level of service. He said it would be beneficial to have an additional police officer; however, this cut helped them meet the budget cuts that were requested. He added that the level of service will not be impacted by not having this role. He noted that they are asking for a lot with union negotiations, and he would rather have their budget be invested into the people rather than the capital items. He said that none of their equipment is currently failing.

Councilmember Howell said she would prefer not to cut from the Police and Fire Department budgets and would rather cut capital equipment for Public Works and Parks.

City Administrator Hagen shared that after the last Work Session, he and the department heads all sat down and went through the budget and what their true needs are. He explained that they asked themselves with every item if they would still be able to provide the same level of service if this item was moved to the 2026 budget. He said this revised plan was a group effort with all of the department heads.

Councilmember Woestehoff thanked all Staff for working on the budget to get it to this point. He asked Fire Chief Kohner if the 2013 Tahoe they currently use will be able to survive the whole year.

Fire Chief Kohner said he hopes the vehicle will last the whole year as he saw this as an item that they can wait until next year for. He noted that they can make some adjustments to their squads to survive the year without a new vehicle.

Councilmember Woestehoff noted that there are a lot of capital items and personnel requests to be pushing off a year which will make this a tough discussion next year.

Councilmember Olson shared his appreciation for the attitude of Police Chief Katers and other department heads for being willing to give up items that are not needed for this year.

Councilmember Musgrove shared her appreciation for Staff and their hard work on the proposed cuts. She stated that she thinks it is important to not take away any of the police Staff requests.

Councilmember Woestehoff asked about the firetruck that they are paying for over time and if the seller will agree to the longer term.

Fire Chief Kohner said they would sign a contract for the price and the term to lock it in.

Councilmember Riley noted that they have had some discussions about refurbishing fire vehicles. He asked if they had looked into this.

Fire Chief Kohner said yes. He explained that they have looked into refurbishing and rebuilding a firetruck; however, it needs a new chassis and a new water pump as well as other needs, which will add up. He noted that it would likely cost around $800,000 for the refurbishing which will give them a basically new truck.

Councilmember Howell shared that at the last meeting she had suggested doing a wage freeze for all of the department heads. She noted that if they did the wage freeze then this savings would likely be able to cover the cost of the new Police Officer and Fire Inspector.

Mayor Kuzma said he would not support a wage freeze as he thinks it could put them into a position to lose good talent.

Councilmember Woestehoff noted that the list of reductions are all suggestions from Staff of what they see as reasonable cuts. He shared that it would be ideal to be able to have the Fire Inspector and the Police Officer but the department heads have come up with what is reasonable to give up without giving up any level of service. He added that he would like to go back to the two year payment term for the fire engine.

Councilmember Musgrove said she would like to look into the wage freeze and doing market rate adjustments rather than a COLA.

Councilmember Specht asked if they have a contractual obligation to pay out COLA increases every year.

Finance Director Lund said she is not sure.

Councilmember Riley shared that he does not support a wage freeze as they have worked through a lot of turnover in the past and they finally have a good, full Staff that they can rely on. He added that the suggested reduction items are coming directly from the department heads, so he does not want to question what they have already decided are not priorities for their departments.

Councilmember Howell said she does not think they will lose Staff due to a one year wage freeze. She shared that she is very frustrated that the Council is dissing her, and Councilmember Musgrove's suggestions and they are just looking to rubber stamp these changes.

Mayor Kuzma reiterated that he does not support a wage freeze.

Councilmember Specht said he would need more information on a wage freeze before he was able to make a decision. He noted that he values the opinions of all Councilmembers.

City Administrator Hagen shared that the current build time for a fire engine is around 30 months so even if they were to pay for the engine over two years, they would not have it any faster than if they pay for it over three years.

Councilmember Olson agreed with Councilmember Specht that he would need more information on a wage freeze before he was able to give an opinion.

Councilmember Riley asked when and how they would be able to refine the market rate adjustment.

Administrative Service Director Lasher shared that they will be having a closed session meeting later this evening to discuss the market rate adjustment as it relates to the unions. She explained that there is a compression factor with regard to the department head wages as in many cases, the next tier down is either non-union or union and they need to work through the contract negotiations. She noted that once she receives more direction of contract negotiations then she could use that direction to look at market rate adjustments and bring back more information to a future meeting.

City Administrator Hagen explained that they are continuously looking at other cities to try to find comparables. He noted that they are trying to present the most accurate market information to the Council; however, gathering this information is taking longer than they expected it to.

Councilmember Musgrove shared that she was recently made aware of a 501(c)(3) who had an issue with some monetary concerns, and she was disappointed that they did not hear this from Staff. She would like to have a consideration to not have any funding for 501(c)(3) organizations.

Councilmember Howell agreed and said if they are looking at making cuts then they can look at donations as it is not the position of the City to be donating to non-profit organizations and expect the taxpayers to fund them.

Finance Director Lund shared that they donate to Youth First and the Alexandra House which are both funded from the lawful gambling fund, so it does not come from the property tax levy.

Councilmember Specht asked if things like playground replacements also come from the lawful gambling funds.

Finance Director Lund said yes and explained that these funds are used for anything that involves youth.

Councilmember Woestehoff shared that as the Council liaison to Youth First, he has already instructed them to not budget for the City's contribution for next year and beyond.

The consensus of the Council was to move forward with the discussed changes to the 2025 budget and direct Staff to bring forward more information on a wage freeze for department heads.

2.02: Old Town Hall Discussion - 50th Anniversary - Renovation Quotes - EDA Recommendation - Next Steps

Community Development Director Hanson reviewed the Staff report in regard to the old Town Hall building and reviewed the renovation quotes that were received.

Councilmember Howell shared that the City does not want to be a landlord with this building. She proposed using park funds for the suggested repairs and then use the building for classes and programming.

Mayor Kuzma said if they were to move forward with the repairs using EDA funds then it would not stop them from renovating the building in the future. He explained that the proposed repairs are needed to secure the building.

Councilmember Musgrove said they have gotten direction on what the EDA would like to do with the building, now they need to think about what the Council wants to do with the building. She stated that they should investigate park use for the building.

Mayor Kuzma agreed; however, they are making a decision tonight on whether or not they want to make these necessary repairs to the building. He suggested authorizing the repairs to be done then they can do a study to figure out how they can use the building.

Councilmember Woestehoff asked if they could sell the building.

Councilmember Musgrove shared that she believes if they were to sell the building then they would have to pay back the historical funds.

City Administrator Hagen added that he can come back with information on if they were to sell it.

Councilmember Riley noted that if they were going to try to utilize the building for park use then he would like to know how they will fund it.

The consensus of the Council was to authorize Staff to work with DKN Construction, MN Wild Animal Management and Public Works to complete pest removal, building maintenance and tree removal in an amount not to exceed $15,000 from the EDA Unencumbered Fund Balance and direct Staff to look into the cost for renovating the building using park funds to be utilized for classes and programming.

2.03: Building Official Training Municipal Grant

Community Development Director Hanson reviewed the Staff report concerning a Building Official Training (BOT) grant opportunity.

Councilmember Musgrove asked if the Building Official has already been hired or if this is a request in the budget.

Community Development Director Hanson explained that when Assistant Building Official Knight moved into his current role, his old Building Inspector position opened up. She shared that when his title change was approved, it was also approved for them to hire a new Building Inspector on April 1, 2025.

The consensus of the Council was to direct Staff to apply for the grant.

2.04: Rental Housing Inspections Program Discussion

Community Development Director Hanson reviewed the Staff report in regard to the rental housing inspection program.

Mayor Kuzma shared that this program was approved by the Council with a unanimous vote as they all felt that they wanted to have a program that would fund itself and help rental housing units be kept in good shape.

Councilmember Riley noted that there are a lot of rental houses in the City that are corporately owned. He asked what the percentage is of homes rented by corporations versus people.

Code Enforcement Officer Swalchick shared that 33% of the City's rental homes are owned by three companies. He noted that they have caught many lifesaving items in these homes including gas leaks, deck collapses, and fire egress items.

Heidi Neilson came forward and shared that she owns one townhome in the City. She shared that she feels like she and the other 67% of properties that are rented out by people, not companies, are not being represented. She noted that Ramsey's license fee is four times higher than surrounding cities. She explained that she likes to find reliable, long-term tenants and in order to do this she keeps her rent affordable and with this licensing fee increase she will no longer be able to do that. She added that she is also concerned with requiring background checks for landlords. She noted that she is also concerned with the Crime Free, Drug Free class and addendum to the lease. She said that Ramsey is requiring this class within the last five years or it needs to be retaken. She stated she was using this addendum on her lease before Ramsey even had rental licensing. She shared that she took this class 15 years ago and has used the addendum as part of her lease since then. She asked why she should be required to retake this class and pay the fees involved with it. She asked what the objective is for these new requirements. She said it feels like they are trying to get rid of all single-family rental properties and asked how these new requirements even passed. She asked why they cannot just do inspections every few years to save money. She said she has no problem with the rental license, but she does have a problem with the new fees and requirements.

Austin Jones, 7118 139th Avenue NW, came forward and shared that Ms. Neilson made great points. He asked if business owners in the City are required to have background checks done. He shared that he asked the building inspector what the background check was for and he did not have an answer as to why. He asked how many homes have not been registered into the program.

Community Development Director Hanson said it was 135 homes.

Mr. Jones asked how many violations the City has sent out to these homes since registering for the program was a requirement as of January 31 of this year. He noted that if they are trying to increase income to run this program, he would be curious to see how many violations they have sent. He

said that it would make more sense to penalize those who are not in compliance rather than everyone. He noted that the City is doing something wrong with this.

Recess and Reconvene

The meeting recessed at 6:57 p.m.

The meeting reconvened at 8:18 p.m.

Code Enforcement Officer Swalchick continued the conversation on the rental housing inspection program. He explained that items like social security numbers, driver's licenses, and dates of birth are required by the IRS so the City has to obtain this information to then provide to the State. He added that there is also a State statute that requires background checks for all landlords under the Kari Koskinen Manager Background Check Act. He explained that many other cities in the metro area have the same application requirements.

Ms. Neilson shared that there are many metro cities that do not require background checks including Anoka, Nowthen, and other cities surrounding Ramsey. She asked why those cities do not require this.

Code Enforcement Officer Swalchick said he would not be able to answer why other cities are not complying with State statute. He explained that when they were doing their research for this program, they called all surrounding cities, and they were told by other cities inspectors that the fees that they charge do not cover the cost of the program. He shared that in Andover, all they are able to do for the $75 fee is drive by the rental house. He noted that Dayton charges $300 for their rental licensing and Nowthen does not have a rental licensing program.

Councilmember Woestehoff shared that he just pulled up Anoka's website and their application does require a background check. He noted that if this is State law that a background check be required and whether or not another city complies with this or not is not the discussion of this case.

Councilmember Howell asked if a background check is required because of the Crime-Free and Rental Housing Program and if they did not have this program if the background check would not be required.

Code Enforcement Officer Swalchick said it is State statute whether or not they have the program in place. He noted that there is a 25% rental fee discount for those who participate in the program. He added that they also have discounted inspections. He noted that they are also requiring the Crime Free, Drug Free class as a lot of updates have been made to the class in recent years. He shared that they offer online options for taking this class and they are also working with the Police Department to make sure that the City can offer this class free of charge to residents.

Mr. Jones asked if the class is required to be completed within the calendar year.

Code Enforcement Officer Swalchick shared that part of the ordinance was to have the class completed within the calendar year; however, they understand that there have been some hurdles. He noted that they have to work with residents and tenants.

Councilmember Specht shared that on the Attorney General's website it states that background checks are required for all property managers. He asked if they consider the landlords to be property managers.

Code Enforcement Officer Swalchick explained that landlords are considered property managers if they do not hire a property manager.

Councilmember Howell noted that these property owners are not happy, and she would like the Council and Staff to listen to their feedback to see if they can offer a solution.

Ms. Neilson asked how this program was implemented in the first place and how property owners were not notified of these changes until they went to renew their license. She said she did not find out about these changes until she went to renew her rental license for 2024.

Code Enforcement Officer Swalchick shared that he is fairly certain that they sent formal letter mailings to every property owner, and they held public hearings and Work Session meetings about the program prior to adoption of the ordinance. He added that once the ordinance was adopted, letters were sent out to all property owners.

Councilmember Musgrove noted that even though this program passed with a unanimous vote, it would behoove them to take a look at how the program is working and listen to these resident's concerns. She shared that it is unrealistic for them to think that the program will ever be able to pay for itself. She suggested charging more for visits to check on violations. She thanked these residents for coming forward and sharing their concerns. She said that she does not want these property owners to have to close their rental business because of this. She asked if tenants are required to have a background check.

Code Enforcement Officer Swalchick said no. He stated that background checks are required as a part of State law for property owners and managers.

Councilmember Woestehoff shared that if they ignore the fee concerns, this program is very successful. He noted that this program is an asset to tenants and property owners. He said he would not have any issue with subsidizing affordable housing and have the taxpayer subsidize rental property owners so they can keep their pricing down.

Councilmember Musgrove reiterated that they should charge more for violations and re-inspections.

Mr. Jones said he thinks the program is great; however, the cost is the issue.

Code Enforcement Officer Swalchick shared that almost every property that he has inspected has had code violations. He noted that they have written a lot of correction orders this year; however, they are trying to be lenient with property owners and giving them until the next year's inspection to comply. He explained that they have been issuing citations where they see fit, for example, they

issued a citation today for an unlicensed rental property who had an unlicensed contractor do work to a deck without permits.

Mr. Jones asked if they have been writing citations for those who are not getting their rental licenses when they should be.

Code Enforcement Officer Swalchick explained that as inspectors they do check County records for homesteading, and they verify utility bills. He added that they also check into properties as they receive complaints.

Mr. Jones noted that the cost of the rental licenses is supposed to be offsetting the cost of running this program. He asked why they are not charging more for violations.

Code Enforcement Officer Swalchick shared that they do have reinspection fees; however, they are trying to be lenient this year as it is a brand new program. He added that they are citing occupants and landlords as needed. He said the idea behind the fees is not an attempt to make the landlords pay for everything. He noted that the old program was not working which is why they created a new program. He explained that there are a lot of costs that go into every inspection and site visit.

Councilmember Howell asked the property owners if they would prefer the inspections to be done annually or bi-annually.

Mr. Jones said he does not mind yearly inspections as it allows him to also enter the home and take a look. He noted that his only concern is with the cost of the program.

Ms. Neilson shared that she believes that having an inspection every few years is a better use of money. She said she only owns one unit and is in contact with the tenant, so she is made aware of any issues at the home. She noted that she is a very present landlord and she does not feel that she or her tenants need to be babysat.

Code Enforcement Officer Swalchick explained that they do offer reduced inspections as part of this program.

Councilmember Specht noted that this is a great time to take this feedback from residents and reevaluate the program to make it better.

Councilmember Howell encouraged the property owners to reach out to Council or Staff with any other ideas and concerns on this program.

Councilmember Woestehoff asked how many rental properties also have owners who live in Ramsey.

Code Enforcement Officer Swalchick said he can find out.

The Council thanked the property owners for coming forward with their concerns.

The consensus of the Council was to reevaluate the program and work with Staff to make adjustments to the rental housing program.

2.05: Discuss Staffing in the Building Division of Community Development

Administrative Services Director Lasher reviewed the Staff report concerning staffing in the Building Division of Community Development due to the resignation of a Permit Technician II.

Councilmember Musgrove asked about the total hours for this role and if it would be just to hire for one position or two.

Administrative Services Director Lasher shared that this would be to increase the Building Permit Technician II role to 40 hours from 34 hours.

The consensus of the Council was to direct Staff to recruit for a full time 40 hours/week Building Permit Technician II.

2.06: 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. She asked that they move to Closed Session.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to recess the meeting to Closed Session at 8:55 p.m.

A roll call vote was performed:

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

Motion carried.

The meeting reconvened to Open Session at 9:25 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.

Councilmember Musgrove shared that she would like to have a discussion on precinct polling locations and sizes.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

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

A roll call vote was performed:

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

Motion carried.

The Work Session of the City Council was adjourned at 9:27 p.m.

Respectfully submitted,

_____

Brian S. Hagen
City Administrator

ATTEST:

_____

Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a Closed Session on Monday, August 12, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
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 8:55 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 Musgrove, seconded by Councilmember Woestehoff, to adjourn the Closed Session

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye

Councilmember Woestehoff aye
Mayor Kuzma aye

Motion carried.

The Closed Session was adjourned at 9:25 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Monday, August 12, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
City Attorney Fritz Knaak (attended remotely)
Community Development Director Stephanie Hanson
Assistant Building Official Thomas Knight

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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.

5. APPROVE MINUTES

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

5.01: City Council Work Session dated July 23, 2024
5.02: City Council Regular Session dated July 23, 2024

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.

6. CONSENT AGENDA

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

6.01: Receive June 2024 Financial Reports - General Fund, EDA, and Enterprise Funds
6.02: Receive Cash and Investments for Period Ending July 31, 2024
6.03: 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.

6.04: Approve Business Licenses
6.05: 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.
6.06: Adopt Resolution #24-122 Approving Change Order No. 1 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements
6.07: Adopt Resolution #24-186 approving a Comprehensive Plan Text Amendment Pertaining to Low Density Residential.

6.08: Adopt Resolution 24-194 Approving Change Order No. 1 to AET Proposal for Improvement Project #21-09, Centralized Water Treatment Plant
6.09: 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
6:10: Adopt Resolution #24-209 Approving Change Order No. 2 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements
6:11: 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)
6:12: Adopt Resolution #24-213 Accepting Bids and Awarding Contract for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06
6:13: Adopt Resolution #24-214 Accepting Quotes and Awarding Maintenance Project #24-57, 2024 Spray Patching Contracted Services
6:14: Adopt Resolution #24-215 Approving Plans and Authorizing Bids for Improvement Project #25-01, Rivers Bend Regional Stormwater Improvements
6:15: Adopt Resolution #24-220 Accepting Geotechnical Proposals for 2025 Pavement Management Program Projects

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.

7. PUBLIC HEARING

None.

8. COUNCIL BUSINESS

8.01: 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

Community Development Director Hanson reviewed the Staff report in regard to the Conditional Use Permit request for U-Haul. She shared the Planning Commission's recommendation of approval.

Councilmember Woestehoff asked what they plan on doing for fencing and how high it will be.

Community Development Director Hanson shared that it is her understanding that they will not have fencing as it is not a part of the requirement. She noted that they will have some landscaping on the south side of the property along Riverdale Drive.

Mayor Kuzma asked about lighting for this business with there being residential housing in the area.

Community Development Director Hanson explained that they have lighting requirements in the code that U-Haul will be required to follow. She added that the lighting will have to be downcast and cannot shine off of the property.

Councilmember Musgrove asked if this is also to approve the site plan.

Community Development Director Hanson said yes.

Councilmember Specht asked if they had heard from any residents in this area on their opinions of this project.

Community Development Director Hanson said no.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, 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.

A roll call vote was performed:

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

Motion carried.

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

Community Development Director Hanson reviewed the Staff report concerning the variance request for a lean-to structure at 6960 148th Lane NW. She shared that this is an appeal of the Planning Commission's decision of denial for the lean-to structure.

Councilmember Howell asked if there are materials that could be placed on the sides of the structure that would be safe enough for fire hazards.

Community Development Director Hanson said she cannot speak to the specifics of the Fire Code; however, from an architectural standard, the materials would have to be similar to what is on the home.

Assistant Building Official Knight shared that there are building materials that could be used that would meet the Fire Code. He added that it would have to go all the way back to the five-foot setback mark.

Councilmember Woestehoff asked if the State Building Code has any rules or regulations about setbacks or if this is up to the cities.

Assistant Building Official Knight said this is left up to the discretion of the City, other than the fire setback separate, which is a five-foot requirement.

Councilmember Woestehoff shared that he attended the Planning Commission meeting where this was discussed and he shared that in order to get it fire-rated, they would have to use a similar siding material to what is on the house, plus fire-rated drywall, plus a vapor barrier, plus another interior layer.

Councilmember Specht asked if the requirement for the roof of the lean-to structure to match the roof of the home is a City or State requirement.

Assistant Building Official Knight said this is a City requirement.

Councilmember Specht asked why this is a requirement as the roof of the structure could only be seen from above.

Community Development Director Hanson shared that it is her understanding that the roofing materials that were used on the structure are not allowed in the City Code and since this structure is attached to the garage, it needs to have the same matching roof materials.

Mayor Kuzma asked if the Council was to deny this variance request, what the process would be for the homeowner.

City Attorney Knaak stated that the homeowner would have certain rights to bring an appeal to the court.

Councilmember Woestehoff asked if this were to get approved and the denial of the Planning Commission was overturned if the original complainant would be able to file a lawsuit against the City for allowing this structure.

City Attorney Knaak shared that the only rights that are enforceable under the code do not just belong to the homeowner. He explained that if another homeowner believes that the City has mistakenly granted this approval in violation of City ordinances, then that other homeowner would be able to bring forward a lawsuit.

The applicant, Curtis Forster, 6960 148th Lane NW, came forward to address the Council. He stated that he is aware that the Council has granted many variances throughout the City. He shared that a majority of the complaints about the structure came from residents on the south side of his home who drove around looking for things out of compliance. He noted that he has spoken with

his direct neighbors, and they do not have an issue with the structure. He explained that he is just here tonight for a variance, and he understands that he would need to get the structure fire rated. He added that he has gutters and snow guards on the roof. He shared that he chose to use cedar as the building material for this structure as it is cohesive with the cedar accents on his home.

Councilmember Specht asked Mr. Forster why he did not put this structure elsewhere on his property.

Mr. Forster explained that all of his utilities are on the other side of his property. He added that there is also a large hill on this side of the house that would need to be filled. He noted that he would have also had to add a new driveway on this side of his home. He shared that he had originally wanted to add a garage to the east side of his property. He explained that in order to fit his camper, the garage would need to be at least 30 feet. He noted that the road curves in on this side of his home and he has a marsh in the back so it would not be able to fit on this side. He explained that when he moved into this home, he could not keep the grass alive that was where the lean-to structure currently is due to the heat from being in between the two homes. He added that the aluminum paneling on the side of his camper had even started warping due to this heat.

Councilmember Riley asked Mr. Forster why he did not get a permit for this building.

Mr. Forster explained that he had planned on building the garage and by the time he realized he could not build a garage it was late in the year, and he had to start digging footings before the ground froze. He said he is coming asking for forgiveness and apologized for doing this without permitting. He stated this has been a massive headache and wishes he would have waited until this year to build the structure with proper permitting and approvals.

Councilmember Howell asked Mr. Forster if there were any other hardship reasons why the structure was built where it is other than being limited on the other side of his property in order to protect his assets.

Mr. Forster said that funds were not an issue that played into the structure being placed on this side of his home. He added that he also had a window on the east side of his home that would just look into the lean-to if it were built on that side of the home. He noted that he has a fireplace on the east side of his home and the chimney does come out on this side of the home.

Mayor Kuzma asked if he would be willing to bring the structure up to code and bring it in five feet.

Mr. Forster said if he had to bring the structure in five feet, then there would be no point in even having the structure as it would not fit his trailers. He explained that he is here for the variance to keep the structure at 20 feet wide so he can fit his trailers.

Councilmember Howell asked Mr. Forster if a roof only structure would be an option if this were to move forward.

Mr. Forster said yes.

Councilmember Woestehoff shared his concerns with how close the structure is to the property line. He noted that he is aware that they have done driveway variance before to allow them to be closer to the property line. He said he likes the idea of a roof-only structure.

Councilmember Riley said that he would be more comfortable with this structure if it was roof only.

Councilmember Howell stated that she likes the steel roof that is currently on the structure rather than it having to be changed to asphalt shingles. She asked if they would be able to make it a part of the variance that he could keep the metal roof.

Community Development Director Hanson explained that City Code requires asphalt roofs so this would have to be a variance.

City Attorney Knaak said they can make this a part of the variance this evening as long as there is not a substantial difference from the original variance request. He explained that variance requests require public notice that allows people to respond to them; however, this would diminish the amount of encroachment and difficulty so they would be able to add this as an amendment to the proposed variance.

Councilmember Riley asked if they would also need an encroachment agreement if they allow the driveway to stay where it is.

Community Development Director Hanson said yes and explained that when they bring back the resolution it would also include the encroachment agreement.

Motion by Councilmember Howell, seconded by Councilmember Specht, to direct Staff to prepare a resolution approving the variance for a slab and a lean-to structure, including allowing the existing metal roof, based on the following practical difficulties: the curve in the road on the other side of the property and the location of the utilities.

Further Discussion:

Mayor Kuzma said he would not be able to support this motion.

Councilmember Woestehoff asked if this motion is essentially to allow the structure to remain as is while bringing it up to Building and Fire Code.

Councilmember Specht said yes.

Councilmember Musgrove shared that she is not supportive of allowing the walls to stay on the structure due to fire concerns of the proximity of the buildings. She noted that if some action had already been taken to help make the walls fireproof then she may have a different opinion. She said fires can be very fast and dangerous and not having walls on the structure could help minimize this concern.

Councilmember Woestehoff asked if the walls of the structure would still need to be brought five feet in from the property line to meet the code.

Assistant Building Official Knight said the walls would just need to be fire-rated five feet in from the end of the structure.

Councilmember Riley said he will also not be supporting this motion as he thought they were heading in a good direction by discussing allowing the structure to be roof only.

Councilmember Olson shared that the walls increase the functionality of the structure and also make it look better than it would without walls.

A roll call vote was performed:

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

Motion carried.

9. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

10. ADJOURNMENT

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

A roll call vote was performed:

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

Motion carried.

The regular meeting of the City Council adjourned at 8:10 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.

CANVASSING BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a Canvassing Board meeting on Friday, August 16, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Mark Kuzma Councilmember Chelsee Howell (attended remotely) Councilmember Debra Musgrove Councilmember Michael Olson Councilmember Dan Specht Councilmember Matt Woestehoff
Members Absent:	Councilmember Chris Riley
Also Present:	City Administrator Brian Hagen City Clerk Katie Schmidt

CALL TO ORDER

Mayor Kuzma called the Canvassing Board meeting to order at 1:00 p.m.

COMMISSIONER BUSINESS

Declare the Results of the August 13, 2024 Primary Election

City Clerk Schmidt reviewed the staff report and provided a summary of the Primary Election and its results.

Councilmember Musgrove asked if the process changed regarding new laws that passed involving voter ID or if any updated training was provided from the County or State.

City Clerk Schmidt responded that the process did not change on the front end. The City did not receive any updated training or processes on how to handle registering new voters from the State or the County.

Councilmember Musgrove commented that she did not feel that the State provided enough guidance to the Counties or cities in regards to the law changes.

Councilmember Olson asked about the overvotes and undervotes and what those mean.

City Clerk Schmidt explained how that occurs.

Motion by Councilmember Woestehoff, seconded by Councilmember Specht, to accept and declare the results of the August 13, 2024 Primary Election.

Further discussion:

Councilmember Howell concurred with Councilmember Musgrove that the city should receive guidance from the State.

Councilmember Musgrove thanked staff for providing additional details as well as the results tapes.

Councilmember Olson said he understands the process but feels like going through the motions as council is verifying something that they aren't laying eyes on.

Councilmember Howell asked if there is a bigger time frame to complete the canvassing after the General Election.

City Clerk Schmidt said the time frame to canvass the Primary is within 3 days of the election, the time frame to complete the canvass for the General is up to 10 days after the election.

Councilmember Specht asked what happens is Council doesn't approve the results.

City Administrator Hagen replied that our staff is given a set of rules and procedures to follow to run elections, and can only work with the information we are provided by the voter. Councilmembers are welcome to come to view the equipment testing and to view the closing of the polls, but at the end of the day, there are a lot of rules that election judges and staff have to follow.

Councilmember Woestehoff asked if all the rules and regulations were followed for this election.

City Clerk Schmidt replied yes.

Councilmember Howell commented that the issues some Councilmembers have is largely with the State and if staff can get more information and guidance prior to the November election that would be helpful.

A roll call vote was performed:

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

Motion carried.

MAYOR/COUNCIL/STAFF INPUT

Councilmember Musgrove asked if we can plan the date of the November canvass to have more time.

City Clerk Schmidt said the latest date to hold the canvassing meeting is November 15.

Councilmember Musgrove stated November 14 could possibly work; the only other evening meeting is the Park and Recreation Commission. She asked if we could add it to our legislative agenda to have more than 3 days to canvass a primary.

City Administrator replied that we could ask the County.

ADJOURNMENT

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

A roll call vote was performed:

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

Motion carried.

The regular meeting of the Canvassing Board was adjourned at 1:17 p.m.

Respectfully submitted,

_____

Brian Hagen
City Administrator

ATTEST:

_____

Katie M. Schmidt
City Clerk

Drafted by Katie Schmidt

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

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

Purpose/Background:

Purpose: Receive July 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

July 2024 General Fund Financial Report - Budget to Actual

July 2024 EDA Financial Report - Budget to Actual

July 2024 Enterprise Funds Financial Reports - Budget to Actual

July 2024 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/22/2024 09:14 AM
Form Started By: Diana Lund		Started On: 08/20/2024 08:27 AM
Final Approval Date: 08/22/2024		

CITY OF RAMSEY
FINANCIAL STATEMENT

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

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2024 BUDGET	2024 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,323,376.00	749,294.28
Building Inspections	708,859.00	436,227.46
Council/Commissions (incld charter, council contingen	257,656.00	78,222.39
Data Processing	1,063,589.00	518,044.57
Engineering	680,214.00	696,442.20
Finance (incld assessing)	573,666.00	479,113.09
Fire (incld Civil Defense)	2,267,402.00	1,220,785.31
Gen Govt Buildings	968,079.00	386,672.29
Parks	2,277,155.00	1,527,011.78
Planning & Zoning	974,899.00	562,339.44
Police (incld animal control & comm orient)	6,090,287.00	3,777,016.64
Streets (incld traffic eng & snow/ice)	3,614,586.00	2,712,183.65
Grand Total	**20,799,768.00**	**13,143,353.10**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Capital Outlay	2,897,463.00	2,958,776.01
Other Services & Charges	3,322,185.00	1,824,826.22
Personal Services	12,902,070.00	7,514,709.54
Supplies	1,571,677.00	845,041.33
Transfers out	106,373.00	-
Grand Total	**20,799,768.00**	**13,143,353.10**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Taxes	14,905,220.00	7,403,326.34
Charges for Services	686,800.00	624,267.70
Business Licenses/Permits	73,900.00	85,613.63
Fines and Forfeits	48,000.00	28,138.18
Federal Intergovernmental	1,500.00	-
State Intergovernmental	732,500.00	267,621.45
Interest	50,000.00	-
Miscellaneous	16,830.00	36,096.76
Non-Business Licenses/Permits	848,000.00	757,149.83
Transfers in	3,437,018.00	-
Grand Total	**20,799,768.00**	**9,202,213.89**

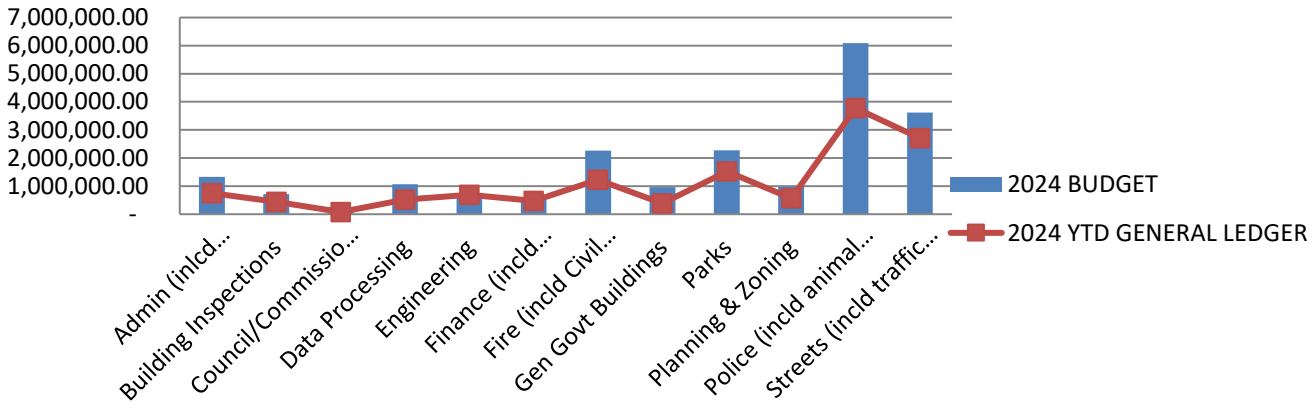
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

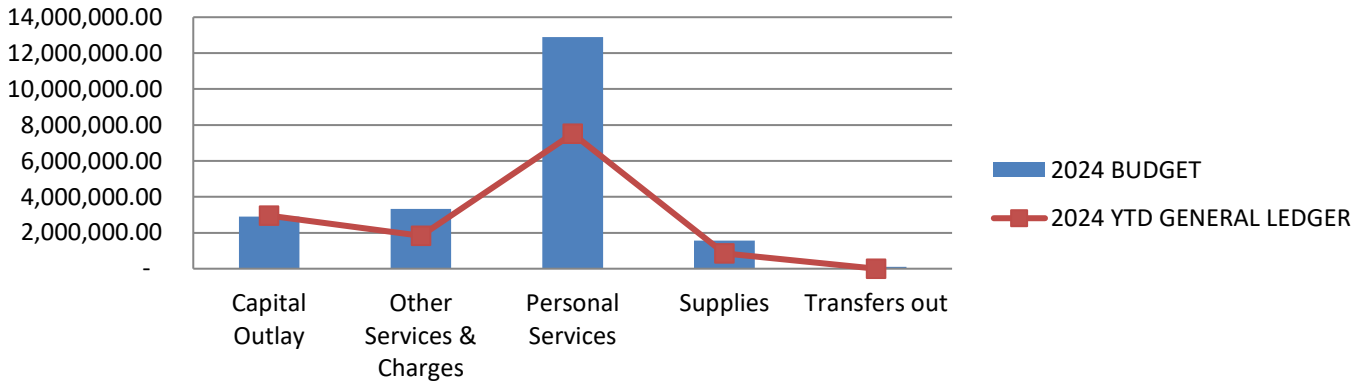
CITY OF RAMSEY
FINANCIAL STATEMENT

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

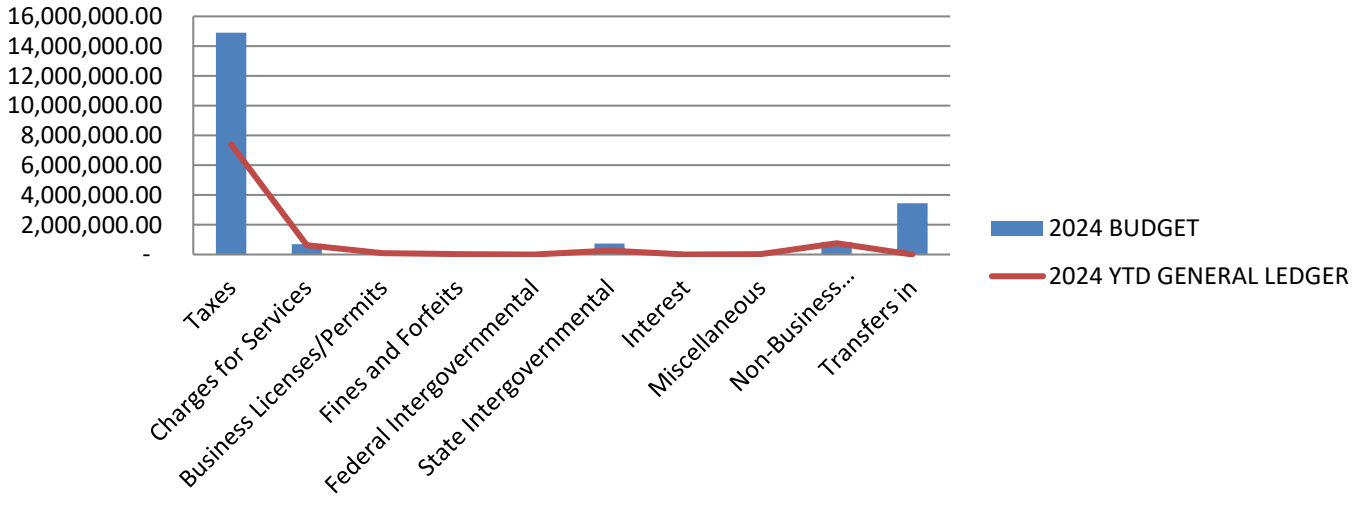
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

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

REVENUES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	87,390.00	40,500.66	46.34%
4012 DELINQUENT-AD VALOREM TAXES	-	(694.92)	0.00%
4014 FISCAL DISPARITIES	-	4,525.07	0.00%
4015 EXCESS TAX INCREMENTS	-	4.38	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**	**54,335.19**	

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	(7,341.39)	-40.79%
6315 MISCELLANEOUS PROFESSIONAL SER	36,200.00	31,128.95	85.99%
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	927.78	42.17%
6580 OTHER EQUIPMENT		23,634.00	0.00%
6246 MARKETING & PROMOTIONS	25,000.00	9,401.78	37.61%
Grand Total	**92,390.00**	**58,780.69**	

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: July 31, 2024

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(28,000.00)	(13,211.02)	47.18%
4454	ADMINISTRATIVE FINES		100.05	0.00%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	4,705.63	47.06%
4651	WATER REVENUE	-	15,623.53	0.00%
4652	WATER SALES - RESIDENTIAL	1,837,500.00	833,348.46	45.35%
4653	WATER SALES-COMMERCIAL	825,270.00	395,570.67	47.93%
4654	WATER PENALTIES	47,000.00	8,954.23	19.05%
4655	WATER METER INSTALLATION	20,000.00	16,350.00	81.75%
4656	WATER METERS	50,000.00	35,184.57	70.37%
4657	CONNECTION/RECONNECTION FEES	200.00	600.00	300.00%
4701	INTEREST ON INVESTMENTS	50,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	687,039.00	0.00%
4601	MISCELLANEOUS REVENUE		910.75	0.00%
Grand Total		**2,811,970.00**	**1,985,175.87**	

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	134,110.86	31.48%
6103	FULL TIME-REGULAR-OVERTIME	20,000.00	8,476.31	42.38%
6105	TEMPORARY-WAGES & SALARIES	26,380.00	13,703.33	51.95%
6121	PERA CONTRIBUTIONS	45,901.00	11,423.50	24.89%
6122	FICA/MEDICARE CONTRIBUTIONS	36,313.00	13,067.93	35.99%
6131	GROUP INSURANCE	52,339.00	25,283.85	48.31%
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	5,491.77	57.81%
6225	DIESEL FUEL	500.00	-	0.00%
6229	SHOP MATERIALS	1,200.00	354.45	29.54%
6231	UNIFORMS & TURN-OUT GEAR	5,000.00	3,535.05	70.70%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	4,646.86	29.98%
6257	OTHER VEHICLE PARTS	12,000.00	7,136.48	59.47%
6273	UTILITY SYSTEM MAINT SUPPLIES	150,000.00	70,684.23	47.12%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,500.00	2,483.22	23.65%
6292	WATER METERS FOR RESALE	125,000.00	40,714.60	32.57%
6315	MISCELLANEOUS PROFESSIONAL SER	58,000.00	19,766.00	34.08%
6322	POSTAGE	2,000.00	480.22	24.01%
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	55,904.21	31.95%
6372	WATER/IRRIGATION	2,500.00	209.07	8.36%
6373	GAS	9,000.00	2,626.63	29.18%
6374	REFUSE/RECYCLING	1,800.00	709.72	39.43%
6381	BUILDING & STRUCTURE REPAIR	17,035.00	6,885.27	40.42%
6405	OFFICE & DATA PROCESSING EQUIP	8,500.00	7,946.00	93.48%
6439	OTHER MISCELLANEOUS	67,000.00	36,141.75	53.94%
6451	MEMBERSHIP DUES	1,000.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	82,000.00	26,547.54	32.38%
6722	DEPRECIATION	958,382.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	55,000.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		(2,641.02)	0.00%
Grand Total		**2,434,644.00**	**559,241.64**	

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: July 31, 2024

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(30,000.00)	(15,035.51)	50.12%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	2,708.65	38.70%
4661	RESIDENTIAL-SEWER CHARGES	1,727,880.00	913,661.18	52.88%
4662	COMMERCIAL-SEWER CHARGES	513,040.00	229,286.52	44.69%
4663	SEWER PENALTIES	45,000.00	19,872.59	44.16%
4701	INTEREST ON INVESTMENTS	80,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	297,909.00	0.00%
4601	MISCELLANEOUS REVENUE		910.75	0.00%
Grand Total		**2,342,920.00**	**1,449,313.18**	

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	76,922.23	27.54%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	500.82	50.08%
6105	TEMPORARY-WAGES & SALARIES	-	3,926.67	0.00%
6121	PERA CONTRIBUTIONS	38,949.00	6,087.91	15.63%
6122	FICA/MEDICARE CONTRIBUTIONS	21,476.00	6,706.52	31.23%
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	949.45	22.08%
6225	DIESEL FUEL	3,500.00	2,517.85	71.94%
6229	SHOP MATERIALS	500.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	25,000.00	9,394.85	37.58%
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	1,350.52	27.01%
6334	MILEAGE REIMBURSEMENT	400.00	-	0.00%
6335	TRAINING	8,000.00	1,303.00	16.29%
6361	GENERAL LIABILITY/PROPERTY INS	25,000.00	22,238.40	88.95%
6371	ELECTRIC UTILITIES	30,000.00	10,569.79	35.23%
6372	WATER/IRRIGATION	2,000.00	209.06	10.45%
6373	GAS	7,500.00	2,169.87	28.93%
6374	REFUSE/RECYCLING	1,500.00	709.72	47.31%
6377	SEWER SERVICE CHARGE	1,260,238.00	840,158.32	66.67%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	3,531.45	32.59%
6489	OTHER CONTRACTED SERVICES	45,000.00	5,304.90	11.79%
6722	DEPRECIATION	734,900.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	49,000.00	-	0.00%
Grand Total		**2,610,929.00**	**1,007,433.59**	

CITY OF RAMSEY
FINANCIAL STATEMENT

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

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(5,500.00)	(2,428.14)	44.15%
4681 CHARGES FOR STREET LIGHTS	176,000.00	91,161.18	51.80%
4683 STREET LIGHTING PENALTIES	6,000.00	2,467.99	41.13%
4701 INTEREST ON INVESTMENTS	3,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	57,000.00	28,970.14	50.82%
Grand Total	**236,500.00**	**120,171.17**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	135,000.00	61,766.03	45.75%
6489 OTHER CONTRACTED SERVICES	19,000.00	5,251.18	27.64%
6722 DEPRECIATION	46,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	29,000.00	-	0.00%
Grand Total	**229,000.00**	**67,017.21**	

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: **July 31, 2024**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(8,500.00)	(3,895.94)	45.83%
4287	OTHER LOCAL GOVERNMENT GRANTS	75,000.00	-	0.00%
4609	OTHER MISCELLANEOUS REVENUES	1,200.00	2,216.40	184.70%
4671	RECYCLING CHARGES	452,000.00	230,260.20	50.94%
4672	RECYCLING PENALTIES	9,300.00	4,628.93	49.77%
4701	INTEREST ON INVESTMENTS	4,000.00	-	0.00%
Grand Total		**533,000.00**	**233,209.59**	

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	11,508.99	44.12%
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	917.16	29.05%
6122	FICA/MEDICARE CONTRIBUTIONS	2,006.00	926.70	46.20%
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	21,304.44	66.58%
6322	POSTAGE	100.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	476,000.00	272,639.52	57.28%
Grand Total		**542,512.00**	**307,812.35**	

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: **July 31, 2024**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(15,500.00)	(7,122.15)	45.95%
4693 STORM WATER-RESIDENTIAL	638,400.00	324,231.92	50.79%
4694 STORM WATER-COMMERCIAL	670,000.00	341,188.71	50.92%
4695 STORM WATER-PENALTIES	25,000.00	10,147.38	40.59%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**1,322,900.00**	**668,445.86**	

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	40,638.63	17.15%
6105 TEMPORARY-WAGES & SALARIES	200.00	1,804.00	902.00%
6121 PERA CONTRIBUTIONS	34,750.00	3,099.06	8.92%
6122 FICA/MEDICARE CONTRIBUTIONS	18,161.00	3,293.23	18.13%
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	5,081.37	50.81%
6249 MISCELLANEOUS OPERATING SUPPLY	13,000.00	1,713.95	13.18%
6257 OTHER VEHICLE PARTS	12,000.00	12,215.74	101.80%
6315 MISCELLANEOUS PROFESSIONAL SER	50,000.00	1,500.00	3.00%
6374 REFUSE/RECYCLING	689,764.00	71,645.34	190.58%
Grand Total	**1,107,937.00**	**151,442.89**	

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

CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

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

GENERAL FUND EXPENDITURES BY DEPARTMENT	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	7/12 ADOPTED BUDGET (Jul)	% of Budget Used (58.3% is 7/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,323,376.00	749,294.28	771,969.33	56.62%	574,081.72
Building Inspections	708,859.00	436,227.46	413,501.08	61.54%	272,631.54
Council/Commissions (incld charter, council contingency)	257,656.00	78,222.39	150,299.33	30.36%	179,433.61
Data Processing	1,063,589.00	518,044.57	620,426.92	48.71%	545,544.43
Engineering (personnel costs allocated after year-end)	680,214.00	696,442.20	396,791.50	102.39%	(16,228.20)
Finance (incld assessing) (personnel costs allocated after year-end)	573,666.00	479,113.09	334,638.50	83.52%	94,552.91
Fire (incld Civil Defense)	2,267,402.00	1,220,785.31	1,322,651.17	53.84%	1,046,616.69
Gen Govt Buildings	968,079.00	386,672.29	564,712.75	39.94%	581,406.71
Parks	2,277,155.00	1,527,011.78	1,328,340.42	67.06%	750,143.22
Planning & Zoning	974,899.00	562,339.44	568,691.08	57.68%	412,559.56
Police (incld animal control & comm orient)	6,090,287.00	3,777,016.64	3,552,667.42	62.02%	2,313,270.36
Streets (incld traffic eng & snow/ice)	3,614,586.00	2,712,183.65	2,108,508.50	75.03%	902,402.35
TOTAL	*20,799,768.00*	*13,143,353.10*	*12,133,198.00*	*63.19%*	*7,656,414.90*

ENTERPRISE EXPENDITURES BY FUND	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	7/12 ADOPTED BUDGET (Jul)	% of Budget Used (58.3% is 7/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2024 BUDGET")
Water (budgeted depreciation not booked until after year-end)	2,434,644.00	559,241.64	1,420,209.00	22.97%	1,875,402.36	*$ 958,382.00*
Sewer (budgeted depreciation not booked until after year-end)	2,610,629.00	1,007,433.59	1,522,866.92	38.59%	1,603,195.41	*$ 734,900.00*
Street Light (budgeted depreciation not booked until after year-end)	229,000.00	67,017.21	133,583.33	29.27%	161,982.79	*$ 46,000.00*
Recycling	542,512.00	307,812.35	316,465.33	56.74%	234,699.65	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,107,937.00	151,442.89	646,296.58	13.67%	956,494.11	*$ 490,264.00*
TOTAL	*6,924,722.00*	*2,092,947.68*	*4,039,421.17*	*30.22%*	*4,831,774.32*	$ 2,229,546.00

EDA FUND EXPENDITURES	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	7/12 ADOPTED BUDGET (Jul)	% of Budget Used (58.3% is 7/12)	BUDGET AMOUNT REMAINING
Economic Development	92,390.00	58,780.69	46,195.00	63.62%	33,609.31

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Title:

Acknowledge the Addition of a Play Component for Woodland Green Park.

Purpose/Background:

The purpose of this case is to acknowledge a small expansion of the 2024 Playground Replacement Plan—by the addition of a single play component to a neighborhood park.

As part of the on-going Playground Replacement Policy, earlier this year, City Council authorized $200,000 from the Lawful Gambling Fund for the refurbishment of the playground at River's Bend Park, and substantial improvements to the playground site at Alpine Park which included $150,000 in new play equipment. All of the work at both community parks has been completed except for the refurbishment of the kiosk at Alpine Park, which is in progress. The improved playgrounds have been well-received by the community, with children and their guardians observed playing there almost continuously throughout the days and evenings this Summer.

Time Frame/Observations/Alternatives:

As indicated, the playground improvements at Alpine and River's Bend Park's are substantially complete with the various contractors compenstated for thier work, leaving approximately $4,000 from the total $200,000 appropriation. Following the completion of the playground at Alpine Park, two seperate residents inquired as to when Woodland Green Park would recieve playground improvments—with one specifically requesting consideration of the 'Comet II Spinning Orb' that is now at Alpine. (This play componant is also at North Commons and Elmcrest Park's and are popular, particularly with older children. The feature is depicted within the second attachment.)

The whole of Woodland Green Park's playground is in good condition with equally good play value—except one of the two spring riders there was removed in recent years due to damage. As it will be a few years before Woodland Green will be the subject of playground replacement and renovation, the Park & Recreation Commission is recommending the replacement of the single spring rider with a new spinning orb. This is a sensible plan as it will add another play dimension to the park, and will still work well for the playground when the rest of the components would be replaced several years from today. A new Comet II Spinning Orb can be installed at the park for $3,671.58.

Funding Source:

Funding would be from the Lawful Gambling Fund, as part of the appropriation authorized by Resolution #24-45.

Recommendation:

At their August regular meeting, the Park & Recreation Commission recommended the addition of a Comet II Spinning Orb for Woodland Green Park, at a not-to-exceed amount of $4,000, from and within the earlier appropriation authorized by Resolution #24-45.

Outcome/Action:

Motion to acknowledge the purchase and installation of a Comet II Spinning Orb for Woodland Green Park, as part of the 2024 Playground Replacement Plan.

Attachments

Resolution #24-45
Proposed spinning orb
Spinning Orb quote
Playground finder map

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/22/2024 11:51 AM
Brian Hagen	Brian Hagen	08/22/2024 03:35 PM
Form Started By: Mark Riverblood		Started On: 08/09/2024 11:00 AM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-45

RESOLUTION APPROVING THE 2024 PLAYGROUND REPLACEMEENT PLAN – ALPINE AND RIVER'S BEND PARKS

WHEREAS, Ramsey City Council and the Park and Recreation Commission recognizes the importance of Parks, Trails, Open Space and Recreation to the quality of life for Ramsey residents; and

WHEREAS, Community Parks and their playgrounds are essential areas for play and creative and cognitive expression, as well as the positive physical development of children**;** and

WHEREAS, River's Bend Park's play equipment has considerable play value, is contemporary, and in good condition but does need wooden deck replacements; and

WHEREAS, Alpine Park's play equipment is outdated and does not meet the caliber of play features befitting a community park and merits replacement**;** and

WHEREAS, renovation and reinvestment in existing parks represents a commitment and service to residents throughout the City, and supports favorable property values and sustaining, desirable neighborhoods, and

WHEREAS, the Park and Recreation Commission conducted an analysis of the two community parks and finds that refurbishing River's Bend Parks playground, and replacing the playground at Alpine Park in the same year is the best solution and in keeping with the intent and goals of the Playground Replacement Policy; and

WHEREAS, the Park and Recreation Commission developed a detailed strategy to renovate two playgrounds for the estimated total amount called for in the Playground Replacement Policy for 2023 and 2024 of $200,000, and on January 11th, 2024 recommended to City Council the implementation of the associated Capital Improvement Project.

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

That, up to two hundred thousand ($200,000), are hereby allocated from the Lawful Gambling Improvement Fund, for the purchase and installation of play equipment and related improvements, and further to direct staff to implement the associated park renovations recommended by the Park and Recreation Commission on January 11th, 2024; and

That, the existing play equipment within Alpine Park be declared surplus property and that staff is hereby directed to dispose of it in the most fiscally responsible manner possible. Further, that if sold, purchasers must sign a liability waiver, absolving the City from any liability.

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

and the following voted against the same:

none

and the following abstained:

none

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

South half of Woodland Green's playground shown

Remove spring-rider and replace with new Spinning Orb

St. Croix Recreation Fun Playgrounds INC.
1826 Tower Dr W
Stillwater, MN 55082 USA
+16514301247
hannah@stcroixrec.com

Estimate

ESTIMATE # 7214
DATE 08/08/2024
EXPIRATION DATE 09/27/2024

ADDRESS
City of Ramsey
Email:
accountspayable@ci.ramsey.mn.us

SHIP TO
City of Ramsey
Attn: Parks Department
14100 Jasper St NW
Ramsey, MN 55303

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SHIP VIA
LTL

ACTIVITY	QTY	RATE	AMOUNT
BCI 560-2589 COMET II	1	2,327.00	2,327.00
Freight Freight quotes currently only valid for 15 days. Quote based on information currently listed on estimate. Modifications to delivery address, contact or offloading capability must be made prior to order. If made after order is placed, surcharges may apply.	1	414.58	414.58
INSTALL INSTALLATION OF EQUIPMENT: Installation will be by independent contractor and will include excavation of footing w/in existing container; site preparation or restoration not included.	1	930.00	930.00

MATERIAL ITEMS AS QUOTED ARE GOOD FOR 30 DAYS. FREIGHT QUOTES ARE GOOD FOR 15 DUE TO FUEL UNCERTAINTIES. SALES TAX SUBJECT TO CHANGE. ADD IF NOT TAX EXEMPT OR SUPPLY EXEMPTION CERTIFICATE IF NOT ON FILE.
PAYMENT TERMS ARE NET 30 DAYS UNLESS OTHERWISE NOTED. FAILURE TO PAY IN A TIMELY MANNER WILL BE SUBJECT TO INTEREST AT A RATE OF 1.5%/MONTH OR 18% ANNUALLY.

*LEAD TIMES AND SHIPPING DATES ARE BASED ON CURRENT INVENTORY. PLEASE BE PATIENT AS OUR VENDORS NAVIGATE SUPPLY CHAINS & NATIONAL SHORTAGES.

**FOR BIDDING CONTRACTORS & SUPPLIERS: ST CROIX RECREATION IS NOT LIABLE FOR INTERPRETATION OF PROJECT BIDS, DRAWINGS OR ADDENDA. IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ACCURACY OF MODEL NUMBER(S), DESCRIPTION(S), QUANTITY AND COLOR(S) DIRECTLY WITH END USER

SUBTOTAL	3,671.58
TAX (0%)	0.00
TOTAL	**$3,671.58**

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

Accepted By

Accepted Date

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

City of RAMSEY

Playground Finder Map

FORD BROOK PARK
5459 180th Ave

RABBIT PARK
17450 Rabbit St

BROOKSIDE ELEMENTARY
7003 Nowthen Blvd

RUM RIVER CENTRAL PARK
(ANOKA COUNTY PARK)
17955 Roanoke St

CENTRAL PARK
7925 161st Ave

FOX PARK
17150 Potassium St

ELMCREST PARK
16303 Quicksilver St

TITTERUD PARK
16100 Jaspar St

WOODLAND GREEN PARK
5201 155th Lane

PEARSON PARK
15070 Rabbit St

PELTZER PARK
7001 149th Lane

ALPINE PARK
6600 Alpine Dr

NORTH COMMONS
7695 147TH Lane NW

RAMSEY ELEMENTARY
15000 Nowthen Blvd

SOLSTICE PARK
14700 Erkium St

FLINTWOOD TERRACE PARK
14250 Fluorine St

RIVERS BEND PARK
14200 Waco St

EMERALD POND PARK
6000 142nd Ave

RIVERDALE PARK
6860 Riverdale Dr

N
W E
S

Legend

Play Equipment

Trails

Parks

Lakes & Ponds

Ideas? Questions?

CITY OF RAMSEY
763-433-9883

Map Created by
City of Ramsey
07/20/21

CC Regular Session New

Meeting Date:	08/27/2024
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	08/21/2024 12:25 PM
Brian Hagen	Brian Hagen	08/22/2024 09:49 AM
Form Started By: Wendy Schlueter		Started On: 08/19/2024 11:19 AM
Final Approval Date: 08/22/2024		

Report Name: License Report - License Types
Council Dates: 8/27/2024 to 8/27/2024
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							
Stay 4 Pizza	Pizza Barn Mobile		Jody Lynn Stay / John Schwartz		11/29/2024	8/27/2024	A
Chef Tro Enterprises	Gastrotruck		Catherine Eckert		11/28/2024	8/27/2024	A
				Mobile Food Unit–90 Days License Count: 2			
Mobile Food Unit–Annual							
Brain Freezze Ice Cream			Michelle Remick		12/31/2024	8/27/2024	A
				Mobile Food Unit–Annual License Count: 1			
Special Events							
City of Ramsey - Happy Days	Happy Days		Abby Proulx	7550 Sunwood Dr NW	9/8/2024	8/27/2024	A
				Special Events License Count: 1			
Transient Merchant/Peddler/Solicitor							
Anoka Area Hockey Association	(Non-Profit Solicitor)		J.P. West		12/31/2024	8/27/2024	A
Everlight Solar			Marshaun T Campbell		12/31/2024	8/27/2024	A
Everlight Solar			Samuel R Snitker		12/31/2024	8/27/2024	A
Mama Slamadama & Co. Ltd.	Just Between Friends Maple Grove & Coon Rapids	Adrenaline Sports Center	Jackie Wamhoff	8310 147th Ave NW	10/28/2024	8/27/2024	A

Report Name: License Report - License Types
Council Dates: 8/27/2024 to 8/27/2024
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Amusement Center, Amusement Devices/Billiard Tables, Broker/Precious Metals Dealer, Business License-1st Year, Business License-Renewal, Garbage Haulers, Gasoline Sales, Hemp, Low-Potency Edible Retailer Registration, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Motor Vehicle Sales/Repair/Rentals, Multi-Family Rental, Pawnbroker, Rental, Rental - Conversion, Rental - Multi-Family, Rental - Short Term, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor, Wine Off-Sale, Wine On-Sale

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status

Transient Merchant/Peddler/Solicitor License Count: 4

Total Licenses: 8

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-246 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 8, 2024 through August 21, 2024.

Purpose/Background:

Adopt Resolution #24-246 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 8, 2024 through August 21, 2024.

Recommendation:

Staff Recommends to Adopt Resolution #24-246 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 8, 2024 through August 21, 2024.

Outcome/Action:

Motion to Adopt Resolution #24-246 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 8, 2024 through August 21, 2024.

Attachments

Bills List 8/27/2024

Resolution 24-246

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	08/22/2024 07:20 AM
Brian Hagen	Brian Hagen	08/22/2024 09:16 AM
Form Started By: Jennifer Morrison		Started On: 08/21/2024 02:17 PM
Final Approval Date: 08/22/2024		

RAMSEY CITY COUNCIL MEETING

8.27.24

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 8.8.24 - 8.21.24		$ 318,230.68
Accounts Payable 8.8.24 - 8.21.24		702,920.52
Payroll	8.16.24	283,675.53
Debt Service		
Pay Estimates- Projects		4,433,765.09
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 5,738,591.82**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2024 Y.T.D.
PREPAIDS	$ 1,239,940.45	$ 7,187,870.53
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	404,440.09	10,150,158.37
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	535,454.84	4,118,783.83
CORRECTION TO PAYROLL		
DEBT SERVICE		721,635.10
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		17,159,900.93
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,179,835.38**	**$ 39,338,348.76**

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8/8/2024 -- 8/21/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119224	**8/8/2024**		**100012 ACE SOLID WASTE INC**							
		106.39	AUG WASTE SERVICES		126665	10803191T067 AUG 2024	0311.6374		REFUSE/RECYCLING	STREET MAINTENANCE
		338.49	AUG WASTE SERVICES		126665	10803191T067 AUG 2024	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		883.89	AUG WASTE SERVICES		126665	10803191T067 AUG 2024	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		106.39	AUG WASTE SERVICES		126665	10803191T067 AUG 2024	9601.6374		REFUSE/RECYCLING	WATER FUND
		106.39	AUG WASTE SERVICES		126665	10803191T067 AUG 2024	9602.6374		REFUSE/RECYCLING	SEWER FUND
		493.44	AUG WASTE SERVICES		126665	10803191T067 AUG 2024	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		106.39	AUG WASTE SERVICES		126665	10803191T067 AUG 2024	9605.6374		REFUSE/RECYCLING	STORM WATER UTILITY
		38,315.46	AUGUST RECYCLING		126666	10803184T067 AUG 2024	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		146.58	AYG REFUSE/RECYCLING		126667	10808295T067 AUG 2024	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		40,603.42								
119225	**8/8/2024**		**115203 ALL AMERICAN TITLE CO INC**							
		9.89	ACCT 704450219 15452 VANADIUM		126544	704450219	9601.4651		WATER REVENUE	WATER FUND
		9.89								
119226	**8/8/2024**		**115203 ALL AMERICAN TITLE CO INC**							
		165.20	ACCT 731871 14593 OLIVINE ST		126545	731871	9601.4651		WATER REVENUE	WATER FUND
		165.20								
119227	**8/8/2024**		**100948 ANOKA COUNTY LICENSE CENTER**							
		27.00	REG NEW FIRE TRK FREIGHTLINER		126637	08082024	0220.6550		MOTOR VEHICLES	FIRE PROTECTION
		27.00								
119228	**8/8/2024**		**121116 BALK, TANNER AND KJERSTIN**							
		334.41	ACCT 731247 15263 FLUORINE ST		126546	731247	9601.4651		WATER REVENUE	WATER FUND
		334.41								
119229	**8/8/2024**		**121117 CHRISTIANSON, TORI ANN AND TODD**							
		258.42	ACCT 725051 15500 YAKIMA CT		126547	725051	9601.4651		WATER REVENUE	WATER FUND
		258.42								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119230	8/8/2024		110734 CITY OF RAMSEY						Continued...	
		102.58	ACCT 713463949 7312 BUNKER LAK		126638	08082024	9601.4651		WATER REVENUE	WATER FUND
		26.04	ACCT 735874 8653 146TH LANE NW		126638	08082024	9601.4651		WATER REVENUE	WATER FUND
		52.33	QTR 2 SOLSTICE		126645	726294 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		55.65	QTR 2 ELMCREST		126646	724931 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		144.16	QTR 2 RIVERDALE		126647	723960 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		546.87	QTR 2 SUNWOOD DR		126648	724470 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		151.00	QTR 2 ELMCREST		126649	724874 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		144.16	QTR 2 DRAW RESTROOM		126650	724628 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		881.88	QTR 2 SWEET BAY		126651	727918 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		22.35	QTR 2 NORTH COMMONS		126652	722164 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		65.91	QTR 2 SWEET BAY WEST METER		126653	727919 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		626.59	4/9-7/11/24 UTILITY BILL		126654	719019 QTR 2 2024	9410.6372	00041012	WATER/IRRIGATION	RALF FUNDED PROJECTS
		661.78	WATER UTILITIES 2ND QTR		126656	726528 QTR 2 2024	0220.6372		WATER/IRRIGATION	FIRE PROTECTION
		622.54	C/H WATER BILL		126657	444931294 QTR 2 2024	0194.6372		WATER/IRRIGATION	GENERAL GOVERNMENT BUILDING
		144.16	RAMP WATER BILL		126658	444931372 QTR 2 2024	9240.6372		WATER/IRRIGATION	PARKING RAMP MAINTENANCE
		30.06	QTR 2 2024		126661	735287 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		701.42	2ND QUARTER WATER BILL PW BLDG		126663	733061 QTR 2 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		701.42	2ND QUARTER WATER BILL PW BLDG		126663	733061 QTR 2 2024	0311.6372		WATER/IRRIGATION	STREET MAINTENANCE
		701.41	2ND QUARTER WATER BILL PW BLDG		126663	733061 QTR 2 2024	9601.6372		WATER/IRRIGATION	WATER FUND
		701.41	2ND QUARTER WATER BILL PW BLDG		126663	733061 QTR 2 2024	9602.6372		WATER/IRRIGATION	SEWER FUND
		701.41	2ND QUARTER WATER BILL PW BLDG		126663	733061 QTR 2	9605.6372		WATER/IRRIGATION	STORM WATER UTILITY

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119230	8/8/2024		110734 CITY OF RAMSEY						Continued...	
						2024				
		7,785.13								
119231	8/8/2024		120424 CLOSING HUB							
		45.85	ACCT 734562 14731 OLIVINE ST		126548	734562	9601.4651		WATER REVENUE	WATER FUND
		45.85								
119232	8/8/2024		114049 EAGLE CREEK TITLE LLC							
		63.83	ACCT 41103127 7720 172ND LANE		126549	44103127	9601.4651		WATER REVENUE	WATER FUND
		63.83								
119233	8/8/2024		100870 EDINA REALTY TITLE							
		521.56	ACCT 7174542 5690 156TH LANE		126550	7174542	9601.4651		WATER REVENUE	WATER FUND
		521.56								
119234	8/8/2024		121118 ELLER, KELSEY AND BLAKE							
		154.60	ACCT 730186 5375 140TH AVE NW		126551	730186	9601.4651		WATER REVENUE	WATER FUND
		154.60								
119235	8/8/2024		118143 FIRST AMERICAN TITLE INSURANCE CO							
		177.01	ACCT 729068 7355 E RAMSEY PKWY		126552	729068	9601.4651		WATER REVENUE	WATER FUND
		177.01								
119236	8/8/2024		118143 FIRST AMERICAN TITLE INSURANCE CO							
		39.48	ACCT 733320 7077 139TH AVE		126553	733320	9601.4651		WATER REVENUE	WATER FUND
		39.48								
119237	8/8/2024		111335 FIRST FINANCIAL TITLE AGENCY OF MN							
		159.18	ACCT 726030 7796 149TH AVE NW		126554	726030	9601.4651		WATER REVENUE	WATER FUND
		159.18								
119238	8/8/2024		116214 FLICKINGER, JENNIFER AND TIMOTHY							
		161.66	ACCT 722879 15532 IODINE ST NW		126555	722879	9601.4651		WATER REVENUE	WATER FUND
		161.66								
119239	8/8/2024		109910 GREAT NORTHERN LANDSCAPE INC							
		361.37	IRRIGATION/FOUNTAIN REPAIR		126660	16054	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		361.37								
119240	8/8/2024		121119 HARNOIS, THADDEAUS AND STACEY							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
119240	**8/8/2024**		**121119 HARNOIS, THADDEAUS AND STACEY**							
		222.28	ACCT 732560 14371 TUNGSTEN WAY		126556	732560	9601.4651		WATER REVENUE	WATER FUND
		222.28								
119241	**8/8/2024**		**121114 HARRISON PLUMBING LLC**							
		100.00	PERMIT RA058875 CANCEL		126662	812024	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA058875 CANCEL		126662	812024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
119242	**8/8/2024**		**121120 HBN TITLE DBA CELEBRATION TITLE GROUP**							
		26.39	ACCT 68785890 17025 DRISCOLL		126557	68785890	9601.4651		WATER REVENUE	WATER FUND
		26.39								
119243	**8/8/2024**		**121121 LABINE, ANDREW AND LORI**							
		542.60	ACCT 721135 14277 WACO ST NW		126558	721135	9601.4651		WATER REVENUE	WATER FUND
		542.60								
119244	**8/8/2024**		**113464 LAND TITLE**							
		446.71	ACCT 729280 5522 144TH CT NW		126559	729280	9601.4651		WATER REVENUE	WATER FUND
		446.71								
119245	**8/8/2024**		**117685 LEGACY TITLE**							
		165.71	ACCT 732841 14700 COBALT ST#44		126560	732841	9601.4651		WATER REVENUE	WATER FUND
		165.71								
119246	**8/8/2024**		**117814 LEWIS CUSTOM HOMES INC**							
		138.92	ACCT 734954 15203 VICUNA ST NW		126561	734954	9601.4651		WATER REVENUE	WATER FUND
		138.92								
119247	**8/8/2024**		**121115 LLBATSCHE LLC / LINNEA BATSCHE**							
		285.00	OVERPAYMENT WRONG LICENSE		126659	080124	9101.4170		OTHER BUSINESS LICENSES & PERM	GENERAL FUND
		285.00								
119248	**8/8/2024**		**102950 MN RURAL WATER ASSOCIATION**							
		400.00	2024 MRWA MEMBERSHIP		126639	2024 MEMBERSHIP	9601.6335		TRAINING	WATER FUND
		400.00								
119249	**8/8/2024**		**100422 REGISTERED ABSTRACTERS INC**							
		204.12	ACCT 56764693 6920 151ST AVE		126562	56764693	9601.4651		WATER REVENUE	WATER FUND
		204.12								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
119250	8/8/2024		121122 SCHROEDER, LAWRENCE AND LISA							
		29.18	ACCT 718815 15746 ST ANDREWS L		126563	718815	9601.4651		WATER REVENUE	WATER FUND
		29.18								
119251	8/8/2024		113898 SHERBURNE COUNTY ABSTRACT & TITLE CO							
		207.61	ACCT 732288 6051 145TH LANE NW		126564	732288	9601.4651		WATER REVENUE	WATER FUND
		207.61								
119252	8/8/2024		120761 THREE B'S LLC							
		1,700.00	8.8.24 CONCERT SERIES PERFORM		126640	08082024	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		1,700.00								
119253	8/8/2024		116944 TITLESMART INC							
		239.61	ACCT 732750 16026 IODINE ST NW		126566	732750	9601.4651		WATER REVENUE	WATER FUND
		239.61								
119254	8/8/2024		120544 TITLESMART INC							
		42.44	ACCT 731488 7378 147TH LANE NW		126565	731488	9601.4651		WATER REVENUE	WATER FUND
		42.44								
119255	8/8/2024		119268 US HOME LLC							
		250.00	ACCT 735694 8076 150TH PLACE		126567	735964	9601.4651		WATER REVENUE	WATER FUND
		250.00								
119256	8/8/2024		120944 VANG, GAO LY							
		100.00	PERMIT RA058048 ROOF REFUND		126641	5162024	9101.4205		BUILDING PERMIT	GENERAL FUND
		100.00								
119257	8/8/2024		121123 VOLESKY, BERNARD AND SUSANNE							
		159.67	ACCT735601 14401 IODINE ST #17		126568	735601	9601.4651		WATER REVENUE	WATER FUND
		159.67								
119258	8/8/2024		121124 WEIGELT, MATTHEW AND KAYLIN							
		243.31	ACCT 733684 8687 152ND AVE NW		126569	733684	9601.4651		WATER REVENUE	WATER FUND
		243.31								
119259	8/8/2024		121125 WILSON TRUST, CLARK AND ALLAIRE							
		32.79	ACCT 38302847 9012 175TH LN NW		126570	38302847	9601.4651		WATER REVENUE	WATER FUND
		32.79								
119260	8/8/2024		113148 WILSON, MARK AND LYNN							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
119260	8/8/2024		113148 WILSON, MARK AND LYNN							
		299.98	ACCT 392374 14761 ERKIUM ST NW		126571	392374	9601.4651		WATER REVENUE	WATER FUND
		299.98								
119304	8/15/2024		120477 BLIP IV, LLC							
		15,278.00	BLIP 3RD ADDITION LANDSCPE ESC		126797	08152024 LANDSCAPE ESCROW	9804.6433	00118700	REFUNDS	ESCROW ACCOUNTS
		15,278.00								
119305	8/15/2024		110734 CITY OF RAMSEY							
		105.00	ACCT 65805591 5475 151ST AVE		126802	08152024	9601.4651		WATER REVENUE	WATER FUND
		30.06	ACCT 726019 17301 UNICORN ST		126802	08152024	9601.4651		WATER REVENUE	WATER FUND
		1.60	ACCT 48903907 7821 157TH AVE		126802	08152024	9601.4651		WATER REVENUE	WATER FUND
		120.00	ACCT 733639 7294 BUNKER LAKE B		126802	08152024	9601.4651		WATER REVENUE	WATER FUND
		100.00	ACCT 732654 5842 158TH AVE		126802	08152024	9601.4651		WATER REVENUE	WATER FUND
		29.96	ACCT 51204137 8239 155TH LANE		126802	08152024	9601.4651		WATER REVENUE	WATER FUND
		50.00	ACCT 56444661 7211 150TH LANE		126802	08152024	9601.4651		WATER REVENUE	WATER FUND
		436.62								
119306	8/15/2024		111466 DYNAMIC GROUP							
		100.00	DAMAGE DEPOSIT REF-DYNAMIC		126815	081324	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
119307	8/15/2024		121142 GILLEN, ANDREW AND PAULA							
		129.54	UB REF CR BALANCE 720973		126801	720973	9601.4651		WATER REVENUE	WATER FUND
		129.54								
119308	8/15/2024		121127 MASTERS TELECOM LLC							
		614.45	CELL DEVICE FOR ELEVATORS		126803	41509	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		126.52	ELEVATOR PHONE SERVICE		126804	41744	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		740.97								
119309	8/15/2024		106184 MINEAR, PAUL							
		545.06	UB REFUND CR BAL 44823499		126800	44823499	9601.4651		WATER REVENUE	WATER FUND
		545.06								
119310	8/15/2024		119555 RM GOLF CARTS INC							
		635.00	GOLF CART RENTALS		126817	4377	9230.6249	00923002	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		635.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
119311	**8/15/2024**		**121139 SPORTECH LLC**							
		100.00	DAMAGE DEPOSIT REF SPORTECH		126816	081324	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
119312	**8/15/2024**		**117446 SWANCUTT, SHEILA**							
		100.00	DAMAGE DEPOSIT REFUND-SPORTECH		126814	081324	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
1006802	**8/9/2024**		**119638 O'REILLY AUTO PARTS**							
		3.28-	EARLY PAY DISCOUNT		126642	6193-171127	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		164.14	STAFF CROWN VIC #393		126642	6193-171127	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.23-	EARLY PAY DISCOUNT		126664	6193-171401	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.26	WATER TRUCK #669		126664	6193-171401	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		171.89								
1006803	**8/9/2024**		**111488 POPP.COM INC**							
		471.93	POPP COMM-CITY MONTHLY PHONE		126655	992843022	0192.6321		TELEPHONE	DATA PROCESSING
		85.86	POPP-RAMP-PHONE		126655	992843022	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		91.04	POPP-YOUTHFIRST-PHONE		126655	992843022	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		648.83								
1006804	**8/9/2024**		**111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC**							
		52.95	PW FIRE PANEL MONT/TEST		126643	150-1681-4280 AUG 2024	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		52.95	FS#2 FIRE PANEL MONIT		126643	150-1681-4280 AUG 2024	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		37.45	7550 SUNWOOD MONITORING		126643	150-1681-4280 AUG 2024	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDING
		36.90	PW MONITORING		126643	150-1681-4280 AUG 2024	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		13.24	RAMP FIRE PANEL TEST/MONIT		126643	150-1681-4280 AUG 2024	9240.6315		MISCELLANEOUS PROFESSIONAL SER	PARKING RAMP MAINTENANCE
		27.95	YOUTH FIRST FIRE PANEL MONIT		126643	150-1681-4280 AUG 2024	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		57.95	C/H FIRE MONITORING		126644	150-1681-6340 AUG 2024	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDING
		279.39								
1006859	**8/16/2024**		**114432 HESSE, BRADLEY**							
		16.00	8.7.24 PD PAPPY'S LUNCH		126799	08072024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		16.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1006859	**8/16/2024**		**114432 HESSE, BRADLEY**						**Continued...**	
1006860	**8/16/2024**		**116846 MC TOOL AND SAFETY SALES**							
		.18-	EARLY PAY DISCOUNT		126812	020176	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		17.85	MC TOOLS GLOVES		126812	020176	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		17.67								
1006861	**8/16/2024**		**119638 O'REILLY AUTO PARTS**							
		1.68-	EARLY PAY DISCOUNT		126806	6193-171611	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		84.01	STAFF #393		126806	6193-171611	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.85	EP DISCOUNT TAKEN ON ORIG INV		126807	6193-171723	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		92.52-	CORE RETURN		126807	6193-171723	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.24-	EARLY PAY DISCOUNT		126808	6193-171977	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.90	POLICE #351		126808	6193-171977	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.65-	EARLY PAY DISCOUNT		126809	6193-172121	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		82.52	STAFF #393		126809	6193-172121	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.26-	EARLY PAY DISCOUNT		126810	6193-172079	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		13.20	POLICE #377		126810	6193-172079	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.44-	EARLY PAY DISCOUNT		126811	6193-172487	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		21.98	POLICE #367		126811	6193-172487	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		118.67								
1006862	**8/16/2024**		**100510 VERIZON WIRELESS**							
		4,216.40	STAFF CELL PHONES		126805	9971067865 JULY 2024	0192.6323		CELLULAR PHONES	DATA PROCESSING
		849.59	SQUAD LAPTOPS/CAMS		126805	9971067865 JULY 2024	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		30.36			126805	9971067865 JULY 2024	0192.6321		TELEPHONE	DATA PROCESSING
		45.16	JULY DATA FOR LIFT STATION		126813	9970404404 JULY 2024	9602.6323		CELLULAR PHONES	SEWER FUND
		5,141.51								
1006863	**8/19/2024**		**100257 LAW ENFORCEMENT LABOR SRV INC**							
		987.00			126491	073124847252	9101.2177		UNION DUES	GENERAL FUND
		987.00			126702	0814241152292	9101.2177		UNION DUES	GENERAL FUND
		1,974.00								
1006864	**8/19/2024**		**100298 MN AFSCME COUNCIL 5**							
		559.93			126492	073124847253	9101.2177		UNION DUES	GENERAL FUND
		530.28			126703	0814241152293	9101.2177		UNION DUES	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1006864	**8/19/2024**		**100298 MN AFSCME COUNCIL 5**						**Continued...**	
		1,090.21								
97081624	**8/16/2024**		**100629 MN DEPT OF REV SALES TX**							
		380.90	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9101.4305		RENTAL FEES	GENERAL FUND
		4.06	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		1.04	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		1,107.83	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		40.28	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		40.28	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		120.85	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		12,525.41	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		455.47	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		455.47	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		1,366.41	JULY 2024 SALES/TRANS/USE TAX		126823	08162024	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		16,498.00								
98081624	**8/16/2024**		**115568 ALERUS FINANCIAL NA**							
		9,292.32			126701	08142411522914	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		9,292.32								
99081324	**8/13/2024**		**107885 DEPARTMENT OF LABOR AND INDUSTRY**							
		7,070.25	JULY 2024 SURCHARGE		126672	08132024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		141.72-	JULY 2024 SURCHARGE		126672	08132024	9101.4604		SURCHARGES	GENERAL FUND
		6,928.53								
99081424	**8/14/2024**		**108768 COMDATA NETWORK INC**							
		273.53	GASOLINE FUEL		126679	JULY 2024 FIRE FUEL	0220.6223		GASOLINE	FIRE PROTECTION
		96.41	07/22/24 DD ACAPULCO CC MEALS		126680	JULY 2024 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		44.94	07/09/24 COBORN'S CC MEALS		126680	JULY 2024 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		19.99	07/09/24 COBORN'S COFFEE ELECT		126680	JULY 2024 SCHMITZ	0141.6249		MISCELLANEOUS OPERATING SUPPLY	ELECTIONS
		32.45	07/16/24 COBORN'S COOKIE ELECT		126680	JULY 2024 SCHMITZ	0141.6249		MISCELLANEOUS OPERATING SUPPLY	ELECTIONS
		43.85	DTF GAS		126681	JULY 2024 PD FUEL	0211.6223		GASOLINE	POLICE PROTECTION
		250.60	AXON-BWC BODY BELT CLIPS MOUNT		126682	JUKLY 2024 WEBB	0211.6231		UNIFORMS & TURN-OUT GEAR	POLICE PROTECTION
		18.56	COBORN'S-ICE WATER ACTIVE SHOO		126682	JUKLY 2024 WEBB	0211.6331		TRAVEL & LODGING	POLICE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
99081424	8/14/2024		108768 COMDATA NETWORK INC							
		75.00	BCA - TRAINING		126683	JULY 2024 FRANFURTH	0211.6335		TRAINING	POLICE PROTECTION
		75.00	TLO TRANSUNION - ONLINE INVEST		126683	JULY 2024 FRANFURTH	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
		111.00	MNAPA - MARTIN DUES		126684	JULY 2024 LARSON	0191.6451		MEMBERSHIP DUES	PLANNING & ZONING
		50.00	SHELL OIL TENDER 1		126685	JULY 2024 SCHIFERLI	0220.6225		DIESEL FUEL	FIRE PROTECTION
		60.00	UNICODE.COM -TRAINING		126685	JULY 2024 SCHIFERLI	0220.6452		SUBSCRIPTIONS	FIRE PROTECTION
		55.20	CASEYS #2893 TENDER 1		126685	JULY 2024 SCHIFERLI	0220.6225		DIESEL FUEL	FIRE PROTECTION
		19.43	AMAZON- TIRE CHOCKS T-1		126685	JULY 2024 SCHIFERLI	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		50.00	PROF LAW- LEAP MEMBERSHIP		126686	JULY 2024 TORSETH	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
		26.98	ETSY PLATE BIZ APPRECIATION DA		126687	JULY 2024 SULLIVAN	9230.6249	00923002	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		14.37	SAMS CANDY BIZ APPRECIATION DA		126687	JULY 2024 SULLIVAN	9230.6249	00923002	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		38.49	AMZN COOL BIZ APPRECIATION DA		126687	JULY 2024 SULLIVAN	9230.6249	00923002	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		79.99	AMZN TV BIZ APPRECIATION DA		126687	JULY 2024 SULLIVAN	9230.6249	00923002	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		527.65	AMZN MULIPLE ITEMS BIZ APP		126687	JULY 2024 SULLIVAN	9230.6249	00923002	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		5.19	ECM - APG UNION SUBSCRIPTION		126687	JULY 2024 SULLIVAN	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHO
		250.00	MNGFOA-ANNUAL CONF-B SIBELL		126688	JULY 2024 LUND	0153.6335		TRAINING	FINANCE
		100.00	IPMA-HR PSHRA CERT. LAUBACH		126689	JULY 2024 LASHER	0130.6335		TRAINING	ADMINISTRATION
		226.00	GALLS- UNIFORM BOOTS		126690	JULY 2024 KOHNER	0220.6231		UNIFORMS & TURN-OUT GEAR	FIRE PROTECTION
		66.43	WALMART-SAFETY CAMP PRINTS		126691	JULY 2024 CURTIS	0237.6206		FILM, MICROFILM, TAPES, DISKS	SAFETY CAMP
		21.44	HOME DEPOT-SPRAY PAINT KIOSKS		126692	JULY 2024 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		167.95	OFFICE DEPOT-2 RIVERS AF SIGNS		126692	JULY 2024 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99081424	8/14/2024		108768 COMDATA NETWORK INC						Continued...	
		748.73	VISTAPRINT-TWO RIVERS AF BAGS		126692	JULY 2024 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		89.31	FACEBOOK-REC PROGRAM ADS		126692	JULY 2024 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		345.47	SPI-HD 5K PRIZES		126692	JULY 2024 PROULX	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		131.11	FACEBOOK-HD ADS		126692	JULY 2024 PROULX	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		110.00	MNSTATE COLLEG RECERT D POLZIN		126693	JULY 2024 TURNER	0311.6335		TRAINING	STREET MAINTENANCE
		1,129.97	MENARDS-TOOLBOX- FANS		126693	JULY 2024 TURNER	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		6.99	LEHMANNS-PRIMER BULB		126693	JULY 2024 TURNER	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		93.18	BLANKSUSA-DOOR HANGERS		126693	JULY 2024 TURNER	0311.6208		MISCELLANEOUS OFFICE SUPPLIES	STREET MAINTENANCE
		3,480.00	CLASS A LEASE - WALTER N.		126694	JULY 2024 BLOOD	0452.6335		TRAINING	PARK & RECREATION
		179.40	FIRSTTECH-SQUAD 346 AUTO START		126695	JULY 2024 DAHLBERG	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		9,114.61								
99081624	8/16/2024		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		728.00			126698	08142411522911	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		728.00								
99240663	8/16/2024		100301 MN CHILD SUPPORT PAYMENT CNTR							
		266.72			126704	0814241152294	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99551893	8/16/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		13,763.35			126699	08142411522912	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,763.35								
99560275	8/16/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		4,587.99			126700	08142411522913	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,587.99								
99762464	8/16/2024		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		133.33			126673	0812241522481	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		133.33			126674	0812241522482	9101.2183		PERA-EMPLOYER	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99762464	8/16/2024		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						Continued...	
		31,596.18			126705	0814241152295	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		41,972.83			126706	0814241152296	9101.2183		PERA-EMPLOYER	GENERAL FUND
		73,835.67								
99764128	8/16/2024		100601 MN DEPT OF REV WH							
		565.28			126668	0809241405141	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			126675	0812241522483	9101.2172		STATE WITHHOLDING	GENERAL FUND
		16,273.36			126707	0814241152297	9101.2172		STATE WITHHOLDING	GENERAL FUND
		16,888.64								
99779640	8/16/2024		100223 ICMA RETIREMENT TRUST 457							
		1,953.08			126696	0814241152291	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,953.08								
99934142	8/16/2024		101306 IRS							
		681.63			126669	0809241405142	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,721.70			126670	0809241405143	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,721.70			126671	0809241405144	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		375.00			126676	0812241522484	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		301.93			126677	0812241522485	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		301.93			126678	0812241522486	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		21,052.63			126697	08142411522910	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		32,935.93			126708	0814241152298	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		21,052.63			126709	0814241152299	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		80,145.08								
		318,230.68	Grand Total							

Payment Instrument Totals

Checks	74,770.52
EFT Payments	234,001.99
A/P ACH Payment	9,458.17
Total Payments	318,230.68

Payment Group Control Number 3870
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/28/2024

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
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	126864	001	00999	8/13/2024	96997	42,637.57		119144	ADVANCED ENGINEE AND ENV SERV (AE2
	ADVANCED ENGINEERING AND ENV SERV 4050 GARDEN VIEW DRIVE STE 200 GRAND FORKS ND 58201			Summary Total					42,637.57			
				Payment Amount					42,637.57			
102953	AMERIGAS OF ANOKA		PV	126777	001	00999	7/31/2024	806028082	76.22		102953	AMERIGAS OF ANOK
	AMERIGAS OF ANOKA P O BOX 660288 DALLAS TX 75266-0288			Summary Total					76.22			
				Payment Amount					76.22			
100052	ANOKA POLICE DEPARTMENT		PV	126738	001	00999	8/7/2024	07 2024	100.00		100052	ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					100.00			
				Payment Amount					100.00			
100063	ASPEN MILLS		PV	126737	001	00999	8/6/2024	337175	169.99		100063	ASPEN MILLS
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432			Summary Total					169.99			
			PV	126741	001	00999	8/7/2024	337320	93.96			
				Summary Total					93.96			
			PV	126744	001	00999	8/6/2024	337176	1,974.58			
				Summary Total					1,974.58			
			PV	126851	001	00999	8/8/2024	337428	87.95			

Payment Group Control Number 3870
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/28/2024

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					87.95			
			PV	126853	001	00999	8/9/2024	337473	49.00			
				Summary Total					49.00			
			PV	126854	001	00999	8/9/2024	337496	54.45			
				Summary Total					54.45			
			PV	126855	001	00999	8/7/2024	337287	85.90			
				Summary Total					85.90			
			PV	126856	001	00999	8/14/2024	337689	64.95			
				Summary Total					64.95			
				Payment Amount					2,580.78			
119785	BARNUM COMPANIES		PV	126876	001	00999	8/15/2024	41635	327.50		119785	BARNUM COMPANIE
	BARNUM COMPANIES 23950 LAKE BLVD N FOREST LAKE MN 55025			Summary Total					327.50			
				Payment Amount					327.50			
117573	CHRAVE DAVIS LLC		PV	126836	001	00999	8/12/2024	2407-1915-3995	2,627.44		117573	CHRAVE DAVIS LLC
	CHRAVE DAVIS LLC 7400 149TH LANE NW RAMSEY MN 55303			Summary Total					2,627.44			
			PV	126837	001	00999	8/15/2024	2407-3108-3929	730.21			
				Summary Total					730.21			
				Payment Amount					3,357.65			
119134	CINTAS (FIRST AID VENDOR)		PV	126782	001	00999	8/8/2024	5224334515	273.25		119134	CINTAS (FIRST AID VENDOR)
	CINTAS			Summary Total					273.25			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PO BOX 631025 CINCINNATI OH 45263-1025											
				Payment Amount					273.25			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	126868	001	00999	8/8/2024	16433271	125.95		100167	CORNERSTONE FOF
	CORNERSTONE FORD			Summary Total					125.95			
	17219 HIGHWAY 10 NW	EP DISCOUNT TAKEN	PV	126869	001	00999	8/9/2024	15470087	398.12			
	PO BOX 304			Summary Total					398.12			
	ELK RIVER MN 55330											
				Payment Amount					524.07			
111093	DOUGLAS KERR UNDERGROUND LLC	PAY AYPP 4 23-19 COR INFRA IMP	PV	126839	001	09214	8/20/2024	23-19 #4	764,551.66		111093	DOUGLAS KERR UNDERGROUND LLC
	DOUGLAS KERR UNDERGROUND LLC			Summary Total					764,551.66			
	P O BOX 85 MORA MN 55051											
				Payment Amount					764,551.66			
106624	EHLERS AND ASSOCIATES, INC	Inv# 98727	PV	126788	001	00999	8/8/2024	98727	930.00		106624	EHLERS AND ASSOCIATES, INC
	EHLERS & ASSOCIATES, INC			Summary Total					930.00			
	3060 CENTRE POINTE DRIVE	Inv# 98728	PV	126826	001	00999	8/8/2024	98728	4,650.00			
	ROSEVILLE MN 55113-1105			Summary Total					4,650.00			
		Inv #98729	PV	126830	001	00999	8/8/2024	98729	10,683.75			
				Summary Total					10,683.75			
				Payment Amount								

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									16,263.75			
116390	ELECTRIC MOTOR REPAIR INC		PV	126824	001	00999	8/1/2024	476248	1,900.00		116390	ELECTRIC MOTOR REPAIR INC
	ELECTRIC MOTOR REPAIR INC 2010 NORTH 4TH STREET MINNEAPOLIS MN 55411			Summary Total					1,900.00			
				Payment Amount					1,900.00			
114748	FLAGSHIP RECREATION		PV	126893	001	00999	8/6/2024	F22943	460.00		114748	FLAGSHIP RECREAT
	FLAGSHIP RECREATION 11123 UPPER 33 RD STREET NORTH LAKE ELMO MN 55042			Summary Total					460.00			
				Payment Amount					460.00			
119688	GMH ASPHALT CORPORATION	PAY APP 1 24-03 NE RAMSEY ST	PV	126841	001	09435	8/20/2024	24-03 #1	268,320.66		119688	GMH ASPHALT CORPORATION
	GMH ASPHALT CORPORATION	PAY APP 1 24-03 NE RAMSEY ST	PV	126841	002	09435	8/20/2024	24-03 #1	45,104.53			
	9180 LAKETOWN ROAD	PAY APP 1 24-03 NE RAMSEY ST	PV	126841	003	09435	8/20/2024	24-03 #1	123,756.40			
	CHASKA MN 55318			Summary Total					437,181.59			
				Payment Amount					437,181.59			
110568	GREEN VALLEY GREENHOUSE		PV	126831	001	00999	5/20/2024	220000102619	311.50		110568	GREEN VALLEY GREENHOUSE
	GREEN VALLEY GREENHOUSE			Summary Total					311.50			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	6530 GREEN VALLEY ROAD		PV	126832	001	00999	5/21/2024	220000102989	249.23			
	RAMSEY MN 55303			Summary Total					249.23			
			PV	126833	001	00999	5/22/2024	220000103249	7.18			
				Summary Total					7.18			
				Payment Amount					567.91			
115760	HENRY SCHEIN INC		PV	126735	001	00999	8/2/2024	99557827	87.09		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC			Summary Total					87.09			
	DEPT CH 10241											
	PALATINE IL 60055-0241											
				Payment Amount					87.09			
117451	INKY ELF LLC		PV	126865	001	00999	8/14/2024	13015	129.90		117451	INKY ELF LLC
	INKY ELF LLC			Summary Total					129.90			
	P O BOX 819											
	ANOKA MN 55303											
				Payment Amount					129.90			
118015	INTERSTATE TESTING LLC		PV	126835	001	00999	8/8/2024	17036	399.00		118015	INTERSTATE TESTIN LLC
	INTERSTATE TESTING LLC			Summary Total					399.00			
	P O BOX 55											
	ANOKA MN 55303											
				Payment Amount					399.00			
119467	J. BECHER & ASSOCIATES		PV	126894	001	00999	8/9/2024	24070507	1,890.48		119467	J. BECHER &

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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
												ASSOCIATES
	J. BECHER & ASSOCIATES, INC 20610 COMMERCE BOULEVARD ROGERS MN 55374			Summary Total					1,890.48			
				Payment Amount					1,890.48			
120359	LANGUAGE LINE SERVICES INC		PV	126745	001	00999	7/31/2024	11370790	40.17		120359	LANGUAGE LINE SERVICES INC
	LANGUAGE LINE SERVICES INC PO BOX 202564 DALLAS TX 75320-2564			Summary Total					40.17			
				Payment Amount					40.17			
100256	LANO EQUIPMENT INC		PV	126778	001	00999	8/6/2024	02-1094317	315.64		100256	LANO EQUIPMENT IN
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					315.64			
				Payment Amount					315.64			
119352	LEE, JENNIFER		PV	126829	001	00999	8/6/2024	6	250.00		119352	LEE, JENNIFER
	JENNIFER LEE 102 SUNSET DRIVE W CHAMPLIN MN 55316			Summary Total					250.00			
				Payment Amount					250.00			
102219	MAGNEY CONSTRUCTION, INC	PAY APP 14 WTR TRTMT PLANT	PV	126843	001	09601	8/20/2024	21-09 #14	1,023,085.54		102219	MAGNEY CONSTRUC 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
	MAGNEY CONSTRUCTION, INC 1401 PARK ROAD CHANHASSEN MN 55317			Summary Total					1,023,085.54			
				Payment Amount					1,023,085.54			
120041	MARTIN MARIETTA MATERIALS		PV	126896	001	00999	8/14/2024	43410550	1,159.00		120041	MARTIN MARIETTA MATERIALS
	MARTIN MARIETTA MATERIALS PO BOX 93186 CHICAGO IL 60673-3186			Summary Total					1,159.00			
				Payment Amount					1,159.00			
117588	MEDART INC		PV	126874	001	00999	8/13/2024	08765439	165.12		117588	MEDART INC
	MEDART INC 124 MANUFACTURERS DRIVE ARNOLD MO 63010-4727			Summary Total					165.12			
				Payment Amount					165.12			
120745	MEDICINE LAKE TOURS		PV	126828	001	00999	8/5/2024	07312024	3,168.00		120745	MEDICINE LAKE TOU
	MEDICINE LAKE TOURS PO BOX 44214 EDEN PRAIRIE MN 55344			Summary Total					3,168.00			
				Payment Amount					3,168.00			
112858	MIDWAY FORD		PV	126872	001	00999	8/5/2024	842044	161.48		112858	MIDWAY FORD
	MIDWAY FORD 2777 NORTH SNELLING AVENUE			Summary Total					161.48			

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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
	ROSEVILLE MN 55113											
				Payment Amount					161.48			
100345	NAPA AUTO PARTS ELK RIVER		PV	126754	001	00999	8/8/2024	259552	100.50		100345	NAPA AUTO PARTS E RIVER
	NAPA AUTO PARTS ELK RIVER			Summary Total					100.50			
	17137 YALE STREET NW		PV	126785	001	00999	8/12/2024	259902	214.36			
	P O BOX 1041			Summary Total					214.36			
	ELK RIVER MN 55330											
				Payment Amount					314.86			
100360	NORTH STAR TOWING INC		PV	126739	001	00999	7/28/2024	95545	215.00		100360	NORTH STAR TOWIN INC
	NORTH STAR TOWING INC			Summary Total					215.00			
	833 NORTH STREET											
	ANOKA MN 55303											
				Payment Amount					215.00			
115154	NORTHERN STARZ CENTER FOR PERFORMING ART		PV	126891	001	00999	8/4/2024	4025	3,000.00		115154	NORTHERN STARZ CENTER FOR PERFORMING ART
	NORTHERN STARZ CENTER FOR PERFORMING ART			Summary Total					3,000.00			
	5300 ALPINE DRIVE SUITE											
	RAMSEY MN 55303											
				Payment Amount					3,000.00			
108613	NORTHWEST ASPHALT INC	PAY APP 1 24-05	PV	126846	001	09435	8/20/2024	24-05 #1	66,191.60		108613	NORTHWEST ASPHA

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		XKIMO ST SURF										INC
	NORTHWEST ASPHALT INC	PAY APP 1 24-05	PV	126846	002	09435	8/20/2024	24-05 #1	102,154.15			
		XKIMO ST SURF										
	1451 STAGECOACH ROAD	PAY APP 1 24-05	PV	126846	003	09435	8/20/2024	24-05 #1	2,553.60			
		XKIMO ST SURF										
	SHAKOPEE MN 55379-2797	PAY APP 1 24-05	PV	126846	004	09435	8/20/2024	24-05 #1	18,254.10			
		XKIMO ST SURF										
		PAY APP 1 24-05	PV	126846	005	09435	8/20/2024	24-05 #1	1,939.90			
		XKIMO ST SURF										
				Summary Total					191,093.35			
		PAY APP 2 24-11 MSA	PV	126847	001	09402	8/20/2024	24-11 #2	369,621.31			
		ALPINE REC										
		PAY APP 2 24-11 MSA	PV	126847	002	09402	8/20/2024	24-11 #2	159,509.03			
		ALPINE REC										
				Summary Total					529,130.34			
				Payment Amount					720,223.69			
100393	PRAIRIE RESTORATIONS INC		PV	126890	001	00999	8/14/2024	INV-011907	11,416.00		100393	PRAIRIE RESTORATI INC
	PRAIRIE RESTORATIONS INC											
				Summary Total					11,416.00			
	31646 128TH STREET		PV	126892	001	00999	8/15/2024	INV-011914	2,200.00			
	PRINCETON MN 55371											
				Summary Total					2,200.00			
				Payment Amount					13,616.00			
112959	PREMIUM WATERS INC		PV	126728	001	00999	7/31/2024	621331-07-24	48.60		112959	PREMIUM WATERS I
	PREMIUM WATERS INC											
				Summary Total					48.60			
	P O BOX 9128		PV	126729	001	00999	7/31/2024	621332-07-24	4.32			
	MINNEAPOLIS MN 55480-9128											
				Summary Total					4.32			

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				Payment Amount					52.92			
107870	RECYCLING ASSOCIATION OF MINNESOTA		PV	126866	001	00999	8/16/2024	512740	300.00		107870	RECYCLING ASSOCIATION OF MINNESOTA
	RECYCLING ASSOCIATION OF MINNESOTA 2250 WABASH AVENUE ST PAUL MN 55114			Summary Total					300.00			
				Payment Amount					300.00			
121138	RICH'S CABINETS		PV	126859	001	00999	8/12/2024	15009	1,525.00		121138	RICH'S CABINETS
	RICH'S CABINETS 10700 NASSAUE ST NE BLAINE MN 55449			Summary Total					1,525.00			
				Payment Amount					1,525.00			
108480	RIVARD COMPANIES / CENTRAL WOOD PROD		PV	126746	001	00999	8/2/2024	507081	454.99		108480	RIVARD COMPANIES CENTRAL WOOD PR
	CENTRAL WOOD PRODUCTS 19801 HIGHWAY 65 NE EAST BETHEL MN 55011			Summary Total					454.99			
				Payment Amount					454.99			
110794	SCHMIDT CURB COMPANY INC		PV	126779	001	00999	6/30/2024	24-62 A	4,900.00		110794	SCHMIDT CURB CON INC
	SCHMIDT CURB COMPANY INC 13195 95TH STREET NE			Summary Total					4,900.00			
			PV	126780	001	00999	7/30/2024	24-62 B	4,900.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELK RIVER MN 55330			Summary Total					4,900.00			
			PV	126789	001	00999	8/7/2024	24-62 C	4,900.00			
				Summary Total					4,900.00			
				Payment Amount					14,700.00			
100446	SILENT KNIGHT SECURITY INC	6701 HWY 10 FIRE PANEL INSPECT	PV	126822	001	00999	8/6/2024	153813	160.00		100446	SILENT KNIGHT SECURITY INC
	SILENT KNIGHT SECURITY INC 3387 BROWNLOW AVE ST LOUIS PARK MN 55426			Summary Total					160.00			
				Payment Amount					160.00			
120195	SIR LINES-A-LOT LLC	PAY APP 2 24-10 MSA PVMT MARKS	PV	126849	001	09402	8/20/2024	24-10 #2	17,240.26		120195	SIR LINES-A-LOT LLC
	SIR LINES-A-LOT LLC 7175 CAHILL ROAD EDINA MN 55439			Summary Total					17,240.26			
				Payment Amount					17,240.26			
106899	TAPCO INC		PV	126879	001	00999	8/14/2024	I784916	430.30		106899	TAPCO INC
	TAPCO INC PO BOX 88229 MILWAUKEE WI 53288-8229			Summary Total					430.30			
				Payment Amount					430.30			
119653	UNIVERSAL APPAREL	07/26/24 Universal RR Ad Sales	PV	126763	001	00999	7/26/2024	12243	1,219.50		119653	UNIVERSAL APPARE

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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
	UNIVERSAL APPAREL							Summary Total	1,219.50			
	112 MAIN ST S STE 1											
	PO BOX 341											
	BRAHAM MN 55006											
								Payment Amount	1,219.50			
								Total Amount to be Processed	3,075,105.89			
								Total Number of Payments to be Processed	40			

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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
117651	ACCESS MECHANICAL INC		PV	126747	001	00999	7/29/2024	022321-3400	1,545.00		117651	ACCESS MECHANICAL INC
	ACCESS MECHANICAL INC			Summary Total					1,545.00			
	15901 FOX STREET NW		PV	126748	001	00999	7/29/2024	022321-3402	1,318.88			
	ANDOVER MN 55304			Summary Total					1,318.88			
			PV	126749	001	00999	7/29/2024	022321-3401	957.62			
				Summary Total					957.62			
			PV	126750	001	00999	7/29/2024	022321-3403	1,906.25			
				Summary Total					1,906.25			
			PV	126751	001	00999	7/29/2024	022321-3404	547.50			
				Summary Total					547.50			
				Payment Amount					6,275.25			
100017	AIRGAS USA, LLC		PV	126776	001	00999	8/5/2024	9152447991	102.78		100017	AIRGAS USA, LLC
	AIRGAS USA LLC			Summary Total					102.78			
	P O BOX 734445		PV	126875	001	00999	8/13/2024	9152712281	44.36			
	CHICAGO IL 60673-4445			Summary Total					44.36			
				Payment Amount					147.14			
117343	AMAZON CAPITAL SERVICES INC		PV	126734	001	00999	8/5/2024	1KDD-PWG9-PYQN	123.95		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC			Summary Total					123.95			
	PO BOX 035184		PV	126736	001	00999	8/5/2024	16NW-DYXV-RKDV	168.99			
	SEATTLE WA 98124-5184			Summary Total					168.99			
			PV	126768	001	00999	8/5/2024	1797-P64C-RK39	475.92			
				Summary Total					475.92			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	126775	001	00999	8/5/2024	1CH1-HGQN-QFXY	273.19			
				Summary Total					273.19			
				Payment Amount					1,042.05			
109256	AMERICAN ENGINEERING TESTING INC		PV	126878	001	00999	8/16/2024	INV-208154	4,925.00		109256	AMERICAN ENGINEE TESTING INC
	AMERICAN ENGINEERING TESTING INC LOCKBOX 170023 PO BOX 1691 MINNEAPOLIS MN 55480-1691			Summary Total					4,925.00			
			PV	126881	001	00999	8/16/2024	INV-209702	900.00			
				Summary Total					900.00			
			PV	126882	001	00999	8/16/2024	INV-209525	4,401.00			
				Summary Total					4,401.00			
			PV	126883	001	00999	8/16/2024	INV-208732	1,530.00			
				Summary Total					1,530.00			
			PV	126884	001	00999	8/16/2024	INV-209172	470.00			
				Summary Total					470.00			
			PV	126885	001	00999	8/16/2024	INV-208971	2,555.00			
				Summary Total					2,555.00			
			PV	126886	001	00999	8/16/2024	INV-207988	2,630.00			
				Summary Total					2,630.00			
			PV	126887	001	00999	8/16/2024	INV-209000	1,767.50			
				Summary Total					1,767.50			
			PV	126888	001	00999	8/16/2024	INV-208812	2,833.00			
				Summary Total					2,833.00			
				Payment Amount					22,011.50			

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106346	BAUER BUILT INCORPORATED BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR NE BLAINE MN 55449		PV	126740	001	00999	8/7/2024	940112142	750.12		106346	BAUER BUILT INCORPORATED
				Summary Total					750.12			
				Payment Amount					750.12			
100647	BOLTON AND MENK INC BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900		PV	126716	001	00999	7/31/2024	0341858	9,671.00		100647	BOLTON AND MENK
				Summary Total					9,671.00			
			PV	126717	001	00999	7/31/2024	0341861	925.50			
				Summary Total					925.50			
			PV	126718	001	00999	7/31/2024	0341857	4,630.50			
				Summary Total					4,630.50			
			PV	126719	001	00999	7/31/2024	0341855	4,763.00			
				Summary Total					4,763.00			
			PV	126720	001	00999	7/31/2024	0341856	1,305.00			
				Summary Total					1,305.00			
			PV	126721	001	00999	7/31/2024	0341859	2,646.00			
				Summary Total					2,646.00			
			PV	126722	001	00999	7/31/2024	0341854	5,665.50			
				Summary Total					5,665.50			
			PV	126818	001	00999	7/31/2024	0341862	907.50			
				Summary Total					907.50			
			PV	126819	001	00999	7/31/2024	0341860	10,035.00			
				Summary Total					10,035.00			
				Payment Amount					40,549.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100619	BRAUN INTERTEC CORPORATION		PV	126795	001	00999	7/12/2024	B392736	14,409.00		100619	BRAUN INTERTEC CORPORATION
	BRAUN INTERTEC CORPORATION LOCKBOX 446035 P O BOX 64384 ST PAUL MN 55164-0384			Summary Total					14,409.00			
				Payment Amount					14,409.00			
112663	CAPSTONE HOMES INC	REF ERO ESC 14396 QUINTANA ST	PV	126755	001	00999	8/12/2024	A120843	1,500.00		112663	CAPSTONE HOMES I
	CAPSTONE HOMES INC 14015 SUNFISH LAKE BLVD SUITE 400 RAMSEY MN 55303			Summary Total					1,500.00			
		REF ERO ESC 14527 QUINTANA ST	PV	126756	001	00999	8/12/2024	A120382	1,500.00			
				Summary Total					1,500.00			
		REF ERO ESC 14533 QUINTANA ST	PV	126757	001	00999	8/12/2024	A120437	1,500.00			
				Summary Total					1,500.00			
		REF ERO ESC 14569 PEARSON ST	PV	126758	001	00999	8/12/2024	A120835	1,500.00			
				Summary Total					1,500.00			
		REF ERO ESC 14576 PEARSON ST	PV	126759	001	00999	8/12/2024	A120856	1,500.00			
				Summary Total					1,500.00			
		REF ERO ESC 14581 PEARSON ST	PV	126760	001	00999	8/12/2024	A120875	1,500.00			
				Summary Total					1,500.00			
		REF ERO ESC 14582	PV	126761	001	00999	8/12/2024	A120873	1,500.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		PEARSON ST										
				Summary Total					1,500.00			
		REF ERO ESC 14587	PV	126762	001	00999	8/12/2024	A120874	1,500.00			
		PEARSON ST										
				Summary Total					1,500.00			
		REF ERO ESC 14570	PV	126767	001	00999	8/12/2024	A120906	1,500.00			
		PEARSON ST										
				Summary Total					1,500.00			
				Payment Amount					13,500.00			
116197	CINTAS CORPORATION		PV	126715	001	00999	8/1/2024	4200785261	115.43		116197	CINTAS CORPORATI
	CINTAS CORPORATION			Summary Total					115.43			
	CINTAS LOC #4K		PV	126727	001	00999	8/2/2024	4200893636	45.50			
	P O BOX 650838			Summary Total					45.50			
	DALLAS TX 75265-0838		PV	126783	001	00999	8/8/2024	4201437341	65.18			
				Summary Total					65.18			
			PV	126895	001	00999	8/15/2024	4202208602	115.43			
				Summary Total					115.43			
				Payment Amount					341.54			
100141	DAVE PERKINS	PAY APP 2 24-02	PV	126838	001	09435	8/20/2024	24-02 #2	285,960.51		100141	DAVE PERKINS
	CONTRACTING INC	HALLS DOVER AC										CONTRACTING INC
	DAVE PERKINS	PAY APP 2 24-02	PV	126838	002	09435	8/20/2024	24-02 #2	4,702.50			
	CONTRACTING INC	HALLS DOVER AC										
	19745 NOWTHEN BLVD NW	PAY APP 2 24-02	PV	126838	003	09435	8/20/2024	24-02 #2	194,302.30			
		HALLS DOVER AC										
	ANOKA MN 55303-9655			Summary Total					484,965.31			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					484,965.31			
100144	DEHN OIL COMPANY		PV	126781	001	00999	8/7/2024	25231575	3,490.07		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					3,490.07			
	6735 141ST AVENUE NW		PV	126877	001	00999	8/14/2024	25231902	5,456.04			
	RAMSEY MN 55303			Summary Total					5,456.04			
				Payment Amount					8,946.11			
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	07 2024	PV	126752	001	00999	7/31/2024	07 2024	6,457.72		116175	ECKBERG LAMMERS ATTORNEYS AT LAW
	ECKBERG LAMMERS ATTORNEYS AT LAW			Summary Total					6,457.72			
	1809 NORTHWESTERN AVENUE											
	STILLWATER MN 55082			Payment Amount					6,457.72			
100158	ECM PUBLISHERS INC		PV	126764	001	00999	8/2/2024	1010298	193.50		100158	ECM PUBLISHERS IN
	ECM PUBLISHERS INC			Summary Total					193.50			
	4095 COON RAPIDS BLVD	Inv #1011205	PV	126827	001	00999	8/9/2024	1011205	215.00			
	COON RAPIDS MN 55433			Summary Total					215.00			
			PV	126867	001	00999	8/9/2024	1011206	96.75			
				Summary Total					96.75			
				Payment Amount					505.25			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	126712	001	00999	7/29/2024	DL072924-22	225.43		108737	EMERGENCY AUTOM TECHNOLOGY 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
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					225.43			
	2755 GENEVA AVE N		PV	126713	001	00999	7/29/2024	DL072924-20	225.43			
	OAKDALE MN 55128			Summary Total					225.43			
			PV	126714	001	00999	7/29/2024	DL072924-21	225.43			
				Summary Total					225.43			
			PV	126852	001	00999	8/8/2024	DL080824-21	47.52			
				Summary Total					47.52			
				Payment Amount					723.81			
120464	ENEBAK CONSTRUCTION COMPANY	PAY APP 7 23-20 COR GRAD IMPRO	PV	126840	001	09214	8/20/2024	23-20 #7	194,851.29		120464	ENEBAK CONSTRUC COMPANY
	ENEBAK CONSTRUCTION COMPANY			Summary Total					194,851.29			
	16972 BRANDTJEN FARM DRIVE											
	LAKEVILLE MN 55044			Payment Amount					194,851.29			
106790	ESRI, INC		PV	126742	001	00999	8/7/2024	94777878	5,426.00		106790	ESRI, INC
	ESRI, INC			Summary Total					5,426.00			
	PO BOX 741076											
	LOS ANGELES CA 90074-1076			Payment Amount					5,426.00			
100143	FERGUSON WATERWORKS # 2518		PV	126862	001	00999	8/14/2024	0535301	199.99		100143	FERGUSON WATERV # 2518
	FERGUSON WATERWORKS 2516			Summary Total					199.99			
	P O BOX 802817											
	CHICAGO IL 60680-2817											

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		Payment Amount							199.99			
121113	FOUTS COMMERCIAL VEHICLES LLC		PV	126711	001	00999	8/1/2024	75502	301,000.00		121113	FOUTS COMMERCIA VEHICLES LLC
	FOUTS COMMERCIAL VEHICLES LLC 138 ROBERSON MILL RD STE 110 MILLEDGEVILLE GA 31061	Summary Total							301,000.00			
		Payment Amount							301,000.00			
100186	FRANKENSIGNS INC		PV	126724	001	00999	7/25/2024	282457	22.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS 9991 GOODHUE STREET NE P O BOX 490301 BLAINE MN 55449	Summary Total							22.00			
			PV	126725	001	00999	7/25/2024	282458	480.00			
		Summary Total							480.00			
			PV	126770	001	00999	7/25/2024	282509	67.00			
		Summary Total							67.00			
		Payment Amount							569.00			
100200	GOPHER STATE ONE CALL INC		PV	126733	001	00999	7/31/2024	4070696	468.45		100200	GOPHER STATE ONE CALL INC
	GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076-1317	Summary Total							468.45			
		Payment Amount							468.45			
100650	GRAINGER		PV	126726	001	00999	8/5/2024	9204804380	335.65		100650	GRAINGER
	GRAINGER INC	Summary Total							335.65			

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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
	DEPT. 806511127 PALATINE IL 60038-0001											
				Payment Amount					335.65			
100211	HAWKINS INC		PV	126794	001	00999	8/12/2024	6833738	7,328.00		100211	HAWKINS INC
	HAWKINS INC			Summary Total					7,328.00			
	P O BOX 860263		PV	126863	001	00999	8/15/2024	6836692	40.00			
	MINNEAPOLIS MN 55486-0263			Summary Total					40.00			
				Payment Amount					7,368.00			
119037	HOLSTAD & KNAAK, PLC	07 2024	PV	126787	001	00999	8/5/2024	08052024	4,150.00		119037	HOLSTAD & KNAAK,
	HOLSTAD & KNAAK,/ NORTH STAR LAW GROUP 1295 BANDANA BLVD N STE 335 ST PAUL MN 55101			Summary Total					4,150.00			
				Payment Amount					4,150.00			
120393	LANDALL SERVICES LLC	FINAL PAY APP4 WHISP PINES P3	PV	126842	001	09435	8/20/2024	23-10 #4	13,418.97		120393	LANDALL SERVICES
	LANDALL SERVICES LLC	FINAL PAY APP4 WHISP PINES P3	PV	126842	002	09435	8/20/2024	23-10 #4	478.60			
	24752 128TH STREET ZIMMERMAN MN 55398			Summary Total					13,897.57			
				Payment Amount					13,897.57			
100258	LEAGUE OF MINNESOTA CITIES		PV	126766	001	00999	7/29/2024	409039	15.00		100258	LEAGUE OF MINNES CITIES

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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
	LEAGUE OF MN CITIES			Summary Total					15.00			
	FINANCE DEPT		PV	126861	001	00999	8/5/2024	409226	15.00			
	145 UNIVERSITY AVE WEST			Summary Total					15.00			
	ST PAUL MN 55103-2044											
				Payment Amount					30.00			
117425	MAUER MAIN CHEVROLET		PV	126873	001	00999	8/8/2024	5304694	100.93		117425	MAUER MAIN CHEVF
	MAUER MAIN CHEVROLET			Summary Total					100.93			
	435 WEST MAIN STREET											
	ANOKA MN 55303											
				Payment Amount					100.93			
100283	MENARDS COON RAPIDS		PV	126825	001	00999	8/9/2024	25018	436.31		100283	MENARDS COON RA
	MENARDS COON RAPIDS			Summary Total					436.31			
	3045 MAIN STREET											
	COON RAPIDS MN 55448											
				Payment Amount					436.31			
100284	MENARDS ELK RIVER		PV	126730	001	00999	7/29/2024	99942	80.94		100284	MENARDS ELK RIVE
	MENARDS ELK RIVER			Summary Total					80.94			
	19521 EVANS STREET NW		PV	126731	001	00999	7/22/2024	99514	155.07			
	ELK RIVER MN 55330-1077			Summary Total					155.07			
			PV	126732	001	00999	7/23/2024	99576	98.03			
				Summary Total					98.03			
			PV	126769	001	00999	8/5/2024	300	101.46			
				Summary Total					101.46			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	126772	001	00999	8/9/2024	536	508.96			
				Summary Total					508.96			
			PV	126773	001	00999	8/10/2024	593	33.72			
				Summary Total					33.72			
			PD	126790	001	00999	8/28/2024	314	2.98-			
				Summary Total					2.98-			
			PV	126791	001	00999	8/5/2024	315	6.83			
				Summary Total					6.83			
			PV	126792	001	00999	8/6/2024	353	247.86			
				Summary Total					247.86			
			PV	126793	001	00999	8/5/2024	298	415.90			
				Summary Total					415.90			
				Payment Amount					1,645.79			
100285	MET COUNCIL ENVIRONMENTAL SRV	Inv #1175778	PV	126710	001	00999	8/1/2024	0001175778	105,019.79		100285	MET COUNCIL ENVIRONMENTAL SF
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					105,019.79			
				Payment Amount					105,019.79			
108208	METRO PRODUCTS INC		PV	126786	001	00999	8/7/2024	181900	62.45		108208	METRO PRODUCTS
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					62.45			
			PV	126897	001	00999	8/13/2024	181990	374.18			
				Summary Total					374.18			
				Payment Amount					436.63			

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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
101234	NORTH VALLEY, INC	PAY APP 3 24-01 BARTHELS RUM R	PV	126844	001	09605	8/20/2024	24-01 #3	16,543.09		101234	NORTH VALLEY, INC
	NORTH VALLEY, INC 20015 IGUANA STREET NW #100 NOWTHEN MN 55330			Summary Total					16,543.09			
				Payment Amount					16,543.09			
111090	NORTHDALE CONSTRUCTION	PAY APP 4 WTP TRUNK WATER MAIN	PV	126845	001	09601	8/20/2024	21-08 #4	696,347.59		111090	NORTHDALE CONSTRUCTION
	NORTHDALE CONSTRUCTION 9760 71ST STREET NE ALBERTVILLE MN 55301			Summary Total					696,347.59			
				Payment Amount					696,347.59			
100988	NORTHERN SAFETY TECHNOLOGY		PV	126870	001	00999	8/13/2024	58129	213.44		100988	NORTHERN SAFETY TECHNOLOGY
	NORTHERN SAFETY TECHNOLOGY 5708 UPPER 147TH STREET W SUITE 107 APPLE VALLEY MN 55124			Summary Total					213.44			
				Payment Amount					213.44			
100363	NORTHERN SANITARY SUPPLY CO		PV	126834	001	00999	8/15/2024	209544	361.34		100363	NORTHERN SANITAF SUPPLY CO
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					361.34			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					361.34			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	126765	001	00999	8/7/2024	22747	50.00		115071	NORTHLAND OCCUPATIONAL HEA
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					50.00			
	7533 SUNWOOD DRIVE NW SUITE 212		PV	126858	001	00999	8/1/2024	22671	4,500.00			
	RAMSEY MN 55303			Summary Total					4,500.00			
				Payment Amount					4,550.00			
110480	OPUS 21 MANAGEMENT SOLUTIONS	Inv #250763	PV	126753	001	00999	8/5/2024	250763	14,842.53		110480	OPUS 21 MANAGEMI SOLUTIONS
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125			Summary Total					14,842.53			
				Payment Amount					14,842.53			
112421	PERRILL		PV	126871	001	00999	8/1/2024	262888	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
110330	RESHETAR SYSTEM INC	FINAL PAYAPP 1 22-17 TH47 SW	PV	126848	001	09400	8/20/2024	22-17 #1	58,001.28		110330	RESHETAR SYSTEM
	RESHETAR SYSTEM INC			Summary Total					58,001.28			

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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
	730 BUNKER LAKE BLVD NW ANOKA MN 55303											
				Payment Amount					58,001.28			
100431	SAFETY KLEEN CORPORATION		PV	126774	001	00999	8/3/2024	R003211351	110.97		100431	SAFETY KLEEN CORPORATION
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201											
				Summary Total					110.97			
				Payment Amount					110.97			
107711	SCHINDLER ELEVATOR		PV	126723	001	00999	8/1/2024	8106664094	816.21		107711	SCHINDLER ELEVAT
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050											
				Summary Total					816.21			
				Payment Amount					816.21			
100440	SHORT ELLIOT HENDRICKSON INC		PV	126880	001	00999	8/13/2024	471579	11,909.27		100440	SHORT ELLIOT HENDRICKSON INC
	SHORT ELLIOT HENDRICKSON INC P O BOX 64780 ST PAUL MN 55164-0780											
				Summary Total					11,909.27			
				Payment Amount					11,909.27			
119121	SLOTH INSPECTIONS INC	JULY ELECTRICAL INSP SERVICE	PV	126820	001	00999	7/31/2024	07312024	6,524.25		119121	SLOTH INSPECTIONS INC
	SLOTH INSPECTIONS INC											
				Summary Total					6,524.25			

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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
	2089 175TH LANE NW ANDOVER MN 55304											
				Payment Amount					6,524.25			
100469	STREICHER'S POLICE EQUIPMENT		PV	126857	001	00999	8/12/2024	I1713618	5,548.00		100469	STREICHER'S POLIC EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					5,548.00			
				Payment Amount					5,548.00			
110313	SUMMIT FIRE PROTECTION		PV	126771	001	00999	8/9/2024	2218198	119.90		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION P O BOX 851675 MINNEAPOLIS MN 55485-1675			Summary Total					119.90			
			PV	126784	001	00999	8/8/2024	2216114	360.00			
				Summary Total					360.00			
			PV	126889	001	00999	8/9/2024	2218190	152.95			
				Summary Total					152.95			
				Payment Amount					632.85			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	126860	001	00999	8/14/2024	M29420	842.13		100485	TIMESAVER OFF SIT SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025			Summary Total					842.13			
				Payment Amount					842.13			

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107571	VEIT AND COMPANY INC	FINAL PAYAPP4 23-02 CENTRAL PK	PV	126850	001	09805	8/20/2024	23-02 #4	2,417.43		107571	VEIT AND COMPANY
	VEIT AND COMPANY INC	FINAL PAYAPP4 23-02 CENTRAL PK	PV	126850	002	09805	8/20/2024	23-02 #4	2,417.43			
	14000 VEIT PLACE	FINAL PAYAPP4 23-02 CENTRAL PK	PV	126850	003	09805	8/20/2024	23-02 #4	2,041.36			
	ROGERS MN 55374			Summary Total					6,876.22			
				Payment Amount					6,876.22			
106351	WATER LABORATORIES, INC		PV	126743	001	00999	8/7/2024	10108	690.00		106351	WATER LABORATOR INC
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330			Summary Total					690.00			
				Payment Amount					690.00			
100529	WENDELL'S INC	S SULLIVAN NOTARY STAMP	PV	126821	001	00999	8/7/2024	2972444	11.35		100529	WENDELL'S INC
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458			Summary Total					11.35			
				Payment Amount					11.35			
				Total Amount to be Processed					2,061,579.72			
				Total Number of Payments to be Processed					48			

CHECKS - 3,075,105.89
ACH - 2,061,579.72
total AP - 5,136,685.61

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-246

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF AUGUST 8, 2024 THROUGH AUGUST 21, 2024

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of August 8, 2024 through August 21, 2024 in the amount of $5,738.591.82 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 August 8, 2024 through August 21, 2024, in the amount of $5,738,591.82.

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:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-211 Approving Final Payment to Veit & Company for Improvement Project #23-02; Central Park Parking Lot Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Time Frame/Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from Veit & Company, Inc.:

1. IC-134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statue 290.92 requiring withholding state income tax).
2. Waiver of Mechanic's Lien Rights (Affidavit that all claims against Veit & Company, Inc. by reasons of the contract have been fully paid or satisfactorily secured).
3. Consent of Surety to Final Payment (Certification from the contractor's surety).

Following receipt of these items, final payment will be issued.

Recommendation:

The Senior Engineering Technician has inspected the complete work and recommends final payment to Veit & Company, Inc. for improvement project #23-02, Central Park Parking Lot Reconstruction in the amount of $6,876.22.

Outcome/Action:

Motion to adopt Resolution #24-211 approving final payment to Veit & Company, Inc. for improvement project #23-02; Central Park Parking Lot Reconstruction in the amount of $6,876.22.

Attachments

Pay Resolution #24-211

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:10 AM
Brian Hagen	Brian Hagen	08/22/2024 08:37 AM
Form Started By: Stacie Damjanovich		Started On: 08/14/2024 08:55 AM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-211

RESOLUTION APPROVING FINAL PAYMENT TO VEIT & COMPANY, INC. OF ROGERS, MINNESOTA FOR IMPROVEMENT PROJECT #23-02; CENTRAL PARK PARKING LOT RECONSTRUCTION

WHEREAS, the City of Ramsey proposes to reconstruct the Central Park main parking lot; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-089, adopted April 12th, 2022, the City Council accepted and awarded the proposal to Bolten & Menk, Inc. for Topographic Survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-285, adopted December 13, 2022, the City Council ordered the City Engineer to prepare plans and specifications for Improvement Project #23-02, Central Park Main Parking Lot Reconstruction; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-166, adopted July 25, 2023 the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-184, adopted August 22, 2023, a contract was awarded to Veit & Company, Inc. of Rogers, Minnesota, in the amount of $561,036.71 for construction and said improvements; and

WHEREAS, as of August 27, 2024 $575,716.98 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to Veit & Company, Inc., of Rogers, Minnesota for improvement project #23-02, Central Park Parking Lot Reconstruction in the amount of $6,876.22.

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

1) The City Council hereby authorizes final payment to Veit & Company, Inc. of Rogers, Minnesota for Improvement Project #23-02, Central Park Parking Lot Reconstruction in the amount of $6,876.22.

2) The City Council hereby accepts the project and authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet

Estimate Number:	4 Final
Project Number:	23-02
Project Name:	Central Park Main Parking Lot Reconstruction
Period Ending	July 31, 2024
Contractor:	Veit & Company, Inc.
Address:	14000 Veit Place, Rogers, MN 55374

1	Original Contract Amount			$ 561,036.71
2	Change Order(s)	No. 1 Thru No. 1		$ 6,871.20
3	Total Funds Encumbered			$ 567,907.91
4	Value of Work Completed			$ 582,593.20
5	Retainage 0 %			$ -
	Percent Complete	100%		
6	Deductions or Charges			
7	Total Earned Less Retainage (Lines 4+5+6)			$ 582,593.20
8	Previous Payment(s)			$ 575,716.98
9	**Payment Due (Lines 7-8)**			**$ 6,876.22**
10	Total Balance to Finish, Including Retainage (Lines 3-7)			$ -

Certificaiton of Final Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Veit & Company, Inc.	**Brad Holtz**
Contractor Name	Print Name
Project Manager	Brad Holtz Digitally signed by Brad Holtz DN: C=US, E=brad.holtz@veitusa.com, O="Veit & Company, Inc.", CN=Brad Holtz Date: 2024.07.29 16:08:12-05'00'
Title	Signature
	7/29/2024
	Date

City of Ramsey Approval

Signature (Project Engineer)	8/14/2024 Date
Signature (City Engineer)	8/16/2024 Date

Central Park Main Parking Lot Reconstruction
I.P. 23-02
Estimate No. 4 **Final**
Period Ending July 31, 2024

			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 38,330.00	$ 38,330.00	0.00	$ -	1.00	$ 38,330.00
2	2101.501	CLEARING & GRUBBING LANDSCAPING	LS	1	$ 2,420.00	$ 2,420.00	0	$ -	1	$ 2,420.00
3	2101.502	CLEARING	EACH	7	$ 81.50	$ 570.50	0	$ -	7	$ 570.50
4	2101.502	GRUBBING	EACH	7	$ 81.50	$ 570.50	0	$ -	7	$ 570.50
5	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	101	$ 2.50	$ 252.50	0	$ -	101	$ 252.50
6	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	32	$ 21.25	$ 680.00	0	$ -	32	$ 680.00
7	2104.503	REMOVE BITUMINOUS CURB	LF	39	$ 11.50	$ 448.50	0	$ -	39	$ 448.50
8	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	8837	$ 1.50	$ 13,255.50	0	$ -	8837	$ 13,255.50
9	2106.507	EXCAVATION - COMMON (EV)	CY	100	$ 10.25	$ 1,025.00	0	$ -	100	$ 1,025.00
10	2106.507	EXCAVATION - SUBGRADE (EV)	CY	1632	$ 4.50	$ 7,344.00	0	$ -	1632	$ 7,344.00
11	2106.607	HAUL & STOCKPILE SUBGRADE EXCAVATION MATERIAL	CY	1705	$ 7.33	$ 12,497.65	0	$ -	1968	$ 14,425.44
12	2112.604	SUBGRADE PREPARATION	SY	9305	$ 0.50	$ 4,652.50	0	$ -	9305	$ 4,652.50
13	2130.523	WATER	MGAL	30	$ 92.50	$ 2,775.00	0	$ -	36	$ 3,330.00
14	2211.507	AGGREGATE BASE CLASS 5 MODIFIED	CY	1354	$ 14.25	$ 19,294.50	0	$ -	1552	$ 22,116.00
15	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	608	$ 3.90	$ 2,371.20	0	$ -	550	$ 2,145.00
16	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,F)	TON	982	$ 105.00	$ 103,110.00	0	$ -	1012	$ 106,260.00
17	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,F)	TON	736	$ 114.00	$ 83,904.00	0	$ -	777	$ 88,578.00
18	2502.603	4" PVC CONDUIT - SCHEDULE 40	LF	111	$ 27.75	$ 3,080.25	0	$ -	111	$ 3,080.25
19	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	429	$ 72.00	$ 30,888.00	0	$ -	429	$ 30,888.00
20	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	358	$ 77.50	$ 27,745.00	0	$ -	358	$ 27,745.00
21	2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS III	LF	31	$ 111.00	$ 3,441.00	0	$ -	31	$ 3,441.00
22	2503.503	30" RC PIPE SEWER DESIGN 3006 CLASS III	LF	24	$ 141.00	$ 3,384.00	0	$ -	7	$ 987.00
23	2503.503	CLEAN & VIDEO PIPE SEWER	LF	842	$ 5.50	$ 4,631.00	0	$ -	842	$ 4,631.00
24	2503.602	CONNECT TO EXISTING STORM SEWER	EA	1	$ 3,490.00	$ 3,490.00	0	$ -	1	$ 3,490.00
25	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	1	$ 2,040.00	$ 2,040.00	0	$ -	1	$ 2,040.00
26	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 27-4020	EA	6	$ 1,690.00	$ 10,140.00	0	$ -	6	$ 10,140.00
27	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	5	$ 3,680.00	$ 18,400.00	0	$ -	5	$ 18,400.00
28	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	EA	1	$ 6,350.00	$ 6,350.00	0	$ -	1	$ 6,350.00
29	2506.502	CASTING ASSEMBLY (STORM)	EA	13	$ 1,200.00	$ 15,600.00	0	$ -	13	$ 15,600.00
30	2521.504	6" CONCRETE WALK	SY	129	$ 91.50	$ 11,803.50	0	$ -	132	$ 12,078.00
31	2531.604	6" CONCRETE FLUME	SY	26	$ 153.00	$ 3,978.00	0	$ -	30	$ 4,590.00
32	2534.503	CONCRETE CURB & GUTTER DESIGN B612	LF	2551	$ 32.00	$ 81,632.00	0	$ -	2610	$ 83,520.00
33	2563.601	TRAFFIC CONTROL	LS	1	$ 0.01	$ 0.01	0.0	$ -	1.0	$ 0.01
34	2572.503	TEMPORARY TREE PROTECTION FENCE	LF	697	$ 2.30	$ 1,603.10	0	$ -	696	$ 1,600.80
35	2573.501	STABILIZED CONSTRUCTION EXIT	EA	1	$ 2,080.00	$ 2,080.00	0	$ -	1	$ 2,080.00
36	2573.502	STORM DRAIN INLET PROTECTION	EA	11	$ 202.00	$ 2,222.00	0	$ -	11	$ 2,222.00
37	2573.503	SILT FENCE, TYPE MS	LF	239	$ 5.00	$ 1,195.00	0	$ -	238	$ 1,190.00

			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
38	2574.507	TOPSOIL (LV)	CY	567	$ 15.25	$ 8,646.75	0	$ -	567	$ 8,646.75
39	2574.508	FERTILIZER TYPE 3	LBS	40	$ 1.10	$ 44.00	0	$ -	40	$ 44.00
40	2575.505	SEEDING	ACRE	0.40	$ 509.00	$ 203.60	0.10	$ 50.90	0.40	$ 203.60
41	2575.508	HYDRAULIC MULCH MATRIX	LBS	760	$ 1.00	$ 760.00	350	$ 350.00	1400	$ 1,400.00
42	2575.508	SEED MIXTURE 25-151	LBS	25	$ 4.80	$ 120.00	0	$ -	35	$ 168.00
43	2575.508	SEED MIXTURE 33-262	LBS	10	$ 14.50	$ 145.00	0	$ -	13	$ 188.50
44	2575.604	ROLLED EROSION PREVENTION CATEGORY 25	SY	1009	$ 2.20	$ 2,219.80	300	$ 660.00	1200	$ 2,640.00
45	2582.503	4" SOLID LINE PAINT (EPOXY)	LF	5314	$ 3.90	$ 20,724.60	0	$ -	5381	$ 20,985.90
46	2582.618	PAVEMENT MESSAGE (EPOXY)	SF	25	$ 38.75	$ 968.75	0	$ -	25	$ 968.75
		ORIGINAL CONTRACT TOTALS				**$ 561,036.71**		**$ 1,060.90**		**$ 575,722.00**

CHANGE ORDER No.1

Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
CO 1	2211.507	AGGREGATE BASE CLASS 5 MODIFIED - NOT FROM CITY STOCKPILE	CY	336	$ 20.45	$ 6,871.20	0	$ -	336	$ 6,871.20
		CHANGE ORDER No.1 TOTALS				**$ 6,871.20**		**$ -**		**$ 6,871.20**
		GRAND TOTALS				**$ 567,907.91**		**$ 1,060.90**		**$ 582,593.20**

Internal City Use Only			
Park Improvement Trust Fund	*$ 200.45*		*$ 221,898.35*
Capital Maintenance Fund	*$ 200.45*		*$ 221,898.35*
Storm Sewer Utility Fund	*$ 660.00*		*$ 138,796.50*
Total Funds	*$ 1,060.90*		*$ 582,593.20*

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-216 Approving Partial Payment to Enebak Construction Company for Improvement Project #23-20, The COR Mass Grading.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Enebak Construction Company for improvement project #23-20, The COR Mass Grading in the amount of $194,851.29.

Outcome/Action:

Motion to adopt Resolution #24-216 approving partial payment to Enebak Construction Company for improvement project #23-20, The COR Mass Grading in the amount of $194,851.29.

Attachments

Pay Resolution #24-216

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:08 AM
Brian Hagen	Brian Hagen	08/22/2024 08:33 AM
Form Started By: Stacie Damjanovich		Started On: 08/07/2024 10:19 AM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-216

RESOLUTION APPROVING PARTIAL PAYMENT NO. 7 TO ENEBAK CONSTRUCTION COMPANY OF LAKEVILLE, MINNESOTA FOR IMPROVEMENT PROJECT #23-20; COR MASS GRADING

WHEREAS, the City of Ramsey proposes to construct infrastructure improvements within The COR; and

WHEREAS, pursuant to Ramsey City Council resolution #22-241, adopted October 25, 2022, the City Council authorized Bolton & Menk, Inc. to complete The COR Public Infrastructure and Wetland Analysis proposals; and

WHEREAS, pursuant to Ramsey City Council resolution #23-107, adopted May 9, 2023, the City Council approved The COR Public Infrastructure Design Services proposal of Bolton & Menk, Inc. specifying their scope of services and not-to-exceed fees for design services associated with public infrastructure improvements in The COR; and

WHEREAS, pursuant to Ramsey City Council resolution #23-157, adopted July 11, 2023, the City Council approves the plans prepared by Bolton and Menk, Inc. and authorized advertising bids for City Improvement Project #23-20, COR Mass Grading; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-176, adopted August 8, 2023, a contract was awarded to Enebak Construction Company of Lakeville, Minnesota in the amount of $4,197,240.34 for said improvements; and

WHEREAS, as of August 27, 2024 $4,014,801.18 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 7 to Enebak Construction Company of Lakeville, Minnesota for improvement project #23-20, The COR Mass Grading, in the amount of $194,851.29.

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 authorizes partial payment No. 7 to Enebak Construction Company of Lakeville, Minnesota for Improvement Project #23-20, The COR Mass Grading in the amount of $194,851.29.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills

for the date of August 27, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

23-216

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	23-20
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.130893
Contractor:	Enebak Construction Company	**Agency's Project No.:**	
Project:	The COR Grading Improvements		
Contract:			

Application No.: 7 **Application Date:** 8/6/2024

Application Period: From 6/1/2024 to 7/31/2024

1. Original Contract Price	$	4,197,240.34
2. Net change by Change Orders	$	56,955.69
3. Current Contract Price (Line 1 + Line 2)	$	4,254,196.03
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	4,252,174.21
5. Retainage		
a. 1% X $ 4,252,174.21 Work Completed	$	42,521.74
b. ____ X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	42,521.74
6. Amount eligible to date (Line 4 - Line 5.c)	$	4,209,652.47
7. Less previous payments	$	4,014,801.18
8. Amount due this application	**$**	**194,851.29**
9. Balance to finish, including retainage (Line 3 - Line 4)	$	2,021.82

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Enebak Construction Company: 16972 Brandtjen Farm Drive, Lakeville, MN 55044

Signature: T. Mll **Date:** 8/9/24

Name: Tim Malecha **Title:** Project Manager

Recommended by Engineer		Approved by Owner	
By:	Kevin P Kielb	**By:**	Bruce A Westby
Name:	Kevin Kielb	**Name:**	Bruce Westby
Title:	Principal Engineer	**Title:**	City Engineer / PWD
Date:	8/6/2024	**Date:**	8/16/2024

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Enebak Construction Company
Project:	The COR Grading Improvements
Contract:	
Owner's Project No.:	23-20
Engineer's Project No.:	0R1.130893
Contractor's Project No.:	
Agency's Project No.:	

Application No.: 7 Application Period: From 06/01/24 to 07/31/24 Application Date: 08/06/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Original Contract												
1	MOBILIZATION	1.00	LUMP SUM	84,337.50	84,337.50	1.00	84,337.50	1.00	84,337.50		84,337.50	100%	-
2	REMOVE MANHOLE OR CATCH BASIN (STORM)	10.00	EACH	1,428.01	14,280.10	10.00	14,280.10	10.00	14,280.10		14,280.10	100%	-
3	REMOVE SHEET PILING AND CONCRETE END CAP	1.00	EACH	1,022.95	1,022.95	1.00	1,022.95	1.00	1,022.95		1,022.95	100%	-
4	REMOVE MANHOLE (SANITARY)	4.00	EACH	2,194.87	8,779.48	4.00	8,779.48	4.00	8,779.48		8,779.48	100%	-
5	REMOVE GATE VALVE & BOX	1.00	EACH	426.12	426.12	1.00	426.12	1.00	426.12		426.12	100%	-
6	REMOVE HYDRANT	2.00	EACH	426.12	852.24	2.00	852.24	2.00	852.24		852.24	100%	-
7	REMOVE STORM PIPE	1,235.00	LIN FT	39.48	48,757.80	1,235.00	48,757.80	1,235.00	48,757.80		48,757.80	100%	-
8	REMOVE SANITARY PIPE	532.00	LIN FT	18.81	10,006.92	532.00	10,006.92	532.00	10,006.92		10,006.92	100%	-
9	REMOVE WATERMAIN	659.00	LIN FT	13.71	9,034.89	650.00	8,911.50	650.00	8,911.50		8,911.50	99%	123.39
10	REMOVE AND REPLACE CURB & GUTTER	25.00	LIN FT	120.95	3,023.75	-		-	-		-		3,023.75
11	SAW CUT BITUMINOUS PAVEMENT (FULL DEPTH)	48.00	LIN FT	3.00	144.00	48.00	144.00	48.00	144.00		144.00	100%	-
12	REMOVE BITUMINOUS PAVEMENT	2,440.00	SQ YD	2.50	6,100.00	2,440.00	6,100.00	2,440.00	6,100.00		6,100.00	100%	-
13	BITUMINOUS PATCH SPECIAL	30.00	SQ YD	138.82	4,164.60	64.00	8,884.48	64.00	8,884.48		8,884.48	213%	(4,719.88)
14	SALVAGE & REINSTALL RIPRAP	100.00	CU YD	87.12	8,712.00	30.00	2,613.60	30.00	2,613.60		2,613.60	30%	6,098.40
15	EXCAVATION - COMMON (EV)	366,900.00	CU YD	1.47	539,343.00	357,845.00	526,032.15	357,845.00	526,032.15		526,032.15	98%	13,310.85
16	EXCAVATION - SUBGRADE (EV)	5,550.00	CU YD	1.47	8,158.50	-		-	-		-		8,158.50
17	COMMON EMBANKMENT (CV)	284,250.00	CU YD	0.01	2,842.50	262,316.00	2,623.16	262,316.00	2,623.16		2,623.16	92%	219.34
18	DEWATERING	1.00	LUMP SUM	500,000.00	500,000.00	1.00	500,000.00	1.00	500,000.00		500,000.00	100%	-
19	EXCAVATION SPECIAL (EV)	160,920.00	CU YD	1.47	236,552.40	189,142.00	278,038.74	189,142.00	278,038.74		278,038.74	118%	(41,486.34)
20	EMBANKMENT SPECIAL (CV)	146,310.00	CU YD	0.01	1,463.10	174,532.00	1,745.32	174,532.00	1,745.32		1,745.32	119%	(282.22)
21	CLAY LINER (CV) (P)	26,100.00	CU YD	35.47	925,767.00	27,643.00	980,497.21	27,643.00	980,497.21		980,497.21	106%	(54,730.21)
22	STOCKPILE EXCESS TOPSOIL (SV)	10,470.00	CU YD	0.01	104.70	10,470.00	104.70	10,470.00	104.70		104.70	100%	-
23	STREET SWEEPER (WITH PICKUP BROOM)	25.00	HOUR	165.00	4,125.00	136.50	22,522.50	136.50	22,522.50		22,522.50	546%	(18,397.50)
24	SKID LOADER	50.00	HOUR	203.00	10,150.00	42.00	8,526.00	42.00	8,526.00		8,526.00	84%	1,624.00
25	15" CMP APRON	2.00	EACH	453.21	906.42	-		-	-		-		906.42
26	15" RC PIPE APRON	2.00	EACH	2,016.77	4,033.54	2.00	4,033.54	2.00	4,033.54		4,033.54	100%	-
27	21" RC PIPE APRON	1.00	EACH	2,707.74	2,707.74	-		-	-		-		2,707.74
28	24" RC PIPE APRON	1.00	EACH	5,723.94	5,723.94	-		-	-		-		5,723.94
29	30" RC PIPE APRON	1.00	EACH	3,921.84	3,921.84	1.00	3,921.84	1.00	3,921.84		3,921.84	100%	-
30	36" RC PIPE APRON	1.00	EACH	5,312.46	5,312.46	-		-	-		-		5,312.46
31	TRENCHLESS STORM SEWER	136.00	LIN FT	1,731.76	235,519.36	136.00	235,519.36	136.00	235,519.36		235,519.36	100%	-
32	8" CONCRETE HEADWALL	3.00	EACH	19,173.00	57,519.00	3.00	57,519.00	3.00	57,519.00		57,519.00	100%	-
33	15" CMP	100.00	LIN FT	35.75	3,575.00	-		-	-		-		3,575.00
34	15" RC PIPE SEWER CLASS V	217.00	LIN FT	52.80	11,457.60	217.00	11,457.60	217.00	11,457.60		11,457.60	100%	-
35	21" RC PIPE SEWER CLASS IV	47.00	LIN FT	65.36	3,071.92	47.00	3,071.92	47.00	3,071.92		3,071.92	100%	-
36	24" RC PIPE SEWER CLASS III	448.00	LIN FT	72.39	32,430.72	448.00	32,430.72	448.00	32,430.72		32,430.72	100%	-
37	30" RC PIPE SEWER CLASS IV	417.00	LIN FT	122.33	51,011.61	417.00	51,011.61	417.00	51,011.61		51,011.61	100%	-
38	36" RC PIPE SEWER CLASS III	122.00	LIN FT	141.50	17,263.00	13.00	1,839.50	13.00	1,839.50		1,839.50	11%	15,423.50
39	48" RC PIPE SEWER CLASS III	1,715.00	LIN FT	245.81	421,564.15	1,715.00	421,564.15	1,715.00	421,564.15		421,564.15	100%	-
40	CONNECT TO EXISTING STORM SEWER	7.00	EACH	3,057.93	21,405.51	6.00	18,347.58	6.00	18,347.58		18,347.58	86%	3,057.93
41	6" DIP WATERMAIN CL 53	32.00	LIN FT	64.17	2,053.44	32.00	2,053.44	32.00	2,053.44		2,053.44	100%	-
42	8" DIP WATERMAIN CL 52	120.00	LIN FT	61.05	7,326.00	120.00	7,326.00	120.00	7,326.00		7,326.00	100%	-

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	23-20
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.130893
Contractor:	Enebak Construction Company	**Contractor's Project No.:**	
Project:	The COR Grading Improvements	**Agency's Project No.:**	
Contract:			

Application No.: 7 **Application Period:** From 06/01/24 to 07/31/24 **Application Date:** 08/06/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
43	12" DIP WATERMAIN CL 52	620.00	LIN FT	87.16	54,039.20	620.00	54,039.20	620.00	54,039.20		54,039.20	100%	-
44	6" GATE VALVE AND BOX	2.00	EACH	2,224.94	4,449.88	2.00	4,449.88	2.00	4,449.88		4,449.88	100%	-
45	8" GATE VALVE AND BOX	2.00	EACH	3,041.71	6,083.42	2.00	6,083.42	2.00	6,083.42		6,083.42	100%	-
46	12" GATE VALVE AND BOX	3.00	EACH	5,315.48	15,946.44	3.00	15,946.44	3.00	15,946.44		15,946.44	100%	-
47	HYDRANT	2.00	EACH	5,844.34	11,688.68	2.00	11,688.68	2.00	11,688.68		11,688.68	100%	-
48	WATERMAIN FITTINGS	1,700.00	LBS	14.36	24,412.00	1,700.00	24,412.00	1,700.00	24,412.00		24,412.00	100%	-
49	CONNECT TO EXISTING WATER MAIN	3.00	EACH	1,747.39	5,242.17	3.00	5,242.17	3.00	5,242.17		5,242.17	100%	-
50	CONNECT TO EXISTING SANITARY SEWER	2.00	EACH	4,368.47	8,736.94	2.00	8,736.94	2.00	8,736.94		8,736.94	100%	-
51	CLEAN & VIDEO TAPE PIPE SEWER	740.00	LIN FT	4.03	2,982.20	740.00	2,982.20	740.00	2,982.20		2,982.20	100%	-
52	8" PVC PIPE SEWER	170.00	LIN FT	32.12	5,460.40	170.00	5,460.40	170.00	5,460.40		5,460.40	100%	-
53	18" PVC PIPE SEWER	570.00	LIN FT	66.64	37,984.80	570.00	37,984.80	570.00	37,984.80		37,984.80	100%	-
54	4" INSULATION	20.00	SQ YD	75.45	1,509.00	20.00	1,509.00	20.00	1,509.00		1,509.00	100%	-
55	CONSTRUCT SANITARY SEWER MANHOLE	46.50	LIN FT	409.90	19,060.35	46.50	19,060.35	46.50	19,060.35		19,060.35	100%	-
56	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020	19.50	LIN FT	481.25	9,384.38	19.50	9,384.38	19.50	9,384.38		9,384.38	100%	-
57	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020	11.20	LIN FT	864.89	9,686.77	11.20	9,686.77	11.20	9,686.77		9,686.77	100%	-
58	CONSTRUCT DRAINAGE STRUCTURE DES 72-4020	31.00	LIN FT	848.50	26,303.50	31.00	26,303.50	31.00	26,303.50		26,303.50	100%	-
59	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	17.90	LIN FT	1,252.62	22,421.90	18.00	22,547.16	18.00	22,547.16		22,547.16	101%	(125.26)
60	CONSTRUCT DRAINAGE STRUCTURE DES 108-4020	21.60	LIN FT	2,138.96	46,201.54	21.60	46,201.54	21.60	46,201.54		46,201.54	100%	-
61	CONSTRUCT DRAINAGE STRUCTURE DES 60-4022	12.40	LIN FT	628.38	7,791.91	12.40	7,791.91	12.40	7,791.91		7,791.91	100%	-
62	CONSTRUCT DRAINAGE STRUCTURE DESIGN 84-4022	15.30	LIN FT	1,363.21	20,857.10	15.30	20,857.11	15.30	20,857.11		20,857.11	100%	(0.01)
63	CONSTRUCT DRAINAGE STRUCTURE - OUTLET CONTROL STRUCTURE (5' DIA)	1.00	EACH	9,003.19	9,003.19	1.00	9,003.19	1.00	9,003.19		9,003.19	100%	-
64	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SPLITTER STRUCTURE 7)	1.00	EACH	86,978.28	86,978.28	1.00	86,978.28	1.00	86,978.28		86,978.28	100%	-
65	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SPLITTER STRUCTURE 27)	1.00	EACH	98,761.35	98,761.35	1.00	98,761.35	1.00	98,761.35		98,761.35	100%	-
66	CASTING ASSEMBLY, STORM	15.00	EACH	467.09	7,006.35	12.00	5,605.08	12.00	5,605.08		5,605.08	80%	1,401.27
67	CASTING ASSEMBLY, SANITARY	4.00	EACH	428.52	1,714.08	4.00	1,714.08	4.00	1,714.08		1,714.08	100%	-
68	ADJUST FRAME & RING CASTING	10.00	EACH	603.18	6,031.80	-		-	-		-		6,031.80
69	RANDOM RIPRAP CLASS III	85.00	CU YD	143.00	12,155.00	271.09	38,765.87	271.09	38,765.87		38,765.87	319%	(26,610.87)
70	TRAFFIC CONTROL	1.00	LUMP SUM	5,000.00	5,000.00	1.00	5,000.00	1.00	5,000.00		5,000.00	100%	-
71	F&I PERMANENT TYPE III BARRICADES	2.00	EACH	450.00	900.00	-		-	-		-		900.00
72	EROSION CONTROL SUPERVISOR	1.00	LUMP SUM	0.01	0.01	1.00	0.01	1.00	0.01		0.01	100%	-
73	STABILIZED CONSTRUCTION EXIT	1.00	LUMP SUM	1,274.30	1,274.30	-		-	-		-		1,274.30
74	STORM DRAIN INLET PROTECTION	48.00	EACH	412.65	19,807.20	-		-	-		-		19,807.20
75	SILT FENCE, TYPE MS	9,190.00	LIN FT	1.80	16,542.00	5,700.00	10,260.00	9,190.00	16,542.00		16,542.00	100%	-
76	TEMPORARY STABILIZATION	50.00	ACRE	650.00	32,500.00	8.00	5,200.00	8.00	5,200.00		5,200.00	16%	27,300.00
77	TOPSOIL PLACEMENT (CV)	39,400.00	CU YD	1.83	72,102.00	39,400.00	72,102.00	39,400.00	72,102.00		72,102.00	100%	-
78	ROLLED EROSION PREVENTION CATEGORY 20	15,500.00	SQ YD	1.54	23,870.00	2,000.00	3,080.00	13,500.00	20,790.00		20,790.00	87%	3,080.00
79	SEED MIXTURE 25-141	3,700.00	POUND	4.28	15,836.00	2,697.00	11,543.16	2,697.00	11,543.16		11,543.16	73%	4,292.84
80	SEED MIXTURE 34-263	70.00	POUND	62.90	4,403.00	14.00	880.60	47.00	2,956.30		2,956.30	67%	1,446.70
81	SEED MIXTURE 38-631	70.00	POUND	43.42	3,039.40	-		-	-		-		3,039.40
82	HYDRAULIC MULCH MATRIX	117,300.00	POUND	0.90	105,570.00	117,300.00	105,570.00	117,300.00	105,570.00		105,570.00	100%	-
83	SEED MIXTURE NATIVE GRASS - CUSTOM	60.00	POUND	13.20	792.00	12.00	158.40	12.00	158.40		158.40	20%	633.60
84	WATER FOR DUST CONTROL	2,000.00	MGAL	9.38	18,760.00	1,680.69	15,764.90	1,680.69	15,764.90		15,764.90	84%	2,995.10
				Original Contract Totals	$ 4,197,240.34		$ 4,176,057.50		$ 4,202,125.20	$ -	$ 4,202,125.20	100%	$ (4,884.86)

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Enebak Construction Company
Project:	The COR Grading Improvements
Contract:	
Owner's Project No.:	23-20
Engineer's Project No.:	0R1.130893
Contractor's Project No.:	
Agency's Project No.:	

Application No.: 7 Application Period: From 06/01/24 to 07/31/24 Application Date: 08/06/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
						Change Orders							
CHANGE ORDER NO. 1													
CO-1.1	15" BULKHEAD	3.00	EACH	1,000.00	3,000.00	3.00	3,000.00	3.00	3,000.00		3,000.00	100%	-
CO-1.2	24" BULKHEAD	1.00	EACH	1,500.00	1,500.00	-	-	-	-		-		1,500.00
CO-1.3	36" BULKHEAD	2.00	EACH	2,000.00	4,000.00	1.00	2,000.00	1.00	2,000.00		2,000.00	50%	2,000.00
CO-1.4	6' DIA STRUCTURE (9A)	1.00	LS	7,757.38	7,757.38	1.00	7,757.38	1.00	7,757.38		7,757.38	100%	-
CO-1.5	6' DIA STRUCTURE (10A)	1.00	LS	9,820.02	9,820.02	1.00	9,820.02	1.00	9,820.02		9,820.02	100%	-
CO-1.6	UPSIZE MANHOLE 19 FROM 60" TO 72"	1.00	LS	2,057.94	2,057.94	1.00	2,057.94	1.00	2,057.94		2,057.94	100%	-
CO-1.7	UPSIZE MANHOLE 11 FROM 72" TO 84"	1.00	LS	3,640.73	3,640.73	1.00	3,640.73	1.00	3,640.73		3,640.73	100%	-
CO-1.8	UPSIZE MANHOLE 10 FROM 72" TO 96"	1.00	LS	4,723.08	4,723.08	1.00	4,723.08	1.00	4,723.08		4,723.08	100%	-
CO-1.9	UPSIZE MANHOLE 9 FROM 84" TO 96"	1.00	LS	3,217.83	3,217.83	1.00	3,217.83	1.00	3,217.83		3,217.83	100%	-
CHANGE ORDER NO. 2													
CO-2.1	SAWCUT BITUMINOUS PAVEMENT	50.00	LIN FT	3.00	150.00	45.00	135.00	45.00	135.00		135.00	90%	15.00
CO-2.2	REMOVE BITUMINOUS PAVEMENT	70.00	SQ YD	2.50	175.00	46.00	115.00	46.00	115.00		115.00	66%	60.00
CO-2.3	BITUMINOUS PATCH SPECIAL	70.00	SQ YD	138.82	9,717.40	46.00	6,385.72	46.00	6,385.72		6,385.72	66%	3,331.68
CO-2.4	30" RCP STORM SEWER CLASS IV	47.00	LIN FT	122.33	5,749.51	47.00	5,749.51	47.00	5,749.51		5,749.51	100%	-
CO-2.5	MODIFY STORM STRUCTURE NO. 6 (REALIGNMENT)	1.00	LS	5,000.00	5,000.00	1.00	5,000.00	1.00	5,000.00		5,000.00	100%	-
CO-2.6	REMOVE STORM PIPE	(90.00)	LF	39.48	(3,553.20)	(90.00)	(3,553.20)	(90.00)	(3,553.20)		(3,553.20)	100%	-
					-				-		-		-
				Change Order Totals	$ 56,955.69		$ 50,049.01		$ 50,049.01	$ -	$ 50,049.01	88%	$ 6,906.68
						Original Contract and Change Orders							
				Project Totals	$ 4,254,196.03		$ 4,226,106.51		$ 4,252,174.21	$ -	$ 4,252,174.21	100%	$ 2,021.82

EJCDC C-620 Contractor's Application for Payment
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CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-217 Approving Final Payment to Reshetar Systems for Improvement Project 22-17, Ramsey Villas North Sound Wall Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Time Frame/Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from Reshetar Systems:

1. IC-134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax).
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against Reshetar Systems by reasons of the contract have been fully paid or satisfactorily secured).
3. Consent of Surety to Final Payment (Certification from the contractor's surety).

Following receipt of these items, final payment will be issued.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to Reshetar Systems for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements in the amount of $58,001.28.

Outcome/Action:

Motion to adopt Resolution #24-217 approving final payment to Reshetar Systems for improvement project #22-17, Ramsey Villas North Sound Wall Improvements in the amount of $58,001.28.

Attachments

Pay Resolution #24-217

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:08 AM
Brian Hagen	Brian Hagen	08/22/2024 08:32 AM
Form Started By: Stacie Damjanovich		Started On: 08/07/2024 09:34 AM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-217

RESOLUTION APPROVING FINAL PAYMENT TO RESHETAR SYSTEMS FOR RAMSEY VILLAS NORTH SOUND WALL IMPROVEMENTS; IMPROVEMENT PROJECT #22-17

WHEREAS, the City of Ramsey proposes to construct sound wall improvements along the west boundary of the Ramsey Villas North plat to address concerns raised by local property owners due to excessive noise generated by vehicle traffic on Highway 47; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-150, adopted May 28, 2024, the Mayor and City Administrator were authorized and directed to execute Minnesota Department of Transportation (MnDOT) Cooperative Construction Agreement No. 1056358 for and on behalf of the City of Ramsey, to permit the City to construct and maintain City Improvement Project #22-17 on MnDOT right-of-way in accordance with the terms of the agreement; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-150, adopted May 28, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-180, adopted July 9, 2024, a contract was awarded to Reshetar Systems of Anoka, Minnesota, in the amount of $58,001.28 for said improvements; and

WHEREAS, as of August 27, 2024 $0.00 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to Reshetar Systems of Anoka, Minnesota, for improvement project #22-17, Ramsey Villas North Sound Wall Improvements, in the amount of $58,001.28.

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

1) The City Council hereby authorizes final payment to Reshetar Systems of Anoka, Minnesota for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements in the amount of $58,001.28.

2) The City Council hereby accepts the project and authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

#24-217

Pay Estimate Summary Sheet

Estimate Number:	1 Final
Project Number:	22-17
Project Name:	Ramsey Villas North Sound Wall Improvements
Period Ending	July 31, 2024
Contractor:	Reshetar Systems
Address:	730 Bunker Lake Boulevard, Anoka, MN 55303

1	Original Contract Amount		$ 58,001.28
2	Change Order(s)	No. ____ Thru No. ____	
3	Total Funds Encumbered		$ 58,001.28
4	Value of Work Completed		$ 58,001.28
5	Retainage	0 %	$ -
	Percent Complete	100%	
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		$ 58,001.28
8	Previous Payment(s)		$ -
9	**Payment Due (Lines 7-8)**		**$ 58,001.28**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$ -

Certificaiton of Final Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Reshetar Systems, Inc.	Brett Reshetar
Contractor Name	Print Name
President	
Title	Signature
	7/31/24
	Date

City of Ramsey Approval

	8/5/2024
Signature (Project Engineer)	Date
	8/16/2024
Signature (City Engineer)	Date

Ramsey Villas North Sound Wall Improvements
I.P. 22-17
Estimate No. 1 Final
Period Ending July 31, 2024

		CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	Mobilization	LS	1.0	$ 500.00	$ 500.00	1.0	$ 500.00	1.0	$ 500.00
2	Traffic Control	LS	1	$ 1,000.00	$ 1,000.00	1	$ 1,000.00	1	$ 1,000.00
3	Wood Sound Wall	LF	328	$ 172.26	$ 56,501.28	328	$ 56,501.28	328	$ 56,501.28
GRAND TOTALS					**$ 58,001.28**		**$ 58,001.28**		**$ 58,001.28**

Internal City Use Only				
PIR Funds		*$ 58,001.28*		*$ 58,001.28*
Total Funds		*$ 58,001.28*		*$ 58,001.28*

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #24-219 Approving Change Order #2 for Improvement Project #21-09, Centralized Water Treatment Plant

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-219 approving Change Order #2 for Improvement Project #21-09, Centralized Water Treatment Plant.

Background:

Magney Construction, Inc., the general contractor for construction of the Water Treatment Plant, is requesting an 88-day construction time extension due to delays that occurred at the beginning of the project outside of the Contractor's control. These delays included time lost due to Department of Labor and Industry (DOLI) requests for additional information and issuance of redesigned or modified drawings, as well as submittance of required documentation, including but not limited to, SAC determinations and special inspections, during the Building Department's permit review and approval process.

A table is included in the attached cover letter from Advanced Engineering and Environmental Services, Inc., the design engineer for the WTP project, detailing the various delays encountered by Magney Construction along with the associated dates of events that account for the 88-days of lost construction time.

Notification:

Notifications are not required for this case.

Time Frame/Observations/Alternatives:

Observations:

Approving Change Order #2 will result in the substantial completion date being revised from May 1, 2025, to July 28, 2025, and the final completion date being revised from August 1, 2025, to October 28, 2025.

Alternatives:

Motion to adopt Resolution #24-219 approving Change Order #2 for Improvement Project #21-09, Centralized Water Treatment Plant.

Funding Source:

No costs are associated with Change Order #2.

Recommendation:

Staff and AE2S recommend approving Alternative #1 for reasons summarized in the attached letter and Change Order.

Outcome/Action:

Motion to adopt Resolution #24-219 approving Change Order #2 for Improvement Project #21-09, Centralized Water Treatment Plant.

Attachments

Resolution 24-219
Change Order 2

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/22/2024 08:34 AM
Form Started By: Bruce Westby		Started On: 08/07/2024 03:12 PM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-219

RESOLUTION APPROVING CHANGE ORDER #2 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 #24-059 adopted February 13, 2024, Change Order #1 was approved in the amount of $794,153.71 to apply prevailing wages to the contract, and

WHEREAS, Change Order #2 proposes to extend Magney Construction, Inc.'s contract by 88 days for documented delays at the beginning of the project outside Magney's control.

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 #2 to Improvement Project #21-09 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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

www.ae2s.com

August 21, 2024

Bruce Westby
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Ramsey Water Treatment Plant – Change Order No. 02

Dear Mr. Westby:

AE2S continues to oversee the construction of the City of Ramsey's new WTP. Magney has completed the concrete pours for the reservoir as well as most of the concrete pours at the main level of the Water Treatment Plant. Magney has also completed both the Backwash Tank and Clearwell base slabs, walls, and top slabs. Concrete pours for the walls of all filter basins have begun. Electrical conduit has been installed within the electrical room and CMU block walls have been constructed. Our engineering team has continued to coordinate with Magney and further refine the installation details of future pieces of equipment. As construction and coordination has progressed we have identified some items that will require adjustments. This letter is intended to outline those adjustments and summarize the current project budget in order for the City to fully understand the status of the project.

Change Order No. 02 Summary:

Magney Construction, Inc. requests an 88-day construction time extension due to permitting delays at the beginning of the project outside of the Contractor's control. These delays include time lost due to, and/or associated with, the Department of Labor and Industry's (DOLI) request for additional information/denial letter, time lost due to the required issuance of redesigned or modified drawings, DOLI approvals, submittance of required documentation, including, but not limited to, SAC determinations, special inspections, Building Department permit review and approval process. The following table lays out the associated dates of events that make up the 88-day loss in construction period.

4/17/2023	Plans & Specifications sent to City of Ramsey - Building Division
4/18/2023	Contractor's license application submitted
4/19/2023	Contractor's license approved
4/21/2023	Formal building permit application submitted and fee paid
4/27/2023	Contractor received notice that building permit was denied due to DOLI review, jobsite address, SAC determination, updated civil & plumbing drawings required.
4/27/2023	Contractor sent denial letter to AE2S with action items and notice of delay
5/10/2023	Contractor received updated plan sheet w/ site address received
5/12/2023	Contractor received special inspections form complete w/ signatures
5/17/2024	DOLI sent over approval
5/18/2023	Contractor received revised and DOLI approved plan sheets
5/22/2023	Confirmed submission of all documents to Building Division, except for SAC determination
5/22/2023	Contractor noted delay will impact project cost & schedule. AE2S advised contractor to keep track of delay.
6/23/2023	City of Ramsey - Building Division advised of plumbing design issues & DOLI letter
6/23/2023	Resolved plumbing design & DOLI issues
7/24/2023	Received notification that permit was approved
7/25/2023	Permit was picked up and fee paid

To adequately encompass all effects of those delays, this Change Order will cover all known and unknown construction impacts to the effective date of this Change Order. This includes all time and financial impacts that result from processed permits, submittals, RFIs, RFPs, contractor proposals, purchase orders, change orders, and any construction activities to date. No cost implications as a result of the delays described above will be considered. Proposals 011, 022, 023, 024, 025, and 026 will be excluded as they were under review at the time the Change Order was issued to the Contractor. It is not expected that construction delays will result from any of those proposals.

Project Cost Summary:

Construction Contract Budget

Expense No.	Subtotal
Original Construction Contract	$31,528,500.00
Change Order No. 1	$794,153.71
Total Construction Contract	**$32,322,653.71**
Total Billed	$15,505,225.09
Retainage	$775,261,25
Total Compensated and Stored to Date	**$14,729,963.84**
Balance to Finish Plus Retainage	**$17,592,689,87**
Percent Completed	49.2%

Note: Summary includes up to Pay Application No. 14.

Construction Contract Times

Contract Times	Date
Substantial Completion:	May 1, 2025
Final Completion:	August 1, 2025
Change Order No. 2 (**Increase**/Decrease)	+ 88 Days*
Substantial Completion:	July 28, 2025
Final Completion:	October 28, 2025

*Included in this Change Order No. 02

In summary, AE2S continues to support and track the progress of the WTP and will provide updates as necessary for Ramsey to make responsible decisions on the progress of the WTP. Change Order No. 02 is being submitted to Ramsey to formally consider and take action on. Should you have any further questions please do not hesitate to contact me at my e-mail Ryan.Hanson@AE2S.com or on my cell phone at 612-220-0154.

Submitted in Service,
AE2S

Ryan Hanson, PE
Assistant Project Manager

CHANGE ORDER NO.: 2

Owner:	City of Ramsey	Owner's Project No.:	
Engineer:	AE2S	Engineer's Project No.:	05434-2020-002
Contractor:	Magney Construction Inc.	Contractor's Project No.:	00599
Project:	Ramsey Water Treatment Plant		
Contract Name:			
Date Issued:	June 4, 2024	Effective Date of Change Order:	

The Contract is modified as follows upon execution of this Change Order:

Description:

Proposal No.	Description	Total Cost	Description
9	**Construction Time Extension**	**$0.00**	**Contractor requests to modify the terms of the Contract to add a time extension of 88 days due to delays outside of Contractor's control at the beginning of this construction project. These delays included time lost during this region's most conducive construction period, the better part of May, June and July. To adequately encompass all effects of those delays, this Change Order will cover all known and unknown construction impacts to the effective date of this Change Order. This includes all time and financial impacts that result from processed permits, submittals, RFIs, RFPs, contractor proposals, purchase orders, change orders, and any construction activities to date. Proposals 011, 022, 023, 024, 025, and 026 will be excluded as they are currently being reviewed and processed.**
	Total Change Orders	**$0.00**	

Attachments: Proposal No. 09

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Change in Contract Price	Change in Contract Times [State Contract Times as either a specific date or a number of days]
Original Contract Price: $ 31,528,500.00	Original Contract Times: Substantial Completion: May 1, 2025 Ready for final payment: August 1, 2025
Increase from previously approved Change Orders No. 1 to No. 2: $ 794,153.71	**[Increase] [Decrease]** from previously approved Change Orders No. 0 to No. 1: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: $ 32,322,653.71	Contract Times prior to this Change Order: Substantial Completion: May 1, 2025 Ready for final payment: August 1, 2025
Increase this Change Order: $ 0	**Increase** this Change Order: Substantial Completion: 88 days Ready for final payment: 88 days
Contract Price incorporating this Change Order: $ 32,322,653.71	Contract Times with all approved Change Orders: Substantial Completion: July 28, 2025 Ready for final payment: October 28, 2025

Recommended by Engineer (if required)	Accepted by Contractor
By: Ryan Hanson	Kevin Vranicar
Title: Assistant Project Manager	President
Date: June 4, 2024	August 7, 2024

Authorized by Owner	Approved by Funding Agency (if applicable)
By:	
Title:	
Date:	

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
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CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #23-221 Authorizing Partial Payment No. 14 to Magney Construction, Inc. for Improvement Project 21-09; Centralized Water Treatment Plant.

Purpose/Background:

Pay Estimate and Resolution attached.

Recommendation:

The Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #14 to Magney Construction, Inc. for Improvement Project 21-09, Centralized Water Treatment Plant, in the amount of $1,023,085.54.

Outcome/Action:

Adopt Resolution #24-221 authorizing partial payment #14 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of $1,023,085.54.

Attachments

Resolution

Pay Application

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/19/2024 01:08 PM
Brian Hagen	Brian Hagen	08/22/2024 08:34 AM
Form Started By: Marsha Weidner		Started On: 08/08/2024 01:05 PM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-221

RESOLUTION AUTHORIZING PARTIAL PAYMENT #14 TO MAGNEY CONSTRUCTION, INC. FOR IMPROVEMENT PROJECT #21-09; CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-143 adopted May 25, 2021, the final Feasibility Study dated March 4, 2021, for the centralized water treatment plant was approved; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-150 adopted May 25, 2021, Requests for Proposals for professional engineering services to prepare final plans and specifications, to administer the bid process, and to provide construction administration services for construction of a municipal water treatment plant was approved and the advertising and direct soliciting of said proposal was authorized; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-220 adopted July 27, 2021, Staff was authorized to negotiate a contract with Advanced Engineering and Environmental Services (AE2S) in an amount not to exceed $1,198,600 in response to their professional engineering services proposal, subject to review and approval of the contract by the City Attorney; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-032 adopted January 24, 2023, final plans and specifications as prepared by AE2S were approved and advertisements for bids were authorized for Improvement Project #21-09; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, the lowest responsible bid of Magney Construction, Inc. was accepted in the amount of $31,528,500, for the Base Bid and Section 01 21 00 Allowances, the Mayor and City Administrator were directed to enter into a construction contract with Magney Construction, Inc., and the Mayor was directed to accept the amendment from AE2S in the amount of $225,100 for additional construction phase services for said improvements for and on behalf of the City of Ramsey; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-059 adopted February 13, 2024, Change Order No. 1 was approved in the amount of $794,153.71 for Improvement Project #21-09, Centralized Water Treatment Plant; and" per the attached pdf.

WHEREAS, as of August 27th, 2024, $13,706,878.30 has been paid to date; and

WHEREAS, the Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #14 to Magney Construction, Inc. for said project in the amount of $1,023,085.54.

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

1) That the City Council hereby authorizes partial payment #14 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of $1,023,085.54.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application For Payment No. 14

	Application Period: 7/10/2024 - 8/7/2024	Application Date: 8/7/2024
To (Owner): City of Ramsey, MN	From (Contractor): Magney Construction, Inc.	Via (Engineer): Advanced Engineering and Environmental Services, Inc.
Project: Ramsey Water Treatment Plant	Contract: All Construction	
Owner's Contract No.:	Contractor's Project No.: 00599	Engineer's Project No.: 05434-2020-002

Application for Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	$ 794,153.71	
TOTALS	$794,153.71	$0.00
NET CHANGE BY CHANGE ORDERS	$794,153.71	

1. ORIGINAL CONTRACT PRICE			$31,528,500.00
2. Net change by Change Orders			$794,153.71
3. CURRENT CONTRACT PRICE (Line 1 ± 2)			$32,322,653.71
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)			$15,505,225.09
5. RETAINAGE:			
a. 5.0%	**$15,442,885.09**	**Work Completed**	$772,144.25
b. 5% x	**$62,340.00**	**Stored Materials**	$3,117.00
c. Total Retainage (Line 5a + Line 5b)			$775,261.25
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)			$14,729,963.84
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)			$13,706,878.30
8. AMOUNT DUE THIS APPLICATION			**$1,023,085.54**
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)			$17,592,689.87

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: [signature] Date: 8/7/2024

Payment of: $1,023,085.54
(Line 8 or other - attach explanation of other amount)

is recommended by: RYAN HANSON (Engineer) 8/8/2024 (Date)

Payment of: $1,023,085.54
(Line 8 or other - attach explanation of other amount)

is approved by: [signature] (City of Ramsey, MN) 8/13/2024 (Date)

Approved by: Funding Agency (if applicable) (Date)

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 8/7/2024

Payment Application No. 14

Work completed through: 8/7/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
01 10 00	Mobilization	$1,250,424.00	$734,521.00	$52,101.00	$0.00	$786,622.00	63	$463,802.00
01 10 01	General Conditions	$268,800.00	$144,450.00	$11,200.00	$0.00	$155,650.00	58	$113,150.00
01 10 02	Supervision	$384,000.00	$208,000.00	$16,000.00	$0.00	$224,000.00	58	$160,000.00
01 10 03	Bond & Insurance	$425,600.00	$425,600.00	$0.00	$0.00	$425,600.00	100	$0.00
01 21 00	ALLOWANCES							
1	Office Furniture ($50,000)	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
2	Computer Hardware ($80,000)	$80,000.00	$0.00	$0.00	$0.00	$0.00	0	$80,000.00
3	IT Equipment ($100,000)	$100,000.00	$0.00	$0.00	$0.00	$0.00	0	$100,000.00
4	Security and Access Control Hardware and Equipment ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
5	Irrigation System ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
6	General Construction Allowance ($950,000)	$950,000.00	$182,703.54	$54,842.14	$0.00	$237,545.68	25	$712,454.32
03 20 00	Concrete Reinforcement - Building	$1,602,777.00	$1,449,164.00	$33,240.00	$0.00	$1,482,404.00	92	$120,373.00
03 20 00	Concrete Reinforcement - Reservoir	$864,856.00	$863,503.01	$0.00	$0.00	$863,503.01	100	$1,352.99
03 30 00	Cast-in-Place Concrete Work - Site	$108,600.00	$6.00	$0.00	$0.00	$6.00	0	$108,594.00
03 30 00	Cast-in-Place Concrete Work - Building	$3,885,960.00	$2,665,885.00	$655,600.00	$0.00	$3,321,485.00	85	$564,475.00
03 30 00	Cast-in-Place Concrete Work - Reservoir	$1,410,075.00	$1,407,324.00	$0.00	$0.00	$1,407,324.00	100	$2,751.00
03 35 30	Polished Concrete Finish	$6,800.00	$0.00	$0.00	$0.00	$0.00	0	$6,800.00
03 41 00	Structural Precast Concrete	$1,042,796.00	$464,794.00	$0.00	$0.00	$464,794.00	45	$578,002.00
04 22 00	Unit Masonry	$269,000.00	$0.00	$78,000.00	$0.00	$78,000.00	29	$191,000.00
05 12 00	Structural Steel Framing, Misc. Metals, Metal Stairs and Aluminum Railing	$1,990,378.00	$599,675.00	$0.00	$0.00	$599,675.00	30	$1,390,703.00
06 00 00	Carpentry	$375,128.00	$102,900.00	$0.00	$0.00	$102,900.00	27	$272,228.00
06 73 00	Fiberglass Reinforced Plastic Grating	$353,707.00	$0.00	$0.00	$0.00	$0.00	0	$353,707.00
07 12 00	Fluid Applied Waterproofing	$78,130.00	$75,155.00	$0.00	$0.00	$75,155.00	96	$2,975.00
07 12 50	Hot Mopped Waterproofing	$7,420.00	$0.00	$0.00	$0.00	$0.00	0	$7,420.00
07 17 13	Bentonite Waterproofing	$124,650.00	$122,645.00	$0.00	$0.00	$122,645.00	98	$2,005.00
07 21 00	Thermal Insulation and Air Barriers	$15,600.00	$0.00	$0.00	$0.00	$0.00	0	$15,600.00
07 23 00	Weather Barrier	$39,800.00	$0.00	$0.00	$0.00	$0.00	0	$39,800.00
07 24 00	Exterior Insulation and Finish System	$67,955.00	$0.00	$0.00	$0.00	$0.00	0	$67,955.00
07 42 15	Architectural Metal Panels	$229,910.00	$13,160.00	$0.00	$0.00	$13,160.00	6	$216,750.00
07 50 10	Concrete Faced Insulated Panels	$15,000.00	$0.00	$0.00	$0.00	$0.00	0	$15,000.00
07 53 23	EPDM Roof System, Flashing & Sheet Metal	$589,225.00	$0.00	$0.00	$0.00	$0.00	0	$589,225.00
07 92 00	Caulking & Sealants	$37,465.00	$0.00	$0.00	$0.00	$0.00	0	$37,465.00
08 11 13	Doors, Frames & Hardware	$328,136.00	$0.00	$0.00	$0.00	$0.00	0	$328,136.00
08 31 15	Access Doors	$6,513.00	$5,120.00	$0.00	$0.00	$5,120.00	79	$1,393.00
08 35 13	Accordion Folding Fire Door	$65,683.00	$0.00	$0.00	$0.00	$0.00	0	$65,683.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 8/7/2024

Payment Application No. 14

Work completed through: 8/7/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
08 35 16	Heavy Duty Folding Door	$49,985.00	$0.00	$0.00	$0.00	$0.00	0	$49,985.00
08 36 00	Sectional Overhead Doors	$14,900.00	$0.00	$0.00	$0.00	$0.00	0	$14,900.00
08 41 13	Aluminum Framed Entrances and Storefronts/Curtainwall/Glazing	$254,163.00	$0.00	$0.00	$0.00	$0.00	0	$254,163.00
08 95 00	Translucent Wall Panels	$275,400.00	$0.00	$0.00	$0.00	$0.00	0	$275,400.00
09 20 00	Metal Framing and Gypsum Board	$190,345.00	$0.00	$0.00	$0.00	$0.00	0	$190,345.00
09 30 00	Tiling	$8,195.00	$0.00	$0.00	$0.00	$0.00	0	$8,195.00
09 51 00	Acoustical Ceilings	$47,000.00	$0.00	$0.00	$0.00	$0.00	0	$47,000.00
09 65 13	Resilient Base and Accessories	$3,000.00	$1,435.00	$0.00	$0.00	$1,435.00	48	$1,565.00
09 68 13	Carpet Tile	$12,299.00	$5,845.00	$0.00	$0.00	$5,845.00	48	$6,454.00
09 90 00	Painting	$846,400.00	$0.00	$0.00	$0.00	$0.00	0	$846,400.00
10 14 16	Plaques/Dimensional Letter Signage and Panel Signage	$16,310.00	$0.00	$0.00	$0.00	$0.00	0	$16,310.00
10 28 00	Toilet Accessories	$708.00	$0.00	$0.00	$0.00	$0.00	0	$708.00
10 44 16	Fire Extinguishers	$1,656.00	$0.00	$0.00	$0.00	$0.00	0	$1,656.00
12 24 13	Roller Window Shades	$1,500.00	$0.00	$0.00	$0.00	$0.00	0	$1,500.00
12 35 30	Architectural Casework	$51,850.00	$0.00	$0.00	$0.00	$0.00	0	$51,850.00
12 35 35	Solid Polymer Fabrications	$15,000.00	$0.00	$0.00	$0.00	$0.00	0	$15,000.00
21 13 13	Wet Pipe Sprinkler System	$65,835.00	$5,250.00	$0.00	$0.00	$5,250.00	8	$60,585.00
22 00 00	Plumbing Install, Rough-in & Finish - Labor	$76,500.00	$40,102.00	$3,200.00	$0.00	$43,302.00	57	$33,198.00
22 00 01	Plumbing Pipe, Fittings & Fixtures - Material	$270,000.00	$15,990.00	$28,750.00	$0.00	$44,740.00	17	$225,260.00
22 07 00	Plumbing Insulation	$49,670.00	$0.00	$0.00	$0.00	$0.00	0	$49,670.00
23 00 00	HVAC General Conditions, Permits & Mobilization	$15,200.00	$0.00	$0.00	$0.00	$0.00	0	$15,200.00
23 00 00.01	Testing, Adjusting & Balancing	$5,900.00	$0.00	$0.00	$0.00	$0.00	0	$5,900.00
23 00 00.02	Ductwork Insulation	$29,400.00	$0.00	$0.00	$0.00	$0.00	0	$29,400.00
23 00 00.03	HVAC Controls	$76,000.00	$0.00	$0.00	$0.00	$0.00	0	$76,000.00
23 00 00.04	Refrigerant Piping - Labor	$10,400.00	$0.00	$0.00	$0.00	$0.00	0	$10,400.00
23 00 00.05	Refrigerant Piping - Material	$2,800.00	$0.00	$0.00	$0.00	$0.00	0	$2,800.00
23 00 00.06	Ductwork - Labor	$70,900.00	$0.00	$0.00	$0.00	$0.00	0	$70,900.00
23 00 00.07	Ductwork - Material	$65,100.00	$0.00	$0.00	$0.00	$0.00	0	$65,100.00
23 00 00.08	Louvers and Dampers - Labor	$8,100.00	$0.00	$0.00	$0.00	$0.00	0	$8,100.00
23 00 00.09	Louvers and Dampers - Material	$12,500.00	$0.00	$0.00	$0.00	$0.00	0	$12,500.00
23 00 00.10	VAV and GRD - Labor	$6,800.00	$0.00	$0.00	$0.00	$0.00	0	$6,800.00
23 00 00.11	VAV and GRD - Material	$7,600.00	$0.00	$0.00	$0.00	$0.00	0	$7,600.00
23 00 00.12	HVAC Fans - Labor	$13,800.00	$0.00	$0.00	$0.00	$0.00	0	$13,800.00
23 00 00.13	HVAC Fans - Material	$39,600.00	$0.00	$0.00	$0.00	$0.00	0	$39,600.00
23 00 00.14	Gas Unit Heaters - Labor	$14,000.00	$0.00	$0.00	$0.00	$0.00	0	$14,000.00
23 00 00.15	Gas Unit Heaters - Material	$16,200.00	$0.00	$0.00	$0.00	$0.00	0	$16,200.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 14

Date of Application: 8/7/2024

Work completed through: 8/7/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
23 00 00.16	Make-Up Air Units - Labor	$5,600.00	$0.00	$0.00	$0.00	$0.00	0	$5,600.00
23 00 00.17	Make-Up Air Units - Material	$76,000.00	$0.00	$0.00	$0.00	$0.00	0	$76,000.00
23 00 00.18	Roof Top Units - Labor	$1,400.00	$0.00	$0.00	$0.00	$0.00	0	$1,400.00
23 00 00.19	Roof Top Units - Material	$50,200.00	$0.00	$0.00	$0.00	$0.00	0	$50,200.00
23 00 00.20	Split System A/C Unit - Labor	$3,000.00	$0.00	$0.00	$0.00	$0.00	0	$3,000.00
23 00 00.21	Split System A/C Unit - Material	$56,400.00	$0.00	$0.00	$0.00	$0.00	0	$56,400.00
23 00 00.22	Dehumidification Units - Labor	$3,500.00	$0.00	$0.00	$0.00	$0.00	0	$3,500.00
23 00 00.23	Dehumidification Units - Material	$37,500.00	$0.00	$0.00	$0.00	$0.00	0	$37,500.00
26 00 00	Electrical Mobilization & Permit	$10,000.00	$0.00	$0.00	$0.00	$0.00	0	$10,000.00
26 00 01	Temporary Power	$30,000.00	$11,000.00	$0.00	$0.00	$11,000.00	37	$19,000.00
26 05 19	Conductors	$222,000.00	$2,600.00	$0.00	$0.00	$2,600.00	1	$219,400.00
26 05 26	Grounding and Bonding	$10,000.00	$0.00	$0.00	$0.00	$0.00	0	$10,000.00
26 05 29	Hangers and Supports	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 05 33	Raceways and Boxes	$336,600.00	$160,500.00	$21,200.00	$0.00	$181,700.00	54	$154,900.00
26 22 13	Transformers	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 23 00	Electric Heat	$40,000.00	$15,500.00	$0.00	$0.00	$15,500.00	39	$24,500.00
26 24 11	Electrical Service	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 13	Switchboards	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 15	Transfer Switches	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 16	Panelboards	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 19	Motor Controls	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 27 26	Wiring Devices	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 28 16	Enclosed Switches	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 32 13	Engine Generators	$420,400.00	$0.00	$0.00	$0.00	$0.00	0	$420,400.00
26 51 00	Lighting	$150,000.00	$90,370.00	$2,900.00	$0.00	$93,270.00	62	$56,730.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C	$1,506,000.00	$450,000.00	$0.00	$0.00	$450,000.00	30	$1,056,000.00
28 31 00	Fire Alarm	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
27 00 00	Cabling	$25,000.00	$0.00	$0.00	$0.00	$0.00	0	$25,000.00
31 10 00	Site Clearing/ Site Prep/ Erosion Control	$94,700.00	$80,546.00	$1,200.00	$0.00	$81,746.00	86	$12,954.00
31 20 00	Earth Moving - Excavation	$242,600.00	$222,614.00	$0.00	$0.00	$222,614.00	92	$19,986.00
31 20 01	Earth Moving - Backfill	$267,800.00	$93,819.00	$29,660.00	$0.00	$123,479.00	46	$144,321.00
31 20 02	Finish Grading	$69,900.00	$0.00	$0.00	$0.00	$0.00	0	$69,900.00
31 23 19	Dewatering	$35,900.00	$35,020.00	$0.00	$0.00	$35,020.00	98	$880.00
32 12 16	Asphalt Paving	$183,097.00	$0.00	$0.00	$0.00	$0.00	0	$183,097.00
32 13 13	Concrete Paving	$59,400.00	$0.00	$0.00	$0.00	$0.00	0	$59,400.00
32 17 13	Plastic Bollard Covers	$1,700.00	$0.00	$0.00	$0.00	$0.00	0	$1,700.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 14

Date of Application: 8/7/2024

Work completed through: 8/7/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
32 31 13	Chain Link Fencing, Gates and Equipment	$207,654.00	$0.00	$0.00	$0.00	$0.00	0	$207,654.00
32 92 00	Turfs and Grasses	$63,500.00	$0.00	$0.00	$0.00	$0.00	0	$63,500.00
32 93 00	Plants	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
33 11 13	Facility Water Distribution Systems	$727,300.00	$465,393.00	$14,630.00	$0.00	$480,023.00	66	$247,277.01
33 13 13	Facility Sanitary Sewer Systems	$87,800.00	$9,658.00	$0.00	$0.00	$9,658.00	11	$78,142.00
33 41 00	Storm Utility Drainage	$124,600.00	$39,709.00	$0.00	$0.00	$39,709.00	32	$84,891.00
33 46 00	Subdrainage	$61,400.00	$49,896.00	$0.00	$0.00	$49,896.00	81	$11,504.00
40 23 19	Process Pipe & Fittings	$2,202,644.00	$1,048,699.55	$5,189.00	$62,340.00	$1,116,228.55	51	$1,086,415.46
40 27 87	Process Pipe Supports, Anchors and Sleeves	$139,344.00	$127,888.00	$0.00	$0.00	$127,888.00	92	$11,456.00
40 27 89	Process Pipe Specialties	$51,300.00	$0.00	$0.00	$0.00	$0.00	0	$51,300.00
40 27 97	Process Gauges	$5,327.00	$0.00	$0.00	$0.00	$0.00	0	$5,327.00
40 92 00	Process Valves - Plug, Butterfly, Air and Check	$655,400.00	$271,077.00	$0.00	$0.00	$271,077.00	41	$384,323.00
40 92 01	Process Valves - Pressure Reducing Valves	$149,439.00	$149,439.00	$0.00	$0.00	$149,439.00	100	$0.00
41 23 14	Overhead Crane Systems	$131,775.00	$0.00	$0.00	$0.00	$0.00	0	$131,775.00
43 05 10	Disinfection of Water Systems	$24,000.00	$0.00	$0.00	$0.00	$0.00	0	$24,000.00
43 11 16	Gas Handling Blowers	$107,240.00	$0.00	$0.00	$0.00	$0.00	0	$107,240.00
43 23 22	Split Case Pumps	$281,247.00	$280,044.00	$0.00	$0.00	$280,044.00	100	$1,203.00
43 32 76	Chlorine Gas Feed Equipment	$129,661.00	$0.00	$0.00	$0.00	$0.00	0	$129,661.00
43 32 77	Chemical Feed System Pumps	$94,650.00	$0.00	$0.00	$0.00	$0.00	0	$94,650.00
43 32 78	Chemical Feed System Accessories	$82,275.00	$0.00	$0.00	$0.00	$0.00	0	$82,275.00
44 42 24	Plate Settlers	$868,280.00	$592,846.00	$0.00	$0.00	$592,846.00	68	$275,434.00
46 33 20	Liquid Chemical Storage Tanks	$94,360.00	$0.00	$0.00	$0.00	$0.00	0	$94,360.00
46 33 33	Polymer Blending and Feed Equipment	$26,940.00	$0.00	$0.00	$0.00	$0.00	0	$26,940.00
46 43 47	Jet Mixing System	$159,793.00	$139,204.00	$0.00	$0.00	$139,204.00	87	$20,589.00
46 61 00	Filtration Equipment	$984,470.00	$446,952.00	$0.00	$0.00	$446,952.00	45	$537,518.00
CO # 01	Change Order No. 01 - MN Prevailing Wage Rates (draft)	$794,153.71	$112,290.8600	$6,880.00	$0.00	$119,170.86	15	$674,982.85
	Totals	$32,322,653.71	$14,428,292.95	$1,014,592.14	$62,340.00	$15,505,225.09	48.0%	$16,817,428.62

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-222 Approving Partial Payment to GMH Asphalt Corporation for Improvement Project #24-03; 2024 NE Ramsey Street Reconstructions.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to GMH Asphalt Corporation for improvement project #24-03; 2024 NE Ramsey Street Reconstructions in the amount of $437,181.59.

Outcome/Action:

Motion to adopt Resolution #24-222 approving partial payment to GMH Asphalt Corporation for improvement project #24-03, 2024 NE Ramsey Street Reconstructions in the amount of $437,181.59. The City of Nowthen is therefore to be invoiced by the City of Ramsey $45,104.53 according to the Joint Powers Agreement adopted on January 23, 2024.

Attachments

Pay Resolution #24-222

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:09 AM
Brian Hagen	Brian Hagen	08/22/2024 08:34 AM
Form Started By: Stacie Damjanovich		Started On: 08/12/2024 10:08 AM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-222

RESOLUTION APPROVING PARTIAL PAYMENT No. 1 TO GMH ASPHALT CORPORATION FOR 2024 NE RAMSEY STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-03

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Ford Brook Estates 3rd, Rodeo Hills Estates, Valley View Acres, and Section 01 Unplatted north of CR 27 subdivisions as identified within the 2024 – 2033 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-199, adopted August 22, 2023, The City Council awarded the proposal from Hakanson Anderson to prepare final plans and specifications for 2024 NE Ramsey Street Reconstruction, Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-279, adopted November 14, 2023, the City Council awarded the proposal from Haugo Geotechnical Services, LLC to preform geotechnical proposals for Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-032, adopted January 23, 2024, the City Council negotiated a Joint Powers Agreement with the City of Nowthen for 2024 NE Ramsey Street Reconstruction, Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-109, adopted April 23, 2024, the City Council approved final plans and specifications as prepared by Hakanson Anderson and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-139, adopted May 28, 2024, a contract was awarded to GMH Asphalt Corporation of Chaska, Minnesota, in the amount of $2,441,039.52 for said improvements; and

WHEREAS, as of August 27, 2024 $0.00 has been paid to date; and

WHEREAS, as of August 27, 2024 $0.00 has been paid to the City of Ramsey from the City of Nowthen to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 1 to GMH Asphalt Corporation of Chaska, Minnesota, for improvement project #24-03 2024 NE Ramsey Street Reconstructions, in the amount of $437,181.59. The City of Nowthen is therefore to be invoiced by the City of Ramsey $45,104.53 according to the Joint Powers Agreement adopted on January 23, 2024.

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

1) The City Council hereby authorizes partial payment No. 1 to GMH Asphalt Corporation of Chaska, Minnesota for Improvement Project #24-03, 2024 NE Ramsey Street Reconstructions in the amount of $437,181.59.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

ZH-222

Contractor's Application for Payment No. 1

To (Owner):	**City of Ramsey**	**Application Period:** 7/1/2024 - 7/31/2024	**Application Date:** August 7, 2024
Project:	**Northeast Ramsey Street Reconstruction Project**	**From (Contractor):** **GMH Asphalt Corporation**	**Via (Engineer):** **Hakanson Anderson**

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	$9,601.32	
TOTALS	$9,601.32	$0.00
NET CHANGE BY CHANGE ORDERS	**$9,601.32**	

1.	**ORIGINAL CONTRACT PRICE**	$	**$2,450,640.84**
2.	**Net change by Change Orders**	$	**$9,601.32**
3.	**Current Contract Price (Line 1 ± 2)**	$	**$2,460,242.16**
4.	**TOTAL COMPLETED AND STORED TO DATE**	$	**$460,191.15**
5.	**RETAINAGE:**	$	
	a. 5% X Work Completed	$	**$23,009.56**
	b. 0% X Stored Material	$	**$0.00**
	c. Total Retainage (Line 5.a + Line 5.b)	$	**$23,009.56**
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**	$	**$437,181.59**
7.	**LESS PREVIOUS PAYMENTS**	$	
8.	**AMOUNT DUE THIS APPLICATION**	$	**$437,181.59**

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:	Date:
Erica Johnson	8/8/2024

ENGINEER: HAKANSON ANDERSON

Certification: We recommend payment for work and quantites shown.

8-8-24

(Engineer) Date

OWNER: CITY OF RAMSEY

8/16/2024

(Owner) Date

PAY ESTIMATE #1
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Base Bid - City of Ramsey

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	1	LUMP SUM	$ 70,000.00	$ 70,000.00	0.5	$ 35,000.00
2	CLEARING	1.25	ACRE	$ 6,350.00	$ 7,937.50	1.25	$ 7,937.50
3	GRUBBING	1.25	ACRE	$ 4,250.00	$ 5,312.50	1.25	$ 5,312.50
4	REMOVE MANHOLE OR CATCH BASIN	1	EACH	$ 413.00	$ 413.00	1	$ 413.00
5	SALVAGE MAILBOX SUPPORT	69	EACH	$ 79.35	$ 5,475.15	69	$ 5,475.15
6	SAWING CONCRETE PAVEMENT - FULL DEPTH	372	LIN FT	$ 5.60	$ 2,083.20	380	$ 2,128.00
7	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	1267	LIN FT	$ 2.20	$ 2,787.40	1,290	$ 2,838.00
8	REMOVE BITUMINOUS CURB	8300	LIN FT	$ 1.00	$ 8,300.00	160	$ 160.00
9	REMOVE METAL CULVERT	550	LIN FT	$ 7.00	$ 3,850.00	489	$ 3,423.00
10	REMOVE CONCRETE PAVEMENT	394	SQ YD	$ 14.25	$ 5,614.50	0	$ -
11	REMOVE BITUMINOUS PAVEMENT	1128	SQ YD	$ 6.25	$ 7,050.00	336	$ 2,100.00
12	EXCAVATION - COMMON	150	CU YD	$ 34.20	$ 5,130.00		$ -
13	EXCAVATION - SUBGRADE	10968	CU YD	$ 21.60	$ 236,908.80	3,910	$ 84,456.00
14	SELECT GRANULAR EMBANKMENT (CV)	6065	CU YD	$ 17.60	$ 106,744.00	2,580	$ 45,408.00
15	GEOTEXTILE FABRIC TYPE 10	21240	SQ YD	$ 2.85	$ 60,534.00	7,829	$ 22,312.65
16	SUBGRADE PREPARATION	105	ROAD STA	$ 295.00	$ 30,975.00	23	$ 6,785.00
17	AGGREGATE SURFACING SPECIAL	180	TON	$ 57.30	$ 10,314.00		$ -
18	STREET SWEEPER (WITH PICKUP BROOM)	60	HOUR	$ 175.00	$ 10,500.00		$ -
19	WATER	85	MGAL	$ 60.00	$ 5,100.00		$ -
20	AGGREGATE BASE CLASS 5 MODIFIED	4712	TON	$ 25.30	$ 119,213.60		$ -
21	AGGREGATE BASE (CV) FROM STOCKPILE	2000	CU YD	$ 17.20	$ 34,400.00		$ -
22	FULL DEPTH RECLAMATION	32554	SQ YD	$ 1.50	$ 48,831.00	18,600	$ 27,900.00
23	HAUL FULL DEPTH RECLAMATION (LV)	13663	CU YD	$ 3.85	$ 52,602.55	2,100	$ 8,085.00
24	MILL BITUMINOUS SURFACE (1.5")	1930	SQ YD	$ 3.50	$ 6,755.00	0	$ -
25	BITUMINOUS MATERIAL FOR TACK COAT	2085	GALLONS	$ 4.50	$ 9,382.50		$ -
26	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 3" THICK	1133	SQ YD	$ 23.45	$ 26,568.85		$ -
27	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	2903	TON	$ 91.35	$ 265,189.05		$ -
28	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	3769	TON	$ 87.75	$ 330,729.75		$ -
29	15" RC PIPE APRON	20	EACH	$ 1,111.00	$ 22,220.00	18	$ 19,998.00
30	15" RC PIPE CULVERT DESIGN 3006 CLASS V	288	LIN FT	$ 71.00	$ 20,448.00	288	$ 20,448.00
31	TRASH GUARD FOR 15" PIPE APRON	8	EACH	$ 995.00	$ 7,960.00	6	$ 5,970.00
32	6" PRECAST CONCRETE HEADWALL	9	EACH	$ 524.00	$ 4,716.00		$ -
33	6" PERF PVC PIPE DRAIN	7260	LIN FT	$ 8.70	$ 63,162.00	4,347	$ 37,818.90

PAY ESTIMATE #1
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Base Bid - City of Ramsey (Continued)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
34	6" PVC PIPE DRAIN CLEANOUT	30	EACH	$ 339.00	$ 10,170.00	22	$ 7,458.00
35	15" RC PIPE SEWER DESIGN 3006 CLASS V	237	LIN FT	$ 71.00	$ 16,827.00	149	$ 10,579.00
36	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3')	1	EACH	$ 2,095.00	$ 2,095.00	1	$ 2,095.00
37	CASTING ASSEMBLY	7	EACH	$ 1,300.00	$ 9,100.00	5	$ 6,500.00
38	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	28.8	LIN FT	$ 640.00	$ 18,432.00	19.5	$ 12,480.00
39	GEOTEXTILE FILTER TYPE 4	127.6	SQ YD	$ 4.65	$ 593.34		$ -
40	RANDOM RIPRAP CLASS III	32.8	CU YD	$ 112.00	$ 3,673.60	28	$ 3,136.00
41	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	7878	LIN FT	$ 17.95	$ 141,410.10		$ -
42	CONCRETE CURB AND GUTTER DESIGN B618	273	LIN FT	$ 26.45	$ 7,220.85		$ -
43	6" CONCRETE DRIVEWAY PAVEMENT	420	SQ YD	$ 66.65	$ 27,993.00		$ -
44	7" CONCRETE VALLEY GUTTER	60	SQ YD	$ 85.70	$ 5,142.00		$ -
45	CONCRETE DRAINAGE FLUME	55	SQ YD	$ 85.70	$ 4,713.50		$ -
46	MAILBOX	3	EACH	$ 47.60	$ 142.80		$ -
47	MAILBOX SUPPORT	3	EACH	$ 159.00	$ 477.00		$ -
48	INSTALL MAILBOX SUPPORT	69	EACH	$ 122.00	$ 8,418.00		$ -
49	TEMPORARY MAILBOX CLUSTER	5	EACH	$ 1,217.00	$ 6,085.00	2	$ 2,434.00
50	TRAFFIC CONTROL	1	LUMP SUM	$ 3,750.00	$ 3,750.00	0.5	$ 1,875.00
51	TRAFFIC CONTROL SUPERVISOR	1	LUMP SUM	$ 854.00	$ 854.00	0.5	$ 427.00
52	PRUNE TREES	30	HOUR	$ 475.00	$ 14,250.00	32	$ 15,200.00
53	STABILIZED CONSTRUCTION EXIT	1	LUMP SUM	$ 4,500.00	$ 4,500.00		$ -
54	STORM DRAIN INLET PROTECTION	5	EACH	$ 160.00	$ 800.00	4	$ 640.00
55	CULVERT END CONTROLS	10	EACH	$ 265.00	$ 2,650.00	8	$ 2,120.00
56	SILT FENCE, TYPE MACHINE SLICED	2484	LIN FT	$ 1.90	$ 4,719.60	2,000	$ 3,800.00
57	SEDIMENT CONTROL LOG TYPE STRAW	170	LIN FT	$ 2.38	$ 404.60		$ -
58	COMMON TOPSOIL BORROW	1944	CU YD	$ 42.85	$ 83,300.40		$ -
59	FERTILIZER TYPE 3	1920	POUND	$ 0.90	$ 1,728.00		$ -
60	ROLLED EROSION PREVENTION CATEGORY 20	800	SQ YD	$ 2.33	$ 1,864.00		$ -
61	ROLLED EROSION PREVENTION CATEGORY 72	264	SQ YD	$ 11.65	$ 3,075.60		$ -
62	SEEDING	4.8	ACRE	$ 265.00	$ 1,272.00		$ -
63	SEED MIXTURE 25-131	1056	POUND	$ 3.95	$ 4,171.20		$ -
64	HYDRAULIC BONDED FIBER MATRIX	16800	POUND	$ 2.10	$ 35,280.00		$ -
65	LANDSCAPING RESTORATION	0.6	LUMP SUM	$ 20,000.00	$ 12,000.00		$ -
			Total Base Bid		**$ 2,034,319.94**		**$ 412,712.70**

PAY ESTIMATE #1
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Alternate Bid - City of Nowthen

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
66	MOBILIZATION	1	LUMP SUM	$ 15,000.00	$ 15,000.00	0.25	$ 3,750.00
67	CLEARING	0.35	ACRE	$ 6,350.00	$ 2,222.50	0.35	$ 2,222.50
68	GRUBBING	0.35	ACRE	$ 4,250.00	$ 1,487.50	0.35	$ 1,487.50
69	REMOVE SIGN	5	EACH	$ 52.90	$ 264.50	5	$ 264.50
70	SALVAGE MAILBOX SUPPORT	17	EACH	$ 79.35	$ 1,348.95	17	$ 1,348.95
71	SAWING CONCRETE PAVEMENT - FULL DEPTH	75	LIN FT	$ 5.60	$ 420.00	75	$ 420.00
72	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	235	LIN FT	$ 2.20	$ 517.00	240	$ 528.00
73	REMOVE BITUMINOUS CURB	4640	LIN FT	$ 1.00	$ 4,640.00	240	$ 240.00
74	REMOVE METAL CULVERT	148	LIN FT	$ 7.00	$ 1,036.00	96	$ 672.00
75	REMOVE CONCRETE PAVEMENT	98	SQ YD	$ 14.25	$ 1,396.50		$ -
76	REMOVE BITUMINOUS PAVEMENT	263	SQ YD	$ 6.25	$ 1,643.75		$ -
77	EXCAVATION - SUBGRADE	603	CU YD	$ 21.60	$ 13,024.80		$ -
78	SUBGRADE PREPARATION	23.2	ROAD STA	$ 295.00	$ 6,844.00		$ -
79	AGGREGATE SURFACING SPECIAL	30	TON	$ 57.30	$ 1,719.00		$ -
80	STREET SWEEPER (WITH PICKUP BROOM)	15	HOUR	$ 175.00	$ 2,625.00		$ -
81	WATER	15	MGAL	$ 60.00	$ 900.00		$ -
82	AGGREGATE BASE CLASS 5 MODIFIED	499	TON	$ 25.30	$ 12,624.70		$ -
83	FULL DEPTH RECLAMATION	7071	SQ YD	$ 1.50	$ 10,606.50	600	$ 900.00
84	HAUL FULL DEPTH RECLAMATION (LV)	2500	CU YD	$ 3.85	$ 9,625.00		$ -
85	MILL BITUMINOUS SURFACE (1.5")	6	SQ YD	$ 25.00	$ 150.00		$ -
86	BITUMINOUS MATERIAL FOR TACK COAT	386	GALLONS	$ 4.50	$ 1,737.00		$ -
87	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 3" THICK	247	SQ YD	$ 23.45	$ 5,792.15		$ -
88	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	538	TON	$ 91.40	$ 49,173.20		$ -
89	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	712	TON	$ 84.75	$ 60,342.00		$ -
90	15" RC PIPE APRON	4	EACH	$ 1,111.00	$ 4,444.00	2	$ 2,222.00
91	TRASH GUARD FOR 15" PIPE APRON	4	EACH	$ 960.00	$ 3,840.00	2	$ 1,920.00
92	15" RC PIPE SEWER DESIGN 3006 CLASS V	123	LIN FT	$ 71.00	$ 8,733.00	36	$ 2,556.00
93	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3')	2	EACH	$ 2,095.00	$ 4,190.00		$ -
94	CASTING ASSEMBLY	6	EACH	$ 1,300.00	$ 7,800.00	4	$ 5,200.00
95	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	23.3	LIN FT	$ 640.00	$ 14,912.00	9.7	$ 6,208.00
96	GEOTEXTILE FILTER TYPE 4	62.4	SQ YD	$ 4.65	$ 290.16		$ -
97	RANDOM RIPRAP CLASS III	14.4	CU YD	$ 112.00	$ 1,612.80		$ -

PAY ESTIMATE #1
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Alternate Bid - City of Nowthen

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
98	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	4475	LIN FT	$ 17.95	$ 80,326.25		$ -
99	CONCRETE CURB AND GUTTER DESIGN B618	105	LIN FT	$ 26.45	$ 2,777.25		$ -
100	6" CONCRETE DRIVEWAY PAVEMENT	123	SQ YD	$ 66.65	$ 8,197.95		$ -
101	7" CONCRETE VALLEY GUTTER	84	SQ YD	$ 85.70	$ 7,198.80		$ -
102	CONCRETE DRAINAGE FLUME	10	SQ YD	$ 85.70	$ 857.00		$ -
103	MAILBOX	17	EACH	$ 47.60	$ 809.20		$ -
104	MAILBOX SUPPORT	17	EACH	$ 159.00	$ 2,703.00		$ -
105	INSTALL MAILBOX SUPPORT	17	EACH	$ 122.00	$ 2,074.00		$ -
106	TEMPORARY MAILBOX CLUSTER	1	EACH	$ 1,217.00	$ 1,217.00		$ -
107	TRAFFIC CONTROL	1	LUMP SUM	$ 500.00	$ 500.00		$ -
108	TRAFFIC CONTROL SUPERVISOR	1	LUMP SUM	$ 250.00	$ 250.00		$ -
109	SIGN PANELS TYPE C	5	SQ FT	$ 87.95	$ 439.75		$ -
110	SIGN PANELS TYPE D	25.5	SQ FT	$ 84.95	$ 2,166.23		$ -
111	PRUNE TREES	5	HOUR	$ 475.00	$ 2,375.00	6	$ 2,850.00
112	STABILIZED CONSTRUCTION EXIT	1	LUMP SUM	$ 1,200.00	$ 1,200.00		$ -
113	STORM DRAIN INLET PROTECTION	6	EACH	$ 159.00	$ 954.00	6	$ 954.00
114	CULVERT END CONTROLS	1	EACH	$ 265.00	$ 265.00	1	$ 265.00
115	SILT FENCE, TYPE MACHINE SLICED	2678	LIN FT	$ 1.90	$ 5,088.20	2,400	$ 4,560.00
116	COMMON TOPSOIL BORROW	430	CU YD	$ 42.85	$ 18,425.50		$ -
117	FERTILIZER TYPE 3	440	POUND	$ 0.90	$ 396.00		$ -
118	ROLLED EROSION PREVENTION CATEGORY 72	88	SQ YD	$ 2.33	$ 205.04		$ -
119	SEEDING	1.1	ACRE	$ 265.00	$ 291.50		$ -
120	SEED MIXTURE 25-131	242	POUND	$ 3.95	$ 955.90		$ -
121	HYDRAULIC BONDED FIBER MATRIX	3850	POUND	$ 2.10	$ 8,085.00		$ -
122	LANDSCAPING RESTORATION	0.4	LUMP SUM	$ 20,000.00	$ 8,000.00		$ -
	Total Alternate Bid - City of Nowthen				**$ 406,719.58**		**$ 38,568.45**

Work Change Directive - City of Nowthen

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
123	REMOVE METAL CULVERT	44	LIN FT	$ 7.00	$ 308.00	44	$ 308.00
124	15" RC APRON	1	EACH	$ 1,111.00	$ 1,111.00	1	$ 1,111.00
125	15" RC PIPE SEWER DESIGN 3006 CLASS V	37	LIN FT	$ 71.00	$ 2,627.00	37	$ 2,627.00
126	CONNECT TO EXISTING STORM SEWER	1	EACH	$ 1,100.00	$ 1,100.00	1	$ 1,100.00
127	CASTING ASSEMBLY	1	EACH	$ 1,300.00	$ 1,300.00	1	$ 1,300.00

PAY ESTIMATE #1
City of Ramsey
Northeast Ramsey Street Reconstruction Project

128	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	3.6	LIN FT	$	640.00	$ 2,304.00	3.6	$ 2,304.00
129	GEOTEXTILE FILTER FABRIC TYPE 4	20.8	SQ YD	$	4.65	$ 96.72	0	$ -
130	RANDOM RIPRAP CLASS III	4.8	CU YD	$	112.00	$ 537.60	0	$ -
131	STORM DRAIN INLET PROTECTION	1	EACH	$	160.00	$ 160.00	1	$ 160.00
132	SILT FENCE	30	LIN FT	$	1.90	$ 57.00	0	$ -
	Total Work Change Directive - City of Nowthen					**$ 9,601.32**		**$ 8,910.00**

Base Bid - City of Ramsey	**$2,034,319.94**	**$412,712.70**
Alternate Bid - City of Nowthen	**$406,719.58**	**$38,568.45**
Work Change Directive - City of Nowthen	**$9,601.32**	**$8,910.00**
TOTAL	**$2,450,640.84**	**$460,191.15**

RETAINAGE (5%)

STORM SEWER FUNDS → $130,269.90 − $6,513.50 = $123,756.40

PAVEMENT MANAGEMENT FUNDS → $282,442.80 − $14,122.14 = $268,320.66

PM (TO BE INVOICED TO CITY OF NOWTHEN) → $47,478.45 − $2,373.92 = $45,104.53

CITY OF RAMSEY

INVOICE REQUEST

Complete and Submit to the Finance Department

Invoices are sent the 2nd and 4th Thursday of the month. Contact Finance if you need this request expedited.

INDIVIDUAL/COMPANY TO BE BILLED

NAME: City of Nowthen

ADDRESS: 8188 199th Avenue NW
Nowthen, MN 55330

BILLING INFORMATION

DATE OF SERVICE: JULY 2024 **SUBMITTED BY:** JOE FERHANCEK

DESCRIPTION: NORTHEAST RAMSEY STREET RECONSTRUCTION
PAY APPLICATION No. 1 & WORK CHANGE DIRECTIVE No. 1

ACCOUNT:	9435	. 6530	**AMOUNT:**	$ 45,104.53
ACCOUNT:		.	**AMOUNT:**	
ACCOUNT:		.	**AMOUNT:**	

TOTAL AMOUNT TO BILL: $ 45,104.53-

Requestors Signature

8/9/2024
Date

FINANCE DEPT. USE ONLY

CUSTOMER NO: _____ BATCH NO: _____

REVENUE ACCOUNT NO: _____ DATE: _____

REVISION: JUNE 2009

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-223 Approving Partial Payment to Northwest Asphalt, Inc. for Improvement Project #24-05; MSA Xkimo Street Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Northwest Asphalt, Inc. for improvement project #24-05 MSA Xkimo Street Reconstruction in the amount of $191,093.35.

Outcome/Action:

Motion to adopt Resolution #24-223 approving partial payment to Nortwest Asphalt, Inc. for MSA Xkimo Street Reconstruction, Improvement Project #24-05 in the amount of $191,093.35.

Attachments

Pay Resolution #24-223

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:09 AM
Brian Hagen	Brian Hagen	08/22/2024 08:37 AM
Form Started By: Stacie Damjanovich		Started On: 08/13/2024 04:05 PM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-223

RESOLUTION APPROVING PARTIAL PAYMENT No. 1 TO NORTHWEST ASPHALT INC. FOR MSA XKIMO STREET RECONSTRUCTION, IMPROVEMENT PROJECT #24-05

WHEREAS, the City of Ramsey proposes to reconstruct MSA Xkimo Street between Trunk Highway 47 and 142nd Avenue as identified within the 2024 – 2033 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-200, adopted August 22, 2023 Hakanson Anderson's proposal for engineering design services, including preparing final plans and specifications, for MSA Xkimo Street Reconstruction, Improvement Project #24-05 in the amount of $38,000.00 was accepted; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-279, adopted November 14, 2023 the City Council awarded the proposal for geotechnical reports to Haugo Geotechnical Services, LLC. for Improvement Project #24-05; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-034, adopted January 23, 2024, the Riversbend 3rd, Riversbend 4th, and Riverbend Plaza subdivisions were approved to be included as part of the MSA Xkimo Street Reconstruction, Improvement Project #24-05; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-085, adopted on March 26, 2024, the City Council approved final plans and specifications as prepared by Hakanson Anderson and authorized advertisement for bids for the same improvements; and

WHEREAS, Hakanson Anderson submitted a proposal to provide construction services included construction administration, construction staking, and construction observation of $32,000 for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-125, adopted May 12, 2024, a contract was awarded to Northwest Asphalt, Inc. of Shakopee, Minnesota, in the amount of $842,253.75 for said improvements; and

WHEREAS, as of August 27, 2024 $0.00 has bee paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 1 to Northwest Asphalt, Inc of Shakopee, Minnesota, for improvement project #24-05 MSA Xkimo Street Reconstruction, in the amount of $191,093.35.

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

1) The City Council hereby authorizes partial payment No. 1 to Northwest Asphalt, Inc. of Shakopee, Minnesota for Improvement Project #24-05 MSA Xkimo Street Reconstruction in the amount of $191,093.35.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The totally amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

24-223

Contractor's Application for Payment No. 1

To (Owner):	**City of Ramsey**	**Application Period:** 7/1/24 - 7/31/24	**Application Date:** August 1, 2024
Project:	**Xkimo Street Surface Improvement Project**	**From (Contractor):** Northwest Asphalt, Inc.	**Via (Engineer):** Hakanson Anderson

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS	$0.00	$0.00
NET CHANGE BY CHANGE ORDERS	**$0.00**	

1. ORIGINAL CONTRACT PRICE			$ $842,253.75
2. Net change by Change Orders			$ $0.00
3. Current Contract Price (Line 1 ± 2)			$ $842,253.75
4. TOTAL COMPLETED AND STORED TO DATE			$ $201,150.90
5. RETAINAGE:			$
a. 5%	X	Work Completed	$ $10,057.55
b. 0%	X	Stored Material	$ $0.00
c. Total Retainage (Line 5.a + Line 5.b)			$ $10,057.55
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)			$ $191,093.35
7. LESS PREVIOUS PAYMENTS			$
8. AMOUNT DUE THIS APPLICATION			$ $191,093.35

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: _____ Date: 8-7-2024

ENGINEER: HAKANSON ANDERSON

Certification: We recommend payment for work and quantites shown.

_____ 8-7-2024
(Engineer) Date

OWNER: CITY OF RAMSEY

_____ 8/16/2024
(Owner) Date

PAY ESTIMATE #1
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'A' - SAP 199-117-002

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	0.57	LUMP SUM	$ 40,800.00	$ 23,256.00	0.29	$ 11,832.00
2	REMOVE CONCRETE STRUCTURE	5	EACH	$ 850.00	$ 4,250.00		$ -
3	REMOVE MANHOLE OR CATCH BASIN	3	EACH	$ 485.00	$ 1,455.00		$ -
4	REMOVE CASTING	10	EACH	$ 120.00	$ 1,200.00		$ -
5	REMOVE SIGN	3	EACH	$ 45.00	$ 135.00	3	$ 135.00
6	SALVAGE CASTING	11	EACH	$ 125.00	$ 1,375.00	3	$ 375.00
7	SAWING CONCRETE PAVEMENT - FULL DEPTH	298	LIN FT	$ 5.50	$ 1,639.00	268	$ 1,474.00
8	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	311	LIN FT	$ 4.00	$ 1,244.00	323	$ 1,292.00
9	REMOVE SEWER PIPE (STORM)	100	LIN FT	$ 26.00	$ 2,600.00		$ -
10	REMOVE CURB AND GUTTER	1262	LIN FT	$ 9.85	$ 12,430.70	1,228	$ 12,095.80
12	REMOVE BITUMINOUS PAVEMENT	105	SQ YD	$ 10.30	$ 1,081.50	101	$ 1,040.30
13	REMOVE CONCRETE WALK	3703	SQ FT	$ 1.35	$ 4,999.05	3,570	$ 4,819.50
14	EXCAVATION - COMMON	155	CU YD	$ 35.16	$ 5,449.80	155	$ 5,449.80
15	SUBGRADE PREPARATION	14.7	ROAD STA	$ 362.00	$ 5,321.40		$ -
16	STREET SWEEPER (WITH PICKUP BROOM)	20	HOUR	$ 175.00	$ 3,500.00		$ -
17	WATER	10	MGAL	$ 50.00	$ 500.00		$ -
18	AGGREGATE BASE CLASS 5 MODIFIED	195	TON	$ 29.60	$ 5,772.00		$ -
19	FULL DEPTH RECLAMATION	6496	SQ YD	$ 1.23	$ 8,005.67	6,496	$ 8,005.67
20	HAUL FULL DEPTH RECLAMATION (LV)	1056	CU YD	$ 18.32	$ 19,345.92		$ -
21	MILL BITUMINOUS SURFACE (2.0")	21	SQ YD	$ 21.00	$ 441.00		$ -
22	BITUMINOUS MATERIAL FOR TACK COAT	461	GALLONS	$ 4.00	$ 1,844.00		$ -
23	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 1.5" THICK	77	SQ YD	$ 30.05	$ 2,313.85		$ -
24	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 2.5" THICK	53	SQ YD	$ 37.65	$ 1,995.45		$ -
25	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	844	TON	$ 92.48	$ 78,053.12		$ -
26	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	1055	TON	$ 88.25	$ 93,103.75		$ -
27	SAW AND SEAL JOINT	80	LIN FT	$ 9.25	$ 740.00		$ -
28	12" RC PIPE SEWER DESIGN 3006 CLASS V	16	LIN FT	$ 74.55	$ 1,192.80		$ -
29	15" RC PIPE SEWER DESIGN 3006 CLASS V	46	LIN FT	$ 70.86	$ 3,259.56		$ -
30	21" RC PIPE SEWER DESIGN 3006 CLASS III	8	LIN FT	$ 90.35	$ 722.80		$ -
31	24" RC PIPE SEWER DESIGN 3006 CLASS III	76	LIN FT	$ 106.46	$ 8,090.96		$ -
34	CONNECT TO EXISTING STORM SEWER	5	EACH	$ 550.00	$ 2,750.00		$ -

PAY ESTIMATE #1
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'A' - SAP 199-117-002 (CONTINUED)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
35	CONNNECT TO EXISTING WATERMAIN	1	EACH	$ 1,000.00	$ 1,000.00		$ -
37	ADJUST VALVE BOX	9	EACH	$ 512.00	$ 4,608.00	1	$ 512.00
40	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3')	2	EACH	$ 2,282.68	$ 4,565.36		$ -
41	CASTING ASSEMBLY	10	EACH	$ 616.35	$ 6,163.50		$ -
42	INSTALL CASTING	11	EACH	$ 896.00	$ 9,856.00	3	$ 2,688.00
43	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	3.7	LIN FT	$ 1,486.24	$ 5,499.09		$ -
45	GROUT CATCH BASIN OR MANHOLE	13	EACH	$ 455.00	$ 5,915.00		$ -
46	CLEAN OUT CATCH BASIN	9	EACH	$ 325.00	$ 2,925.00		$ -
47	PRECAST CONCRETE MANHOLE COVER (48")	4	EACH	$ 2,337.93	$ 9,351.72		$ -
48	PRECAST CONCRETE MANHOLE COVER (72")	1	EACH	$ 3,757.54	$ 3,757.54		$ -
49	CONNECT INTO EXISTING MH OR CB	1	EACH	$ 850.00	$ 850.00		$ -
50	4" CONCRETE WALK	1264	SQ FT	$ 9.22	$ 11,654.08	420	$ 3,872.40
51	6" CONCRETE WALK	474	SQ FT	$ 16.58	$ 7,858.92	295	$ 4,891.10
52	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	245	LIN FT	$ 31.50	$ 7,717.50	152	$ 4,788.00
53	CONCRETE CURB AND GUTTER DESIGN B418	270	LIN FT	$ 31.50	$ 8,505.00	232	$ 7,308.00
54	CONCRETE CURB AND GUTTER DESIGN B612	25	LIN FT	$ 31.50	$ 787.50	50	$ 1,575.00
55	CONCRETE CURB AND GUTTER DESIGN B618	839	LIN FT	$ 31.50	$ 26,428.50	347.0	$ 10,930.50
57	8" CONCRETE DRIVEWAY PAVEMENT	177	SQ YD	$ 95.19	$ 16,848.63	164	$ 15,611.16
58	7" CONCRETE VALLEY GUTTER	34	SQ YD	$ 101.85	$ 3,462.90	47	$ 4,786.95
59	TRUNCATED DOMES	38	SQ FT	$ 74.00	$ 2,812.00	22	$ 1,628.00
60	3" NON-METALLIC CONDUIT	100	LIN FT	$ 11.80	$ 1,180.00		$ -
61	TRAFFIC CONTROL SUPERVISOR	0.57	LUMP SUM	$ 2,850.00	$ 1,624.50	0.29	$ 826.50
62	TRAFFIC CONTROL	0.57	LUMP SUM	$ 9,800.00	$ 5,586.00	0.29	$ 2,842.00
63	ALTERNATE PEDESTRIAN ROUTE	0.57	LUMP SUM	$ 4,200.00	$ 2,394.00		$ -
64	SIGN PANELS TYPE C	20.8	SQ FT	$ 110.00	$ 2,288.00		$ -
65	RIGID PVC LOOP DETECTOR 6'X6'	2	EACH	$ 1,850.00	$ 3,700.00		$ -
66	TEMPORARY FENCE	200	LIN FT	$ 6.50	$ 1,300.00		$ -
67	STABILIZED CONSTRUCTION EXIT	0.57	LUMP SUM	$ 5,000.00	$ 2,850.00		$ -
68	STORM DRAIN INLET PROTECTION	9	EACH	$ 160.00	$ 1,440.00	9	$ 1,440.00
69	COMMON TOPSOIL BORROW	202	CU YD	$ 52.25	$ 10,554.50		$ -
70	TURF ESTABLISHMENT	0.60	ACRE	$ 18,450.00	$ 11,070.00		$ -
71	4" SOLID LINE MULTI-COMPONENT	2660	LIN FT	$ 0.84	$ 2,234.40		$ -

PAY ESTIMATE #1
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'A' - SAP 199-117-002 (CONTINUED)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
72	12" SOLID LINE MULTI-COMPONENT	40	LIN FT	$ 8.93	$ 357.20		$ -
73	24" SOLID LINE MULTI-COMPONENT	25	LIN FT	$ 9.45	$ 236.25		$ -
74	4" DOUBLE SOLID LINE MULTI-COMPONENT	1230	LIN FT	$ 1.68	$ 2,066.40		$ -
75	PAVEMENT MESSAGE MULTI-COMPONENT	91.1	SQ FT	$ 10.50	$ 956.55		$ -
			Total Bid Schedule 'A'		**$ 488,471.37**		**$ 110,218.68**

Bid Schedule 'B' - Local Funding

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	0.43	LUMP SUM	$ 40,800.00	$ 17,544.00	0.22	$ 8,976.00
2	REMOVE CONCRETE STRUCTURE	1	EACH	$ 850.00	$ 850.00		$ -
3	REMOVE MANHOLE OR CATCH BASIN	1	EACH	$ 485.00	$ 485.00		$ -
4	REMOVE CASTING	7	EACH	$ 120.00	$ 840.00		$ -
5	SALVAGE CASTING	4	EACH	$ 125.00	$ 500.00	2	$ 250.00
6	SAWING CONCRETE PAVEMENT - FULL DEPTH	146	LIN FT	$ 5.50	$ 803.00	106	$ 583.00
7	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	219	LIN FT	$ 4.00	$ 876.00	216	$ 864.00
8	REMOVE SEWER PIPE (STORM)	24	LIN FT	$ 26.00	$ 624.00		$ -
9	REMOVE CURB AND GUTTER	815	LIN FT	$ 9.85	$ 8,027.75	724	$ 7,131.40
10	REMOVE WATER SERVICE PIPE	47	LIN FT	$ 22.00	$ 1,034.00		$ -
11	REMOVE BITUMINOUS PAVEMENT	188	SQ YD	$ 10.30	$ 1,936.40	210	$ 2,163.00
12	REMOVE CONCRETE WALK	938	SQ FT	$ 1.35	$ 1,266.30	898	$ 1,212.30
13	EXCAVATION - COMMON	103	CU YD	$ 35.16	$ 3,621.48	103	$ 3,621.48
14	SUBGRADE PREPARATION	16.1	ROAD STA	$ 362.00	$ 5,828.20		$ -
15	STREET SWEEPER (WITH PICKUP BROOM)	20	HOUR	$ 175.00	$ 3,500.00		$ -
16	WATER	12	MGAL	$ 50.00	$ 600.00		$ -
17	AGGREGATE BASE CLASS 5 MODIFIED	192	TON	$ 29.60	$ 5,683.20	12	$ 355.20
18	FULL DEPTH RECLAMATION	6434	SQ YD	$ 1.23	$ 7,929.26	6,384	$ 7,867.64
19	HAUL FULL DEPTH RECLAMATION (LV)	813	CU YD	$ 18.32	$ 14,894.16		$ -
20	MILL BITUMINOUS SURFACE (2.0")	11	SQ YD	$ 21.00	$ 231.00		$ -
21	BITUMINOUS MATERIAL FOR TACK COAT	451	GALLONS	$ 4.00	$ 1,804.00		$ -
22	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 1.5" THICK	500	SQ YD	$ 30.05	$ 15,025.00		$ -

PAY ESTIMATE #1
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'B' - Local Funding (CONTINUED)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
23	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 2.5" THICK	27	SQ YD	$ 37.65	$ 1,016.55		$ -
24	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	835	TON	$ 92.48	$ 77,220.80		$ -
25	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	752	TON	$ 88.25	$ 66,364.00		$ -
26	SAW AND SEAL JOINT	80	LIN FT	$ 9.25	$ 740.00		$ -
27	15" RC PIPE SEWER DESIGN 3006 CLASS V	8	LIN FT	$ 70.86	$ 566.88		$ -
28	30" RC PIPE SEWER DESIGN 3006 CLASS III	8	LIN FT	$ 194.80	$ 1,558.40		$ -
29	36" RC PIPE SEWER DESIGN 3006 CLASS III	8	LIN FT	$ 292.08	$ 2,336.64		$ -
30	CONNECT TO EXISTING STORM SEWER	3	EACH	$ 550.00	$ 1,650.00		$ -
31	VALVE BOX	5	EACH	$ 695.00	$ 3,475.00	1	$ 695.00
32	ADJUST VALVE BOX	5	EACH	$ 512.00	$ 2,560.00	1	$ 512.00
33	6" GATE VALVE AND BOX	1	EACH	$ 4,985.00	$ 4,985.00		$ -
34	6" WATERMAIN DUCTILE IRON CL 53	50	LIN FT	$ 86.50	$ 4,325.00		$ -
35	CASTING ASSEMBLY	7	EACH	$ 616.35	$ 4,314.45		$ -
36	INSTALL CASTING	4	EACH	$ 896.00	$ 3,584.00	2	$ 1,792.00
37	CONSTRUCT DRAINAGE STRUCTURE DESIGN 84-4020	8.4	LIN FT	$ 1,924.56	$ 16,166.30		$ -
38	GROUT CATCH BASIN OR MANHOLE	5	EACH	$ 455.00	$ 2,275.00		$ -
39	CLEAN OUT CATCH BASIN	5	EACH	$ 325.00	$ 1,625.00		$ -
40	PRECAST CONCRETE MANHOLE COVER (48")	1	EACH	$ 2,337.93	$ 2,337.93		$ -
41	6" CONCRETE WALK	212	SQ FT	$ 16.58	$ 3,514.96	301	$ 4,990.58
42	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	134	LIN FT	$ 31.50	$ 4,221.00	114	$ 3,591.00
43	CONCRETE CURB AND GUTTER DESIGN B612	11	LIN FT	$ 31.50	$ 346.50	33	$ 1,039.50
44	CONCRETE CURB AND GUTTER DESIGN B618	576	LIN FT	$ 31.50	$ 18,144.00	464	$ 14,616.00
45	6" CONCRETE DRIVEWAY PAVEMENT	19	SQ YD	$ 85.74	$ 1,629.06	234	$ 20,063.16
46	8" CONCRETE DRIVEWAY PAVEMENT	39	SQ YD	$ 95.19	$ 3,712.41	19	$ 1,808.61
47	7" CONCRETE VALLEY GUTTER	45	SQ YD	$ 101.85	$ 4,583.25	31	$ 3,157.35
48	TRUNCATED DOMES	27	SQ FT	$ 74.00	$ 1,998.00	30	$ 2,220.00
49	3" NON-METALLIC CONDUIT	50	LIN FT	$ 11.80	$ 590.00		$ -
50	TRAFFIC CONTROL SUPERVISOR	0.43	LUMP SUM	$ 2,850.00	$ 1,225.50	0.22	$ 627.00
51	TRAFFIC CONTROL	0.43	LUMP SUM	$ 9,800.00	$ 4,214.00	0.22	$ 2,156.00
52	ALTERNATE PEDESTRIAN ROUTE	0.43	LUMP SUM	$ 4,200.00	$ 1,806.00		$ -
53	STABILIZED CONSTRUCTION EXIT	0.43	LUMP SUM	$ 5,000.00	$ 2,150.00		$ -
54	STORM DRAIN INLET PROTECTION	5	EACH	$ 160.00	$ 800.00	4	$ 640.00

PAY ESTIMATE #1
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'B' - Local Funding (CONTINUED)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
55	COMMON TOPSOIL BORROW	121	CU YD	$ 52.25	$ 6,322.25		$ -
56	TURF ESTABLISHMENT	0.40	ACRE	$ 18,450.00	$ 7,380.00		$ -
57	24" SOLID LINE MULTI-COMPONENT	15	LIN FT	$ 9.45	$ 141.75		$ -
			Total Bid Schedule 'B'		$ 353,782.39		$ 90,932.22

Bid Schedule 'A' - SAP 199-117-002	$488,471.37	$110,218.68
Bid Schedule 'B' - Local Funding	$353,782.39	$90,932.22
TOTAL	$842,253.75	$201,150.90

Fund	EXTENSION	- RETAINAGE (5%)	TOTAL
MSA	$107,530.68	- $5,376.53	= $102,154.15
PM	$ 69,675.38	- $3,483.78	= $ 66,191.60
SANITARY	$ 2,688.00	- $ 134.40	= $ 2,553.60
WATER	$ 19,214.84	- $ 960.74	= $ 18,254.10
STORM	$ 2,042.00	- $ 102.10	= $ 1,939.90
TOTAL →	$ 201,150.90	- $ 10,057.55	= $ 191,093.35

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #24-224 Authorizing Execution of Right of Re-Entry Agreement and Approval of Partial Refund of Purchase Price for Outlot B, Stone Brook Academy; Case of Stories Foundation

Purpose/Background:

The purpose of this case is consider execution of the Right of Re-Entry Agreement on Outlot B, COR Stone Brook Academy with Stories Foundation and to refund a portion the purchase price to Stories Foundation.

The City Council may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the City Council chooses to enter into closed session the statute and reason above needs to be referenced along with legal description (Outlot B, COR Stone Brook Academy) and the Anoka County Tax ID number 28-32-25-31-0023.

History / Background

On December 29, 2021, The City of Ramsey sold Outlot B, COR Stone Brook Academy, to Stories Foundation for $67,953.60 to construct a 12,000 SF Cafe'/Store with apartments above. The proposed project also included a rooftop patio. The original Right of Re-Entry Agreement called for the project to be completed with issuance of a Certificate of Occupancy on or before December 31, 2023. Stories Foundation, a non-profit asked the City to extend the Certificate of Occupancy date to December 31, 2024 so it could have more time to resubmit for an updated site plan and to raise more funds for the project. On June 27, 2023 the City Council Agreed to the extension of the Certificate of Occupancy date be extended if Stories Foundation met site plan submittal / Development Agreement / Final Plat conditions noted in Resolution #23-145. Stories Foundation did obtain the necessary site plan/Development Agreement/Final Plat approvals, as agreed to in Resolution #23-145, but unfortunately has not been able to meet fundraising goals and solve for project cost inflation and financing cost. The project costs have increased from 1.8M in 2022-3 to 2.2M in 2024.

The Stories Foundation Board of Directors met in July 2024 and made a tough decision to terminate the project in Ramsey based on the above challenges. As part of this hard decision, Stories Foundation reached out to the City to see if it would be willing to refund the full purchase price. Stories Foundation, as a non-profit hopes that the refunds could be used for their mission to end human trafficking. Per the Right of Re-Entry Agreement, the City has the option to take back the land at no cost to the city or to impose a $50,000 penalty against the property if the Buyer does not obtain the Certificate of Occupancy by December 31, 2024.

Notification:

None required

Time Frame/Observations/Alternatives:

The proposed Storyteller Cafe' is a perfect project for a challenging site in the COR in Ramsey. Unfortunately, economics related to building costs, inflation and financing have led to the decision of Stories Foundation to terminate the project in Ramsey. Per the terms of the approved Right of Re-Entry Agreement, the City has the right to re-enter the property at no cost to the City and have Stories Foundation deliver a deed of conveyance back to the City if a Certificate of Occupancy is not obtained by December 31, 2024. Stories Foundation is looking to bring resolution to this matter sooner than December 31, 2024.

Staff understands the challenges of a non-profit and the value of cash to move forward the mission of the organization. Based on this, Staff is supportive of a partial refund based on the non-profit nature of this business and Stories Foundation acting in "good faith" with the recent actions related to Site plan approvals. Staff does not recommend a full refund of the purchase price as Stories Foundation has had site control since October 29, 2020 as documented in the original Purchase Agreement and the City has incurred costs and foregone potential tax revenue. Site control does come with a cost and the duration of approximately 3.5 years that Stories Foundation has had site control (property off the market, no property tax generation) should involve some compensation to the City if a partial refund is to be considered. Staff has consulted with a local relator and a reasonable Option cost for a $67,953.60 land purchase for a 3.5 year duration would be $10,000 to $15,000. The City also paid CBRE $2,038.60 in commission and $1,619.25 in closing costs (total of $3,657.85) for the land transaction. These costs (Settlement Statement attached) incurred by the City should also be considered.

Another option would be to allow Stories Foundation to keep the land for a future project, the City to impose a $50,000 assessment to the property, or to sell it or develop it at a later date. However, Staff is not supportive of this option as the City would run the risk of the property never being developed or being sold to a project/owner/use that the City does not support. In the past, the City has taken the position that it will not sell land for speculative purposes.

Staff has worked with Stories Foundation for nearly four years and believe that they have done everything humanly possible to bring the project to market in Ramsey. Unfortunately, the project has not materialized in Ramsey and Stories Foundation has decided to search for another more cost-effective solution elsewhere. Below are some alternatives the City Council could consider for action:

1) Exercise Right of Re-Entry Agreement and request deed of conveyance from Stories Foundation to the City of Ramsey at no cost to the City (No refund per Right of Re-Entry Agreement)
2) Exercise Right of Re-Entry Agreement and request deed of convenance from Stories Foundation to the City of Ramsey and to refund entire purchase price of **$67,953.60** (Stories Foundation Request)
3) Exercise Right of Re-Entry Agreement and request deed of conveyance from Stories Foundation to the City of Ramsey and to refund **$49,295.75 - $54,295.75, or another amount (Select)** to Stories Foundation (Hypothetical Option / closing costs / CBRE commission / Opportunity Cost) (EDA / STAFF Recommendation)
4) Execute Right of Re-Entry Agreement and choose the option to impose a $50,000 Special Assessment on the property and allow Stories Foundation to keep the property
5) Something Else

Funding Source:

If a refund were to be issued to Stories Foundation, it would come from 9295.1420 - Land held for resale account.

Recommendation:

The EDA met on August 8th, 2024 and unanimously passed a motion to recommend to City Council to exercise Right of Re-Entry Agreement and request deed of conveyance for Outlot B, Stone Brook Academy from Stories Foundation to the City of Ramsey and to refund $49,295.75 to Stories Foundation. A copy of the draft minutes are attached to this case.

Staff recommends that this recommendation be contingent on proof of clear title (no liens or encumbrances)

Outcome/Action:

Adopt Resolution #24-224 Authorizing Execution of Right of Re-Entry Agreement and Approval of Partial Refund of Purchase Price for Outlot B, COR Stone Brook Academy (Staff and EDA recommendation - $49,295.75 Partial Refund)

Attachments

Site Location Map
ACTION - Resolution #24-224
Refund Request by Stories
Reference- Excerpt from 8/8/24 DRAFT EDA Minutes
REFERENCE - Original PA
REFERENCE - 1st Amendment to PA
REFERENCE- 2nd Amendment to PA
REFERENCE- Recorded RORE Agreement
REFERENCE - Resolution #23-145 Approving Extension of CO Date
REFERENCE - Closing Statement
ACTION - Release of Right of Re-Entry Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/22/2024 08:37 AM
Form Started By: Sean Sullivan		Started On: 08/13/2024 10:10 AM
Final Approval Date: 08/22/2024		

Site Location Map - Outlot B COR Stone Brook Academy

September 28, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

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

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

RESOLUTION #24-224

RESOLUTION AUTHORIZING EXECUTION OF RIGHT OF RE-ENTRY AGREEMENT AND APPROVAL FOR PARTIAL REFUND OF PURCHASE PRICE FOR OUTLOT B, COR STONE BROOK ACADEMY; STORIES FOUNDATION

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, on December 29, 2021, the City sold Outlot B, COR Stone Brook Academy (the "Property") to Stories Foundation, a non-profit corporation under the laws of the State of Minnesota (the "Buyer") for $67,953.60; and

WHEREAS, on December 29, 2021**,** the Buyer and City entered into a Right of Re-Entry Agreement which required the Buyer to construct and obtain a Certificate of Occupancy for a 12,000 square foot retail building compliant with COR zoning on the Property by December 31, 2023 which is recorded at the Anoka County Registrar of Titles as document number 596876.003; and

WHEREAS, the Buyer has not constructed the 12,000 square foot retail building, is in default of the Right of Re-Entry Agreement, and has provided notice to the City that it will not be constructing this building on the Property and requested a full refund of the Property cost - $67,953.60; and

WHEREAS, The EDA met on August 8, 2024 an passed a unanimous motion to recommend to the City Council to exercise the "right to re-enter and take physical possession of the Property" from the Buyer, as documented in paragraph 4 of the Right of Re-Entry Agreement and to issue a partial refund in the amount of $49,295.75 to recoup the city closing and option costs of the Property; and

WHEREAS, a Release of the Right of Re-entry Agreement will need to be filed as part of the transaction conveying the Property back to the City of Ramsey to clear the title of the property; and

WHEREAS, the Buyer is a company that is active and in good standing as documented in the Office of the Secretary of State as of August 13, 2024.

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

1) The City Council authorizes the City Administrator and Mayor to execute the provision to re-enter and take physical possession of the Property" from the Buyer, as documented in paragraph 4 of the Right of Re-Entry Agreement filed as document 596876.003 free of any claims or encumbrances, including mechanic's liens and to provide notice to the Buyer.

2) The City Council authorizes the City Administrator and Mayor to execute a Release of Right of Re-Entry Agreement and to file in the Office of the Registrar of Titles / Recorder in Anoka County, Minnesota after conveyance of the unencumbered Property is provided to the City.

3) That the City Council hereby authorizes refunding $49,295.75 to Stories Foundation to recoup the city incurred closing costs and cost of an Option for the Property from fund 9295.1420 – Land Held for Resale account contingent on proof of clear, unencumbered title to the Property.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A
Legal Description of the Property

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota

Anoka County PID Number: 28-32-25-31-0023

Authentisign ID: 6C092315-BC4E-EF11-86C3-0022482708E1

July 30, 2024

Sean Sullivan - Economic Development Manager

Dear Sean,

I first would like to thank you, your staff and the City of Ramsey for your willingness to work for and with Stories Foundation as we pursued the construction of The StoryTeller Café in Ramsey. It was a project that we both envisioned a different ending for. It appears that it is concluding in a manner that we knew could happen – and worked hard to prevent it from happening. Thank you for all you did.

The next step for Stories Foundation is to exercise the Right of Re-Entry process. As we were pursuing any and all options to raise funds, the cost of construction increased and this caused us to take a realistic approach to this project. Our hearts say that we should continue moving forward with fundraising until the end of the year, but logic says otherwise and that now is the time to take this step.

As a part of this process, Stories Foundation is requesting that the full purchase price of $67,953.60 as stated in the purchase agreement between the City of Ramsey and Stories Foundation be refunded to Stories Foundation.

Stories Foundation is a 501C3 non-profit organization that is in constant fundraising mode. The fundraising efforts for The StoryTeller Café have involved many people and countless hours that began before we secured the land in Ramsey. It certainly is not because of lack of effort that the funds have not been raised to begin construction. The following is not an exhaustive list, but does provide a picture into the fundraising efforts that have been made: Numerous events; Galas, golf tournaments, silent auctions, Stories Foundation Markets, 5K runs. Stories Foundation/The StoryTeller Café has been on multiple TV stations including WCCO channel 4, KSTP channel 9 and local station CCX TV. Social media – Facebook and Instagram. Hundreds of phone conversations and emails. Awareness events and gatherings for anyone, anywhere. In addition to the above information, we believe it is important to note that Stories Foundation has invested close to $85,000 (lot price is not included in this number) in General Contractor fees, property taxes, and prep money for events listed above. These monies were spent in good faith for the project that no longer is a reality, and monies that will not be recouped.

We humbly ask that the EDA and the City of Ramsey would honor our request of a full refund of the purchase price.

With Gratitude,

AuthentiSIGN
Stephanie Page

Stephanie Page

Executive Director - Stories Foundation

AuthentiSIGN
Mark L Thurston

Mark Thurston

Vice Chairman - Board of Directors

www.storiesfoundation.org
500 W Main Street Suite 23 Anoka, MN 55303
612.268.1937

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

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

Members Absent: Chairperson Scott Wiyninger

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

4. EDA BUSINESS

4.01: Consider Execution of Right of Re-Entry Agreement and Refund of Purchase Price (Stories Foundation)

Economic Development Manager Sullivan presented the staff report.

Motion by Member Riley, seconded by Member Johnson, to go into closed session.

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

Acting Chairperson Stewart stated that the EDA will be going into closed session to discuss offers/counteroffers for the purchase of real estate under MN Statute 13D.05, Subdivision 3c(3), the legal description Outlot C, COR Stonebrook Academy.

Recess and Reconvene

The EDA recessed to closed session at 7:39 a.m.

DRAFT

The EDA reconvened to open session at 7:50 a.m.

Acting Chairperson Stewart stated that during the closed session the EDA discussed the value of lands, offers, counteroffers and decided on a recommendation for a partial refund.

Motion by Member Johnson, seconded by Member MacLennan, to recommend to City Council to exercise Right of Re-Entry Agreement and request deed of conveyance from Stories Foundation to the City of Ramsey and to refund $49,295.75 to Stories Foundation.

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

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 9:02 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Stories Foundation**, a Minnesota Nonprofit Corporation ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is **October 29, 2020** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately .52 acres (22,651 square feet) of vacant land, legally described as follows:

   Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota, to be platted as:

   T.B.D. Anoka County, Minnesota

   PID Number: 28-32-25-31-0023 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $67,953.60 (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $1,000.00 (the "Earnest Money") with Commercial Partners Title Company ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller has provided the Buyer an ALTA/NSPS 2016 survey (Table A, items 1, 2, 3, 4, 6, 8, and 11) for Outlot B, COR One (the "Survey") from a duly licensed surveyor dated April 18, 2017. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3)

business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

   f. The cost of any test or additional survey work will be borne solely by Buyer.

The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

   a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

   b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

   c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

   d. The condition of the Property is fit for Buyer's intended use.

   e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

   a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **April 30, 2021** Date to (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and
   (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of

Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known

and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Central Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: kulrich@cityoframsey.com

Buyer: Stories Foundation
Stephanie Page
3917 Douglas Drive N
Crystal MN, 55422
Email: page.stephaniem@gmail.com and thurston0612@gmail.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Sixty (60) days, by depositing an additional Five Thousand and 00/100 Dollars ($2,000.00) earnest money with Escrow Agent for each extension. Each $2,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid

the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and

   iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller shall pay all outstanding property taxes due at the time of Closing for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Sellers Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written

agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties

acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE. Within one year from the Closing Date,** Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a minimum 12,000 SF building compliant with COR Zoning requirements to be further defined by an approved Site Plan.. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 10/30/2020, 2020
John LeTourneau, Mayor

By: _____ Dated: 10/29/2020, 2020
Kurt Ulrich, City Administrator

BUYER: STORIES FOUNDATION

By: Stephanie Page Dated: 10/29/2020, 2020
Stephanie Page, President

Exhibit A

Legal Description

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota,

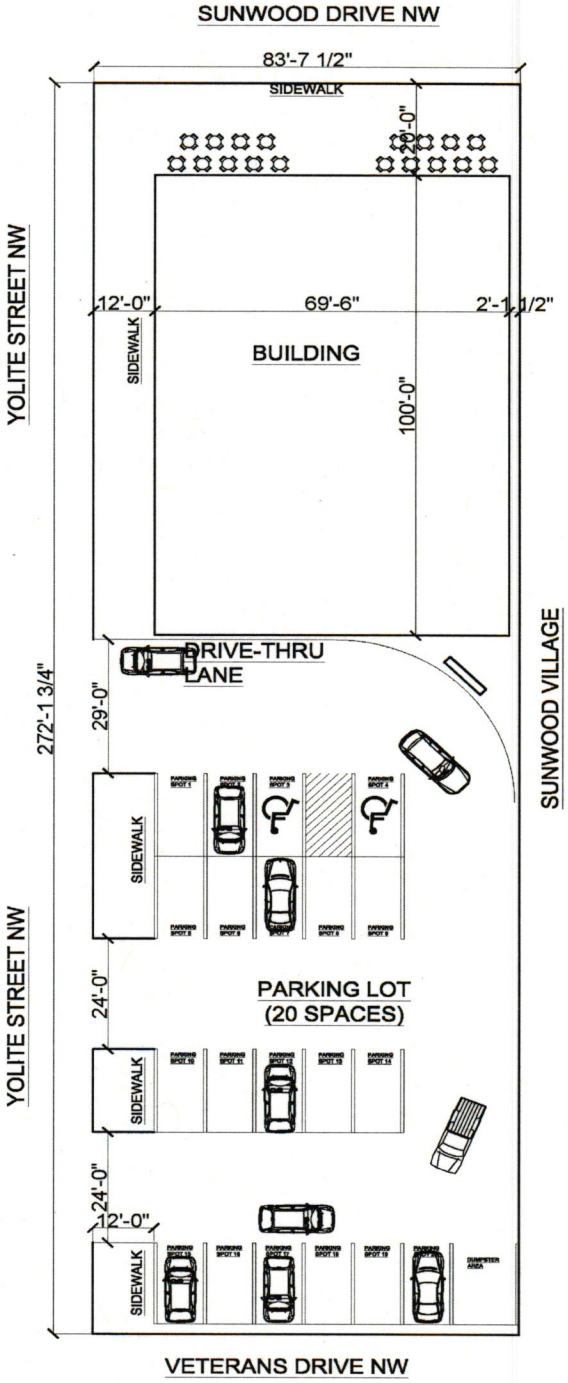
To be platted as: T.B.D. Anoka County, Minnesota

PID Number: 28-32-25-31-0023 ("Property")

Exhibit B

Concept Plan

LITTFIN | DESIGN
© COPYRIGHT 2020
MLITTFIN@HOTMAIL.COM
320-224-7844



STORYTELLER CAFE

PURCHASE AGREEMENT
FIRST AMENDMENT

This is the First Amendment is to the Purchase Agreement by and between **Stories Foundation**, a Minnesota Nonprofit Corporation ("Buyer"), and the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), with an effective date of September 28, 2021.

Recitals

1. Pursuant to the terms of the original Purchase Agreement, the Closing Date is to be no later than September 30, 2021.
2. Buyer seeks to move the Closing Date to be no later than December 31, 2021.
3. Buyer agrees to pay $1,000 in non-refundable Earnest Money per month for each month extended, on the first day of each month starting on October 1st, 2021 and concluding on December 1, 2021 to extend the Closing Date.
4. Buyer completed its inspection during the Inspection Period, which is expired, and Buyer also completed its examination of title and has formally given a Notice to Proceed to Seller.
5. Buyer has cited difficulties in obtaining financing as reason to ask for additional time to complete project.
6. The legal description of the subject property in the Purchase Agreement is Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property") and is being modified to add: to be platted as Lot 1, Block 1, STORYTELLER CAFÉ ADDITION.

Agreement

In consideration for the mutual promises set forth below, the parties agree as follows:

1. The above recitals are incorporated into the Agreement.
2. The Closing Date is hereby extended from September 30, 2021 to December 31, 2021.
3. Buyer will pay $1,000 in non-refundable Earnest Money per month for each month extended, on the first day of each month starting on October 1st, 2021 and concluding on December 1, 2021 to extend the Closing Date.
4. Buyer acknowledges that the Inspection Period expired on April 30, 2021 and that a Notice to Proceed was provided to the Seller.
5. The legal description of the Property is modified to:

Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota.

To be platted as:

Lot 1, Block 1, STORYTELLER CAFÉ ADDITION, Anoka County, MN. (the "Property")

6. All other terms of the Purchase Agreement remain unchanged except to the extent inconsistent with this First Amendment to Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 10-7, 2021
Mark E. Kuzma, Mayor

By: _____ Dated: 10 - 6, 2021
Kurt Ulrich, City Administrator

BUYER: STORIES FOUNDATION, a Minnesota Nonprofit Corporation.

By: _____ Dated: 10-7-, 2021
Stephanie Page, President

PURCHASE AGREEMENT
SECOND AMENDMENT

This is the Second Amendment is to the Purchase Agreement by and between **Stories Foundation**, a Minnesota Nonprofit Corporation ("Buyer"), and the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), with an effective date of December 14, 2021.

Recitals

1. Pursuant to the terms of the Purchase Agreement First Amendment, the Closing Date is to be no later than December 31, 2021.
2. Buyer seeks to extend the required Certificate of Occupancy Date from 1 year after the Closing to 2 years after the Closing.
3. The Buyer seeks to enter into a Right of Re-Entry Agreement that requires a Certificate of Occupancy to be issued 2 years after the Closing.
4. The Buyer acknowledges that if a Certificate of Occupancy is not issued 2 years after Closing that the City can exercise it rights in the Right of Re-Entry Agreement to impose a penalty of $50,000 against the Property or re-enter and take physical possession of the Property
5. Buyer completed its inspection during the Inspection Period, which is expired, and Buyer also completed its examination of title and has formally given a Notice to Proceed to Seller.
6. Buyer has cited difficulties in obtaining financing as reason to ask for additional time to complete project.
7. The legal description of the subject property in the Purchase Agreement is Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property") and is being to be platted as Lot 1, Block 1, STORYTELLER CAFÉ ADDITION.

Agreement

In consideration for the mutual promises set forth below, the parties agree as follows:

1. The above recitals are incorporated into the Agreement.
2. The required Certificate of Occupancy date is hereby extended from 1 year after Closing to 2 years after Closing
3. The Buyer and Seller will enter into a Right of Re-Entry Agreement at the Closing that requires a Certificate of Occupancy to be issued 2 years after the Closing.
4. The Buyer acknowledges that if a Certificate of Occupancy is not issued 2 years

after Closing that the City can exercise it rights in the Right of Re-Entry Agreement to impose a penalty of $50,000 against the Property or re-enter and take physical possession of the Property

5. Buyer acknowledges that the Inspection Period expired on April 30, 2021 and that a Notice to Proceed was provided to the Seller.

6. The legal description of the Property is:

   Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota.

   To be platted as:

   Lot 1, Block 1, STORYTELLER CAFÉ ADDITION, Anoka County, MN. (the "Property")

7. All other terms of the Purchase Agreement remain unchanged except to the extent inconsistent with this Second Amendment to Purchase Agreement and the First Amendment to Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: Mark E Kuzma Dated: 12/14, 2021
Mark E. Kuzma, Mayor

By: Dated: 12/16, 2021
Kurt Ulrich, City Administrator

BUYER: STORIES FOUNDATION, a Minnesota Nonprofit Corporation.

By: Stephanie Page Dated: 12/15/2021, 2021
Stephanie Page, President

ANOKA COUNTY MINNESOTA
Document No.: 596876.003 TORRENS
12/29/2021 02:16 PM
Fees/Taxes in the Amount of: $46.00
Pamela J. LeBlanc
Anoka County Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: mlearnes

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on December 29, 2021, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Stories Foundation**, a Minnesota Nonprofit Corporation ("Buyer").

Recitals

A. On December 29, 2021, Seller conveyed title of the following Property to Buyer:

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and **Stories Foundation**, a Minnesota Nonprofit Corporation, with an Effective Date of **October 29, 2020**, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

RETURN TO:
Commercial Partners Title
200 S. Sixth Street #1300
Minneapolis, MN 55402

57866 MF

a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by December 31, 2023.

Project Description:

i. **Stories Foundation** Site Plan with contingencies, approved by the City of Ramsey on April 27, 2021 by Resolution #21-090; subject to revisions approved by the City of Ramsey.

ii. Development Agreement to be entered into by the Buyer after Final Site Plan approval.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum 12,000 square foot retail building compliant with COR Zoning and design standards, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

Stories Foundation, a Minnesota Nonprofit Corporation

By: Stephanie Page
Stephanie Page, President

This instrument was acknowledged before me on December 29, 2021, by Stephanie Page, President of Stories Foundation, a Minnesota Nonprofit Corporation under the laws of the State of Minnesota on behalf of the Minnesota nonprofit corporation.

MICHEAL D FLEMING
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2026

Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
(763-433-9868

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Kurtis G. Ulrich, City Administrator

This instrument was acknowledged before me on December 22, 2021, by Mark E. Kuzma and Kurtis G. Ulrich as Mayor and City Administrator, respectively, of the City of Ramsey, a municipal corporation under the laws of the State of Minnesota on behalf of the Minnesota municipal corporation.

_____
Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2025

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

RESOLUTION #23-145

RESOLUTION APPROVING AMENDED AND RE-STATED RIGHT OF RE-ENTRY AGREEMENT: STORIES FOUNDATION

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City sold Outlot B, COR STONE BROOK ACADEMY (the "Property"), to Stories Foundation, a Minnesota Nonprofit Corporation (the "Developer") on December 29, 2021; and

WHEREAS, the City and Developer entered into a Right of Re-Entry Agreement on the Property filed December 29, 2021 as Document Number 596876.003 and the Office of the Registrar of Titles in Anoka County; and

WHEREAS, the Developer has cited need for more time to fundraise and obtain financing to construct and occupy the 12,000 square foot mixed used project outlined in the Purchase Agreement, First Amendment to Purchase Agreement and Second Amendment to Purchase Agreement and has requested that the required Certificate of Occupancy Date identified in the Right of Re-Entry Agreement be extended from December 31, 2023 to December 31, 2024; and

WHEREAS, The EDA has reviewed Amended and Restated Right of Re-Entry Agreement subject to new Site Plan Approval, Development Agreement Approval and Final Plat Approval; subject to City Attorney review; and

WHEREAS, Stories Foundation is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of June 21, 2023; and

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

1) That the City authorizes approval of Amended and Restated Right-of-Re-Entry Agreement subject to the following contingencies:

   a. New Site Plan Approval, Development Agreement Approval and Final Plat Approval.
   b. City Attorney review.

2) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to execute the Amended and Restated Right of Re-Entry Agreement, consistent with Charter and State law requirements.

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of June, 2023.

Mayor

ATTEST:

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Outlot B, COR STONE BROOK ACADEMY, Anoka County Minnesota (28-32-25-31-0023)

To be platted as:

Lot 1, Block 1, STORYTELLER CAFÉ ADDITION, Anoka County, Minnesota

COMMERCIALPARTNERS

200 South Sixth Street, Suite 1300
Minneapolis, MN 55402
PHONE (612) 337-2470
FAX (612) 337-2471

SELLER'S CLOSING STATEMENT

Closing Date:	December 29, 2021
Disbursement Date:	December 29, 2021
BUYER:	Stories Foundation, a Minnesota nonprofit corporation
SELLER:	City of Ramsey, a Minnesota municipal corporation
LENDER:	CASH
Closing Agent:	Commercial Partners Title, 200 South Sixth St., Suite 1300, Minneapolis, MN 55402
Closing Agent File No.:	57866
PROPERTY ADDRESS:	(unassigned), Ramsey, MN 55303 (Anoka County)

		DEBIT	CREDIT
Purchase Price			67,953.60
Earnest Money	*Already with the City*	8,000.00	
UTILITY BILLS HAVE NOT BEEN SEARCHED			
Pro-rated 2021 Taxes	*(Taxes EXEMPT)*		
NOTE: No Levied or Pending Assessments			
Commission	to: CBRE	2,038.60	
Closing Fee (one half)	to: Commercial Partners Title	600.00	
Commitment Fee	to: Commercial Partners Title	POC 710.00	
State Deed Tax	to: Anoka County (based on $67,953.60)	224.25	
Recording Fees	to: Anoka County	85.00	
	Certified City Resolution		
SUBTOTAL		10,947.85	67,953.60
CASH FROM SELLER			
CASH TO SELLER		57,005.75	
TOTAL		67,953.60	67,953.60

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THE FOLLOWING PAGE IS THE SIGNATURE PAGE.

COMMERCIALPARTNERS
200 South Sixth Street, Suite 1300
Minneapolis, MN 55402
PHONE (612) 337-2470
FAX (612) 337-2471

SELLER'S CLOSING STATEMENT

The attached closing statement is hereby approved, and the closing agent is hereby authorized and directed to disburse the money as indicated herein and deliver instruments, documents and other property, if any, to the designated parties and otherwise close this transaction in accordance with the closing instructions.

City of Ramsey,
a Minnesota municipal corporation

By: _____
Name: Mark E Kuzma
Its: Mayor

By: _____
Name: Kurtis G Ulrich
Its: City Administrator

COMMERCIAL PARTNERS TITLE,
a division of Chicago Title Insurance Company

By: _____
Mike Fleming, Commercial Closer

RELEASE OF RIGHT OF RE-ENTRY AGREEMENT

Date: _____, 2024

The City of Ramsey, a Minnesota municipal corporation (the "City") hereby releases that certain real property which is legally described as follows:

Outlot B, COR STONE BROOK ACADEMY

(the "Property") from the following:

1. That certain Right of Re-Entry Agreement by and between the City of Ramsey, a Minnesota municipal corporation and Stories Foundation, a Minnesota Non-Profit Corporation dated December 29, 2021 and filed December 29, 2021, as Document No. 596876.003 in the office of the Anoka County Recorder / Registrar of Titles.

THE CITY OF RAMSEY

By:_____
Its Mayor

By:_____
Its City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing Release was acknowledged before me this _____ day of _____ 2024, by Mark E. Kuzma, the Mayor and Brian Hagen, the City Administrator, respectively, of the City of Ramsey, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Dr. N.W.
Ramsey, MN 55303

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-225 Approving Partial Payment to Sir Lines-A-Lot for Improvement Project #24-10, 2024 MSA Pavement Marking Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Sir Lines-A-Lot for improvement project #24-10, 2024 MSA Pavement Marking Improvements in the amount of $17,240.26.

Outcome/Action:

Motion to adopt Resolution #24-225 approving partial payment to Sir Lines-A-Lot for improvement project #24-10, 2024 MSA Pavement Marking Improvements in the amount of $17,240.26.

Attachments

Pay Resolution #24-225

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:11 AM
Brian Hagen	Brian Hagen	08/22/2024 08:38 AM
Form Started By: Stacie Damjanovich		Started On: 08/14/2024 10:25 AM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-225

RESOLUTION APPROVING PARTIAL PAYMENT NO. 2 TO SIR LINES-A-LOT FOR 2024 MSA PAVEMENT MARKING IMPROVEMENTS, IMPROVEMENT PROJECT #24-10

WHEREAS, visible pavement marking is a critical component of driver and pedestrian safety and are a required maintenance operation per MSA rules and standards; and

WHEREAS, the 2024 – 2033 Capital Improvement Program includes an annual MSA Pavement Marking Improvements project to perform pavement markings on a 5-year cycle, outside of reconstructions and pavement overlays; and

WHERAS, pursuant to Ramsey City Council Resolution #24-112, adopted April 23, 2024, the City Council approval final plans and specifications and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-141, adopted May 28, 2024 a contract was awarded to Sir Lines-A-Lot of Edina, Minnesota, in the amount of $46,151.95 for said improvements; and

WHEREAS, as of August 27, 2024 $18,073.75 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 2 to Sir Lines-A-Lot of Edina, Minnesota, for improvement project #24-10, 2024 MSA Pavement Marking Improvements, in the amount of $17,240.26.

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

1) The City Council hereby authorizes partial payment No. 2 to Sir Lines-A-Lot of Edina, Minnesota for Improvement Project #24-10, 2024 MSA Pavement Marking Improvements in the amount of $17,240.26.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet

Estimate Number:	2 Partial
Project Number:	24-10
Project Name:	2024 MSA Pavement Markings
Period Ending	July 31, 2024
Contractor:	Sir Lines-A-Lot
Address:	7175 Cahill Road, Edina, MN 55303

1	Original Contract Amount		$	46,151.95
2	Change Order(s)	No. ____ Thru No. ____		
3	Total Funds Encumbered		$	46,151.95
4	Value of Work Completed		$	37,172.64
5	Retainage 5 %		$	(1,858.63)
	Percent Complete	81%		
6	Deductions or Charges		$	-
7	Total Earned Less Retainage (Lines 4+5+6)		$	35,314.01
8	Previous Payment(s)		$	18,073.75
9	**Payment Due (Lines 7-8)**		**$**	**17,240.26**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$	10,837.94

Certification of Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Sir Lines-A-Lot, LLC	Chaise VanOverbeke
Contractor Name	Print Name
President	C. VanO
Title	Signature
	August 14, 2024
	Date

City of Ramsey Approval

	8/14/2024
Signature (Project Engineer)	Date
	8/16/2024
Signature (City Engineer)	Date

2024 MSA Pavement Markings
I.P. 24-10
Estimate No. 2 **Partial**
Period Ending July 31, 2024

Item No.	MnDOT No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 2,000.00	$ 2,000.00	0.25	$ 500.00	0.75	$ 1,500.00
2	2563.601	TRAFFIC CONTROL	LS	1	$ 2,000.00	$ 2,000.00	0.25	$ 500.00	0.75	$ 1,500.00
3	2102.503	PAVEMENT MARKING REMOVAL	LF	100	$ 6.00	$ 600.00	0	$ -	0	$ -
4	2102.503	PAVEMENT MARKING REMOVAL	SF	20	$ 15.00	$ 300.00	0	$ -	0	$ -
5	2582.502	4" DOUBLE SOLID LINE YELLOW (EPOXY)	LF	13730	$ 0.74	$ 10,160.20	9380	$ 6,941.20	9380	$ 6,941.20
6	2582.502	4" SOLID LINE YELLOW (EPOXY)	LF	995	$ 0.37	$ 368.15	1123	$ 415.51	1123	$ 415.51
7	2582.502	4" SOLID LINE WHITE (EPOXY)	LF	25100	$ 0.37	$ 9,287.00	15209	$ 5,627.33	15209	$ 5,627.33
8	2582.502	4" BROKEN LINE YELLOW (EPOXY)	LF	180	$ 0.37	$ 66.60	0	$ -	0	$ -
9	2582.502	4" BROKEN LINE WHITE (EPOXY)	LF	500	$ 0.37	$ 185.00	480	$ 177.60	480	$ 177.60
10	2582.502	18" BROKEN LINE WHITE (EPOXY)	LF	55	$ 7.00	$ 385.00	38	$ 266.00	50	$ 350.00
11	2582.502	24" SOLID LINE YELLOW (EPOXY)	LF	750	$ 8.00	$ 6,000.00	0	$ -	530	$ 4,240.00
12	2582.502	24" SOLID LINE WHITE (EPOXY)	LF	200	$ 8.00	$ 1,600.00	250	$ 2,000.00	424	$ 3,392.00
13	2582.518	CROSSWALK MARKING (EPOXY)	SF	600	$ 6.00	$ 3,600.00	180	$ 1,080.00	594	$ 3,564.00
14	2582.602	PAVT MSSG -TURN ARROW (EPOXY)	EA	53	$ 135.00	$ 7,155.00	3	$ 405.00	52	$ 7,020.00
15	2582.602	PAVT MSSG -THRU ARROW (EPOXY)	EA	2	$ 110.00	$ 220.00	0	$ -	2	$ 220.00
16	2582.602	PAVT MSSG -THRU/TURN ARROW (EPOXY)	EA	3	$ 235.00	$ 705.00	1	$ 235.00	3	$ 705.00
17	2582.602	PAVT MSSG - ONLY (EPOXY)	EA	8	$ 190.00	$ 1,520.00	0	$ -	8	$ 1,520.00
		GRAND TOTALS	**$**			**46,151.95**	**$**	**18,147.64**	**$**	**37,172.64**

Internal City Use Only				
Municipal State Aid Maintenance Funds		*$ 18,147.64*		*$ 37,172.64*
Total Funds		*$ 18,147.64*		*$ 37,172.64*

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-226 Approving Partial Payment to North Valley, Inc. for Improvement Project #24-01, Barthel's Rum River Acres and White Pines Estates Street Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for improvement project #24-01, Barthel's Rum River Acres and White Pines Estates Street Reconstruction in the amount of $16,543.09.

Outcome/Action:

Motion to adopt Resolution #24-226 approving partial payment to North Valley, Inc. for improvement project #24-01, Barthel's Rum River Acres and White Pines Estates Street Reconstruction in the amount of $16,543.09.

Attachments

Pay Resolution #24-226

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:12 AM
Brian Hagen	Brian Hagen	08/22/2024 08:38 AM
Form Started By: Stacie Damjanovich		Started On: 08/14/2024 11:17 AM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-226

RESOLUTION APPROVING PARTIAL PAYMENT NO. 3 TO NORTH VALLEY, INC. FOR BARTHEL'S RUM RIVER ACRES AND WHITE PINES ESTATES STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-01

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Barthel's Rum River Acres and White Pines Estates subdivisions; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-130, adopted June 13, 2023, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-129, adopted June 27, 2023, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-197, adopted August 22, 2023, the City Council ordered the City Engineer to prepare plans and specifications for Barthel's Rum River Acres and White Pines Estates Street Reconstructions, Improvement Project #24-01; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-250, adopted October 10, 2023, the City Council accepted and awarded the proposal to Hydro-Klean, LLC, for cleaning and televising of storm sewer pipes within the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-297, adopted November 28, 2023 the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking and As-built Survey of $37,670.00 from Bolton and Menk, Inc. for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-063, adopted February 26, 2024, a contract was awarded to North Valley, Inc. of Nowthen, Minnesota, in the amount of $848,577.00 for said improvements; and

WHEREAS, as of August 27, 2024 $603,722.34 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 3 to North Valley, Inc. of Nowthen, Minnesota, for improvement project #24-01, Barthel's Rum River Acres and White Pines Estates Street Reconstruction, in the amount of $16,543.09.

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

1) The City Council hereby authorizes partial payment No. 3 to North Valley, Inc. of Nowthen, Minnesota for Improvement Project #24-01, Barthel's Rum River Acres and White Pines Estates Street Reconstruction in the amount of $16,543.09.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

#221-226

Pay Estimate Summary Sheet

Estimate Number:	3 Partial
Project Number:	24-01
Project Name:	Barthel's Rum River Acres & White Pines Estates
Period Ending	July 31, 2024
Contractor:	North Valley, Inc.
Address:	20015 Iguana Street NW, Nowthen, MN 55330

1	Original Contract Amount		$ 848,577.00
2	Change Order(s)	No. 1 Thru No. 1	$ 19,364.93
3	Total Funds Encumbered		$ 867,941.93
4	Value of Work Completed		$ 652,910.98
5	Retainage 5 %		$ (32,645.55)
	Percent Complete	75%	
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		$ 620,265.43
8	Previous Payment(s)		$ 603,722.34
9	**Payment Due (Lines 7-8)**		**$ 16,543.09**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$ 247,676.50

Certification of Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

North Valley, Inc.	Leslie A. Bloom
Contractor Name	Print Name
President	
Title	Signature
	August 13, 2024
	Date

City of Ramsey Approval

	8/13/2024
Signature (Project Engineer)	Date
	8/16/2024
Signature (City Engineer)	Date

Barthel's Rum River Acres & White Pines Estates
I.P. 24-01
Estimate No. 3 **Partial**
Period Ending July 31, 2024

			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 17,632.40	$ 17,632.40	0.0	$ -	1.0	$ 17,632.40
2	2101.503	REMOVE CULVERT	LF	364	$ 9.04	$ 3,290.56	0	$ -	364	$ 3,290.56
3	2104.502	SALVAGE MAIL BOX SUPPORT	EA	45	$ 80.88	$ 3,639.60	0	$ -	45	$ 3,639.60
4	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	930	$ 3.50	$ 3,255.00	0	$ -	1045	$ 3,657.50
5	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	330	$ 9.71	$ 3,204.30	0	$ -	450	$ 4,369.50
6	2104.504	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	300	$ 9.27	$ 2,781.00	0	$ -	427	$ 3,958.29
7	2104.504	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	810	$ 4.64	$ 3,758.40	0	$ -	918	$ 4,259.52
8	2104.504	REMOVE GRAVEL SURFACE - DRIVEWAYS	SY	81	$ 5.39	$ 436.59	0	$ -	80	$ 431.20
9	2104.507	REMOVE RIPRAP	CY	23	$ 22.60	$ 519.80	0	$ -	23	$ 519.80
10	2105.507	GEOTEXTILE FABRIC TYPE 4	SY	28	$ 4.52	$ 126.56	0	$ -	28	$ 126.56
11	2105.607	COMMON EXCAVATION (EV)	CY	930	$ 21.24	$ 19,753.20	0	$ -	895	$ 19,009.80
12	2105.607	SUBGRADE EXCAVATION, REMOVE UNSUITABLE MATERIALS (EV)	CY	335	$ 16.10	$ 5,393.50	0	$ -	623	$ 10,030.30
13	2106.507	SELECT GRANULAR BORROW (CV)	CY	420	$ 1.08	$ 453.60	0	$ -	0	$ -
14	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	520	$ 12.11	$ 6,297.20	0	$ -	1096	$ 13,272.56
15	2130.523	WATER	MGAL	50	$ 45.29	$ 2,264.50	0	$ -	60	$ 2,717.40
16	2211.507	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	280	$ 12.83	$ 3,592.40	0	$ -	548	$ 7,030.84
17	2215.504	FULL DEPTH RECLAMATION	SY	21500	$ 1.99	$ 42,785.00	0	$ -	22230	$ 44,237.70
18	2232.504	MILL BITUMINOUS PAVEMENT (2.0")	SY	38	$ 23.73	$ 901.74	0	$ -	0	$ -
19	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1500	$ 2.86	$ 4,290.00	0	$ -	50	$ 143.00
20	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	2530	$ 85.78	$ 217,023.40	0	$ -	2353	$ 201,840.34
21	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	1820	$ 90.18	$ 164,127.60	0	$ -	0	$ -
22	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" DRIVEWAYS	TON	90	$ 210.29	$ 18,926.10	0	$ -	137	$ 28,809.73
23	2501.502	15" RC PIPE APRON	EA	14	$ 960.61	$ 13,448.54	0	$ -	14	$ 13,448.54
24	2501.502	18" RC PIPE APRON	EA	1	$ 1,073.62	$ 1,073.62	0	$ -	1	$ 1,073.62
25	2501.502	21" RC PIPE APRON	EA	1	$ 2,825.34	$ 2,825.34	0	$ -	1	$ 2,825.34
26	2501.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	853	$ 58.77	$ 50,130.81	0	$ -	855	$ 50,248.35
27	2501.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	225	$ 65.55	$ 14,748.75	0	$ -	229	$ 15,010.95
28	2501.503	21" RC PIPE SEWER DESIGN 3006 CLASS III	LF	14	$ 99.45	$ 1,392.30	0	$ -	16	$ 1,591.20
29	2503.503	CLEAN AND VIDEO SEWER	LF	746	$ 5.14	$ 3,834.44	0	$ -	746	$ 3,834.44
30	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	5	$ 5,085.61	$ 25,428.05	0	$ -	5	$ 25,428.05
31	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	EA	1	$ 6,554.78	$ 6,554.78	0	$ -	1	$ 6,554.78
32	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	1	$ 3,164.38	$ 3,164.38	0	$ -	1	$ 3,164.38
33	2506.502	CASTING ASSEMBLY (STORM)	EA	7	$ 803.43	$ 5,624.01	0	$ -	7	$ 5,624.01
34	2506.502	RESET CASTING	EA	1	$ 382.84	$ 382.84	0	$ -	1	$ 382.84
35	2511.509	RANDOM RIPRAP CLASS III	CY	23	$ 135.62	$ 3,119.26	0	$ -	23	$ 3,119.26

			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
36	2532.503	CONCRETE CURB & GUTTER DESIGN B618	LF	138	$ 26.42	$ 3,645.96	0	$ -	153	$ 4,042.26
37	2531.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	4610	$ 17.52	$ 80,767.20	0	$ -	4595	$ 80,504.40
38	2531.504	6" CONCRETE PAVEMENT DRIVEWAY	SY	290	$ 67.94	$ 19,702.60	0	$ -	200	$ 13,588.00
39	2531.504	6" CONCRETE PAVEMENT DRIVEWAY SPECIAL	SY	38	$ 161.77	$ 6,147.26	0	$ -	17	$ 2,750.09
40	2531.504	GRAVEL SURFACE	SY	85	$ 9.33	$ 793.05	0	$ -	0	$ -
41	2531.604	7" CONCRETE VALLEY GUTTER	SY	30	$ 87.35	$ 2,620.50	0	$ -	27	$ 2,358.45
42	2540.602	TEMPORARY MAIL BOX CLUSTER	EA	3	$ 1,348.04	$ 4,044.12	0	$ -	3	$ 4,044.12
43	2540.602	INSTALL MAIL BOX SUPPORT	EA	45	$ 124.02	$ 5,580.90	0	$ -	0	$ -
44	2563.601	TRAFFIC CONTROL	LS	1	$ 2,696.08	$ 2,696.08	0.00	$ -	0.75	$ 2,022.06
45	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	1525	$ 3.38	$ 5,154.50	0	$ -	578	$ 1,953.64
46	2573.503	SILT FENCE, TYPE MS	LF	4260	$ 2.07	$ 8,818.20	0	$ -	3319	$ 6,870.33
47	2573.503	FLOTATION SILT CURTAIN TYPE MOVING WATER	LF	20	$ 98.46	$ 1,969.20	0	$ -	0	$ -
48	2573.501	STABILIZED CONSTRUCTION ENTRANCE	EA	5	$ 323.53	$ 1,617.65	0	$ -	0	$ -
49	2574.507	TOPSOIL (LV)	CY	1225	$ 22.12	$ 27,097.00	0	$ -	204	$ 4,512.48
50	2575.501	TURF ESTABLISHMENT	ACRE	1.75	$ 9,298.69	$ 16,272.71	0.00	$ -	0.95	$ 8,833.76
51	2575.602	LANDSCAPE RESTORATION	EA	10	$ 547.05	$ 5,470.50	0	$ -	5	$ 2,735.25
BASE BID TOTAL						**$ 848,577.00**		**$ -**		**$ 635,497.20**

CHANGE ORDER No.1

			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
52	2021.501	MOBILIZATION	LS	1	$ 1,500.00	$ 1,500.00	1	$ 1,500.00	1	$ 1,500.00
53	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	50	$ 4.50	$ 225.00	24	$ 108.00	24	$ 108.00
54	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	3	$ 15.00	$ 45.00	3	$ 45.00	3	$ 45.00
55	2104.503	REMOVE CURB AND GUTTER	LF	10	$ 40.00	$ 400.00	10	$ 400.00	10	$ 400.00
56	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	30	$ 4.65	$ 139.50	15	$ 69.75	15	$ 69.75
57	2123.510	DITCH GRADING	HR	4	$ 750.00	$ 3,000.00	4.5	$ 3,375.00	4.5	$ 3,375.00
58	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	4	$ 210.50	$ 842.00	3.2	$ 673.60	3.2	$ 673.60
59	2501.503	12" RC PIPE SEWER DESIGN 3006 CLASS III	LF	14	$ 93.50	$ 1,309.00	14	$ 1,309.00	14	$ 1,309.00
60	2503.602	CONNECT TO EXISTING STORM SEWER	EA	1	$ 4,070.00	$ 4,070.00	1	$ 4,070.00	1	$ 4,070.00
61	2506.502	CASTING ASSEMBLY (STORM)	EA	1	$ 803.43	$ 803.43	1	$ 803.43	1	$ 803.43
62	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	1	$ 3,520.00	$ 3,520.00	1	$ 3,520.00	1	$ 3,520.00
63	2532.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	28	$ 55.00	$ 1,540.00	28	$ 1,540.00	28	$ 1,540.00
64	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	54	$ 6.50	$ 351.00	0	$ -	0	$ -
65	2574.507	TOPSOIL (LV)	CY	16	$ 45.00	$ 720.00	0	$ -	0	$ -
66	2575.501	TURF ESTABLISHMENT	ACRE	0.03	$ 30,000.00	$ 900.00	0	$ -	0	$ -
CHANGE ORDER No.1 TOTAL						**$ 19,364.93**		**$ 17,413.78**		**$ 17,413.78**
GRAND TOTAL						**$ 867,941.93**		**$ 17,413.78**		**$ 652,910.98**

Internal City Use Only				
Pavement Management Funds (0.85 Mob)		*$ -*		*$ 500,420.02*
Storm Sewer Utility Funds (0.15 Mob)		*$ 17,413.78*		*$ 152,490.96*
Total Funds		*$ 17,413.78*		*$ 652,910.98*

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #24-231 approving Change Order #3 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-231 approving Change Order #3 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02.

Background:

Trunk Watermain Scope:

Included in the Halls Dover Acres Street Reconstructions project is the extension of approximately 1,265 lineal feet of 12-inch trunk watermain between Potassium Street east of 157th Lane and Sodium Way adjacent to Sunfish Lake Boulevard. This connection is included within the 10-year Capital Improvement Program and 20240 Comprehensive Plan.

Revised Watermain Scope:

At the July 9, 2024 City Council meeting, Council adopted Resolution #24-185 approving Change Order #2 for this project. The change order adjusted the trunk watermain route to continue the line down Sunfish Lake Boulevard, and connect at 155th Avenue / Sodium Street. At the time of the change order, staff's understanding was the line at 155th Avenue and Sunfish Lake Boulevard was an 8-inch line. The change order included reducing the 12-inch trunk watermain line down to 8-inch, and making an 8-inch wet tap into the existing line. A 12-inch line between this connection and Sodium Way would need to be considered in the future.

During construction of the work included under Change Order #2, it was discovered the existing 12-inch line, which was thought to end at the intersection of Sodium Street and Sodium Way, remained 12-inch through the intersection of Sunfish Lake Boulevard and 155th Avenue / Sodium Street. This was not known previously due to the incorrect Alpine Acres as-built maps, and the reduction to 8-inches occurring under the west side of Sunfish Lake Boulevard, before the first valve to the west. In reaction, Change Order #3 kept the trunk line 12-inches and connected to the existing 12-inch line at 155th Avenue / Sodium Street, resulting in completion of the 12-inch loop, with future considerations no longer being required.

Construction Impacts:

Change Order #3 includes the cost for re-stocking the 8-inch wet tap and supplying the 12-inch wet tap. In today's manufacturing environment, watermain wet taps of this size are not kept on-hand and require special ordering to obtain.

Notification:

Notification is not required.

Time Frame/Observations/Alternatives:

Observations:
This work has already been completed. Though Staff strives to request City Council approval of change orders before work occurs, this was not feasible during construction given the large expense that would occur if the Contractor's crews were forced to stop work while waiting for City Council approval to occur.

The trunk watermain loop constructed as part of this project is complete, including passing all required testing, and is now in service.

Alternatives:
Alternative #1 – Motion to adopt Resolution #24-231 approving Change Order #3 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02.

Funding Source:
Payment for the work covered by Change Order #3 will be funded by Water Utility Funds.

Change Order No.3 increases the construction costs by $10,560.00. However, this work will no longer need to be programmed into a future project.

Recommendation:
Staff recommends Alternative #1

Outcome/Action:
Motion to adopt Resolution #24-231 approving Change Order #3 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02.

Attachments

Res 24-231

24-02 Change Order #3

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:00 AM
Brian Hagen	Brian Hagen	08/22/2024 08:46 AM
Form Started By: Joe Feriancek		Started On: 08/19/2024 09:27 AM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-231

RESOLUTION ACCEPTING CHANGE ORDER #3 FOR HALLS DOVER ACRES STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-02

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Halls Dover Acres subdivision; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-198, adopted August 22, 2023, the City Council ordered the City Engineer to prepare plans and specifications for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-014, adopted January 9, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-064, adopted February 26, 2024, Dave Perkins Contracting of Nowthen, Minnesota, was awarded the construction contract in the amount of $844,919.01 for the total bid construction of the improvements in accordance with the approved plans and specifications and advertisement for bids; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-097, adopted April 9, 2024, City Council approved Change Order No.1 increasing construction costs by $2,253.00 for the purpose of allowing the connection to City water service as requested by the residents at 6014 157th Lane NW; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-185, adopted July 9, 2024, City Council approved Change Order No.2 increasing construction costs by $81,775.05 for the purpose of connecting the trunk watermain to the existing watermain located at 155th Avenue NW; and

WHEREAS, during construction, it has been found that the existing watermain pipe size called out in the as-builts for the proposed connection location at 155th Avenue is not correct; and

WHEREAS, a 12-inch wet tap was required and the 8-inch wet tap required re-stocking; and

WHEREAS, Change Order No.3 increases construction costs by $10,560.00 for the purpose of completing the trunk watermain connection to the existing watermain located at 155th Avenue NW.

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

1) The City Council hereby approves Change Order #3 in the total amount of $10,560.00 for Dave Perkins Contracting to complete the trunk watermain connection to the existing watermain located at 155th Avenue NW.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CHANGE ORDER NO 3

Date: August 13, 2024
Project: Halls Dover Acres Street Reconstructions
City Improvement Project #24-02
Contractor: Dave Perkins Contracting
Award Date: February 2, 2024

Contract Modifications:

Item	MnDOT No.	Description	Unit	Estimated Quantity	CO UNIT PRICE	EXTENED TOTAL
68	2504.602	12" WET TAP & 8" WET TAP RE-STOCKING	EA	1	$10,560.00	$10,560.00
					TOTAL	$10,560.00

Cost of Change:

Original Contract Price:	**$844,919.01**
Previous Change Orders:	**$84,028.05**
Change in Contract Price due this Change Order:	**$10,560.00**
Total Contract Price including this Change Order:	**$939,507.06**

This document will become a supplement to the contract and all provisions will apply hereto.

Recommended: _____ City Engineer — 8/16/2024 Date

Approved by: _____ City Administrator — _____ Date

Accepted: _____ Contractor — 8-14-24 Date

CHANGE IN CONTRACT TIME

Due to this change, the Contract Time:

- ☐ is Increased by ☐ ____ Working Days
- ☐ is Decreased by ☐ ____ Calendar Days
- ☒ is not changed.
- ☐ May be revised if the work affected the controlling operation.

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-234 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #23-19, The COR Infrastructure Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC for improvement project #23-19, The COR Infrastructure Improvements in the amount of $764,551.66.

Outcome/Action:

Motion to adopt Resolution #24-234 approving partial payment to Douglas-Kerr Underground, LLC. for improvement project #23-19, The COR Infrastructure Improvements in the amount of $764,551.66.

Attachments

Pay Resolution #24-234

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:13 AM
Brian Hagen	Brian Hagen	08/22/2024 08:38 AM
Form Started By: Stacie Damjanovich		Started On: 08/14/2024 11:33 AM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-234

RESOLUTION APPROVING PARTIAL PAYMENT NO. 4 TO DOUGLAS-KERR UNDERGROUND, LLC. FOR IMPROVEMENT PROJECT #23-19, THE COR INFRASTRUCTURE IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to construct infrastructure improvements within The COR for the purpose of advancing economic development; and

WHEREAS, pursuant to Ramsey City Council resolution #22-241, adopted October 25, 2022, the City Council authorized Bolton & Menk, Inc. to complete The COR Public Infrastructure and Wetland Analysis proposals; and

WHEREAS, pursuant to Ramsey City Council resolution #23-107, adopted May 9, 2023, the City Council approved The COR Public Infrastructure Design Services proposal of Bolton & Menk, Inc. specifying their scope of services and not-to-exceed fees for design services associated with public infrastructure improvements in The COR; and

WHEREAS, pursuant to Ramsey City Council resolution #23-176, adopted August 8, 2023, the City Council accepted bids, awarded a contract for construction to Enebak Construction Company, and accepted the Construction Services Proposal of Bolton and Menk, Inc. for Improvement Project #23-20, COR Mass Grading; and

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

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

WHEREAS, pursuant to Ramsey City Council resolution #24-046, adopted February 13, 2024, the City Council approved the plans and specification prepared by Bolton and Menk, Inc. and authorized advertisements for bids for Improvement Project #23-19, COR Infrastructure Improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #24-086, adopted March 26, 2024, a contract was awarded to Douglas-Kerr Underground, LLC of Mora, Minnesota, in the amount of $2,973,047.22 for said improvements; and

WHEREAS, as of August 27, 2024 $1,553,075.52 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 4 to Douglas-Kerr Underground, LLC. of Mora, Minnesota, for improvement project #23-19, The COR Infrastructure Improvements, in the amount of $764,551.66.

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

1) The City Council hereby authorizes partial payment No. 4 to Douglas-Kerr Underground, LLC. of Mora, Minnesota for Improvement Project #23-19, The COR Infrastructure Improvements in the amount of $764,551.66.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

#24-234

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	23-19
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.130893 & 0R1.134180
Contractor:	Douglas-Kerr Underground	**Agency's Project No.:**	
Project:	The COR Intrastructure Improvements		
Contract:			
Application No.:	4	**Application Date:**	8/9/2024
Application Period:	From 7/1/2024	to	7/31/2024

1. Original Contract Price	$	2,973,047.22
2. Net change by Change Orders	$	(6,447.46)
3. Current Contract Price (Line 1 + Line 2)	$	2,966,599.76
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	2,439,607.56
5. Retainage		
a. 5% X $ 2,439,607.56 Work Completed	$	121,980.38
b. X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	121,980.38
6. Amount eligible to date (Line 4 - Line 5.c)	$	2,317,627.18
7. Less previous payments	$	1,553,075.52
8. Amount due this application	**$**	**764,551.66**
9. Balance to finish, including retainage (Line 3 - Line 4)	$	526,992.20

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Douglas-Kerr Underground, LLC

Signature: [signature] **Date:** 8/14/24

Name: Ryan Kerr **Title:** Manager

Recommended by Engineer		**Approved by Owner**	
By:	[signature]	**By:**	[signature]
Name:	Zach Lingl, PE	**Name:**	Bruce Weekby
Title:	Project Manager	**Title:**	City Engineer / PWD
Date:	8/9/2024	**Date:**	8/16/2024

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Douglas-Kerr Underground
Project:	The COR Intrastructure Improvements
Contract:	

Owner's Project No.:	23-19
Engineer's Project No.:	0R1.130893 & 0R1.134180
Contractor's Project No.:	
Agency's Project No.:	

Application No.: 4 **Application Period:** From 07/01/24 to 07/31/24 **Application Date:** 08/09/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
						Original Contract							
1	MOBILIZATION	1.00	LUMP SUM	130,250.00	130,250.00	0.66	85,965.00	0.87	113,317.50		113,317.50	87%	16,932.50
2	REMOVE HYDRANT	2.00	EACH	1,415.00	2,830.00	4.00	5,660.00	4.00	5,660.00		5,660.00	200%	(2,830.00)
3	REMOVE GATE VALVE & BOX	1.00	EACH	353.85	353.85	6.00	2,123.10	6.00	2,123.10		2,123.10	600%	(1,769.25)
4	REMOVE DRAINAGE STRUCTURE	7.00	EACH	621.20	4,348.40	7.00	4,348.40	7.00	4,348.40		4,348.40	100%	-
5	REMOVE PIPE APRON	2.00	EACH	358.40	716.80	-	-	-	-		-		716.80
6	REMOVE PIPE SEWERS (STORM)	742.00	LIN FT	20.50	15,211.00	687.00	14,083.50	687.00	14,083.50		14,083.50	93%	1,127.50
7	REMOVE CURB & GUTTER	2,116.00	LIN FT	3.20	6,771.20	1,952.00	6,246.40	1,960.00	6,272.00		6,272.00	93%	499.20
8	REMOVE BITUMINOUS CURB	215.00	LIN FT	0.50	107.50	319.00	159.50	319.00	159.50		159.50	148%	(52.00)
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	40.00	LIN FT	3.40	136.00	45.00	153.00	45.00	153.00		153.00	113%	(17.00)
10	SAWING BIT PAVEMENT (FULL DEPTH)	904.00	LIN FT	2.50	2,260.00	881.00	2,202.50	903.00	2,257.50		2,257.50	100%	2.50
11	REMOVE WATER MAIN	26.00	LIN FT	13.60	353.60	112.00	1,523.20	112.00	1,523.20		1,523.20	431%	(1,169.60)
12	REMOVE CONCRETE PAVEMENT	25.00	SQ YD	7.15	178.75	33.40	238.81	33.40	238.81		238.81	134%	(60.06)
13	REMOVE BITUMINOUS PAVEMENT	5,090.00	SQ YD	2.05	10,434.50	6,278.50	12,870.93	6,278.50	12,870.93		12,870.93	123%	(2,436.43)
14	EXCAVATION - COMMON (EV) (P)	6,080.00	CU YD	15.20	92,416.00	5,514.00	83,812.80	6,080.00	92,416.00		92,416.00	100%	-
15	COMMON EMBANKMENT (CV)	5,080.00	CU YD	8.65	43,942.00	3,856.90	33,362.19	4,998.68	43,238.58		43,238.58	98%	703.42
16	DEWATERING	1.00	LUMP SUM	71,480.00	71,480.00	1.00	71,480.00	1.00	71,480.00		71,480.00	100%	-
17	GEOTEXTILE FABRIC TYPE 5	1,170.00	SQ YD	1.15	1,345.50	-	-	-	-		-		1,345.50
18	SUBGRADE PREPARATION	27,820.00	SQ YD	0.40	11,128.00	25,570.00	10,228.00	27,320.00	10,928.00		10,928.00	98%	200.00
19	STREET SWEEPER (WITH PICKUP BROOM)	130.00	HR	183.45	23,848.50	2.00	366.90	2.00	366.90		366.90	2%	23,481.60
20	WATER FOR DUST CONTROL	2,000.00	MGAL	9.40	18,800.00	-	-	424.76	3,992.74		3,992.74	21%	14,807.26
21	AGGREGATE BASE, CLASS 5 MODIFIED	11,060.00	TON	19.35	214,011.00	8,988.21	173,921.86	11,133.51	215,433.42		215,433.42	101%	(1,422.42)
22	MILL BITUMINOUS SURFACE (2")	1,500.00	SQ YD	1.65	2,475.00	-	-	-	-		-		2,475.00
23	BITUMINOUS MATERIAL FOR TACK COAT	1,350.00	GAL	2.85	3,847.50	-	-	9.00	25.65		25.65	1%	3,821.85
24	TYPE SP 9.5 WEARING COURSE MIX (3,C)	2,970.00	TON	86.90	258,093.00	-	-	-	-		-		258,093.00
25	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)	4,170.00	TON	82.75	345,067.50	-	-	3,928.71	325,100.75		325,100.75	94%	19,966.75
26	8" CONCRETE HEADWALL	2.00	EACH	15,835.00	31,670.00	2.00	31,670.00	2.00	31,670.00		31,670.00	100%	-
27	COARSE FILTER AGGREGATE (CV)	200.00	CU YD	81.35	16,270.00	-	-	238.03	19,363.74		19,363.74	119%	(3,093.74)
28	6" PERF PVC PIPE DRAIN	750.00	LIN FT	21.80	16,350.00	-	-	468.00	10,202.40		10,202.40	62%	6,147.60
29	8" PVC PIPE SEWER	410.00	LIN FT	39.80	16,318.00	333.00	13,253.40	333.00	13,253.40		13,253.40	81%	3,064.60
30	10" PVC PIPE SEWER	343.00	LIN FT	40.85	14,011.55	343.00	14,011.55	343.00	14,011.55		14,011.55	100%	-
31	12" RC PIPE SEWER 3006 CLASS V	216.00	LIN FT	47.10	10,173.60	215.00	10,126.50	215.00	10,126.50		10,126.50	100%	47.10
32	15" RC PIPE SEWER 3006 CLASS V	580.00	LIN FT	53.70	31,146.00	587.50	31,548.75	587.50	31,548.75		31,548.75	101%	(402.75)
33	18" RC PIPE SEWER 3006 CLASS III	413.00	LIN FT	56.70	23,417.10	413.00	23,417.10	413.00	23,417.10		23,417.10	100%	-
34	24" RC PIPE SEWER 3006 CLASS III	439.00	LIN FT	71.20	31,256.80	456.00	32,467.20	456.00	32,467.20		32,467.20	104%	(1,210.40)
35	36" RC PIPE SEWER 3006 CLASS III	616.00	LIN FT	140.60	86,609.60	616.00	86,609.60	616.00	86,609.60		86,609.60	100%	-
36	42" RC PIPE SEWER 3006 CLASS III	166.00	LIN FT	185.35	30,768.10	166.00	30,768.10	166.00	30,768.10		30,768.10	100%	-
37	CONNECT TO EXISTING SANITARY SEWER	2.00	EACH	1,062.00	2,124.00	2.00	2,124.00	2.00	2,124.00		2,124.00	100%	-
38	CONNECT TO EXISTING STORM SEWER	9.00	EACH	1,544.00	13,896.00	11.00	16,984.00	11.00	16,984.00		16,984.00	122%	(3,088.00)
39	PLUG FILL & ABANDON PIPE SEWER	80.00	LIN FT	27.60	2,208.00	40.00	1,104.00	40.00	1,104.00		1,104.00	50%	1,104.00
40	CLEAN & TELEVISE PIPE SEWER	3,933.00	LIN FT	3.20	12,585.60	-	-	-	-		-		12,585.60
41	DUCTILE IRON FITTINGS	3,543.00	POUND	12.50	44,287.50	4,102.00	51,275.00	4,102.00	51,275.00		51,275.00	116%	(6,987.50)
42	CONNECT TO EXISTING WATER MAIN (WET TAP)	2.00	EACH	1,415.00	2,830.00	2.00	2,830.00	2.00	2,830.00		2,830.00	100%	-
43	CONNECT TO EXISTING WATER MAIN	6.00	EACH	983.75	5,902.50	8.00	7,870.00	8.00	7,870.00		7,870.00	133%	(1,967.50)
44	6" GATE VALVE & BOX	5.00	EACH	2,800.00	14,000.00	7.00	19,600.00	7.00	19,600.00		19,600.00	140%	(5,600.00)
45	8" GATE VALVE & BOX	5.00	EACH	4,781.00	23,905.00	3.00	14,343.00	3.00	14,343.00		14,343.00	60%	9,562.00
46	12" GATE VALVE & BOX	6.00	EACH	5,644.00	33,864.00	4.00	22,576.00	4.00	22,576.00		22,576.00	67%	11,288.00
47	HYDRANT	7.00	EACH	5,587.00	39,109.00	7.00	39,109.00	7.00	39,109.00		39,109.00	100%	-

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	23-19
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.130893 & 0R1.134180
Contractor:	Douglas-Kerr Underground	**Contractor's Project No.:**	
Project:	The COR Intrastructure Improvements	**Agency's Project No.:**	
Contract:			

Application No.: 4 **Application Period:** From 07/01/24 to 07/31/24 **Application Date:** 08/09/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
48	WATERMAIN OFFSET	3.00	EACH	3,540.00	10,620.00	6.50	23,010.00	6.50	23,010.00		23,010.00	217%	(12,390.00)
49	6" WATER MAIN DUCTILE IRON CL 53	208.00	LIN FT	47.80	9,942.40	154.00	7,361.20	154.00	7,361.20		7,361.20	74%	2,581.20
50	8" WATER MAIN DUCTILE IRON CL 52	315.00	LIN FT	68.30	21,514.50	335.50	22,914.65	335.50	22,914.65		22,914.65	107%	(1,400.15)
51	12" WATER MAIN DUCTILE IRON CL 52	1,800.00	LIN FT	88.30	158,940.00	1,773.00	156,555.90	1,773.00	156,555.90		156,555.90	99%	2,384.10
52	4" WATERMAIN INSULATION	50.00	SQ YD	22.60	1,130.00	63.90	1,444.14	63.90	1,444.14		1,444.14	128%	(314.14)
53	ADJUST FRAME & RING CASTING	9.00	EACH	1,205.00	10,845.00	1.00	1,205.00	1.00	1,205.00		1,205.00	11%	9,640.00
54	CASTING ASSEMBLY (SANITARY SEWER)	2.00	EACH	1,759.00	3,518.00	-	-	-	-		-		3,518.00
55	CASTING ASSEMBLY (STORM SEWER)	35.00	EACH	1,052.00	36,820.00	-	-	-	-		-		36,820.00
56	CONSTRUCT SANITARY SEWER MANHOLE	53.60	LIN FT	388.25	20,810.20	57.51	22,328.26	57.51	22,328.26		22,328.26	107%	(1,518.06)
57	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')	37.90	LIN FT	478.05	18,118.10	37.71	18,027.27	37.71	18,027.27		18,027.27	99%	90.83
58	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020	56.20	LIN FT	525.55	29,535.91	60.07	31,569.79	60.07	31,569.79		31,569.79	107%	(2,033.88)
59	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020	47.10	LIN FT	774.90	36,497.79	47.10	36,497.79	47.10	36,497.79		36,497.79	100%	-
60	CONSTRUCT DRAINAGE STRUCTURE DES 72-4020	5.70	LIN FT	1,063.00	6,059.10	5.70	6,059.10	5.70	6,059.10		6,059.10	100%	-
61	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	5.40	LIN FT	2,501.00	13,505.40	10.80	27,010.80	10.80	27,010.80		27,010.80	200%	(13,505.40)
62	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020 WITH 4' SUMP	10.80	LIN FT	642.55	6,939.54	10.80	6,939.54	10.80	6,939.54		6,939.54	100%	-
63	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020 WITH 4' SUMP	31.40	LIN FT	867.85	27,250.49	18.76	16,277.92	18.76	16,277.92		16,277.92	60%	10,972.57
64	6" CONCRETE WALK	54,700.00	SQ FT	5.65	309,055.00	-	-	52,000.00	293,800.00		293,800.00	95%	15,255.00
65	CONCRETE CURB & GUTTER DESIGN B618	10,350.00	LIN FT	17.65	182,677.50	10,363.00	182,906.95	10,363.00	182,906.95		182,906.95	100%	(229.45)
66	CONCRETE CURB & GUTTER DESIGN SPECIAL (RIBBON)	1,700.00	LIN FT	25.75	43,775.00	1,692.00	43,569.00	1,692.00	43,569.00		43,569.00	100%	206.00
67	4" CONCRETE MEDIAN	815.00	SQ FT	9.00	7,335.00	-	-	700.00	6,300.00		6,300.00	86%	1,035.00
68	7" CONCRETE PAVEMENT	1,317.00	SQ FT	9.25	12,182.25	987.00	9,129.75	987.00	9,129.75		9,129.75	75%	3,052.50
69	8" CONCRETE DRIVEWAY PAVEMENT	2,950.00	SQ FT	9.10	26,845.00	1,631.00	14,842.10	1,631.00	14,842.10		14,842.10	55%	12,002.90
70	CONCRETE MEDIAN NOSE SPECIAL	2.00	EACH	1,000.00	2,000.00	-	-	-	-		-		2,000.00
71	7" CONCRETE VALLEY GUTTER	305.00	SQ FT	51.10	15,585.50	272.00	13,899.20	272.00	13,899.20		13,899.20	89%	1,686.30
72	TRUNCATED DOMES	564.00	SQ FT	50.00	28,200.00	-	-	500.00	25,000.00		25,000.00	89%	3,200.00
73	TRAFFIC CONTROL	1.00	LUMP SUM	3,225.00	3,225.00	-	-	-	-		-		3,225.00
74	STABILIZED CONSTRUCTION EXIT	6.00	EACH	1,017.00	6,102.00	-	-	-	-		-		6,102.00
75	STORM DRAIN INLET PROTECTION	45.00	EACH	90.25	4,061.25	45.00	4,061.25	45.00	4,061.25		4,061.25	100%	-
76	SILT FENCE, TYPE MS	2,850.00	LIN FT	1.90	5,415.00	1,330.00	2,527.00	1,330.00	2,527.00		2,527.00	47%	2,888.00
77	FILTER TOPSOIL BORROW (LV)	500.00	CU YD	22.65	11,325.00	-	-	600.00	13,590.00		13,590.00	120%	(2,265.00)
78	COMMON TOPSOIL BORROW	2,320.00	CU YD	14.20	32,944.00	-	-	1,358.57	19,291.69		19,291.69	59%	13,652.31
79	SEEDING	13,840.00	SQ YD	0.10	1,384.00	-	-	-	-		-		1,384.00
80	SEED MIXTURE 25-121	190.00	POUND	4.70	893.00	-	-	-	-		-		893.00
81	SODDING TYPE NATIVE	1,250.00	SQ YD	34.00	42,500.00	-	-	-	-		-		42,500.00
82	HYDRAULIC BONDED FIBER MATRIX	13,840.00	POUND	1.25	17,300.00	-	-	-	-		-		17,300.00
83	FERTILIZER TYPE 3	857.05	POUND	0.90	771.34	-	-	-	-		-		771.34
84	4" SOLID LINE MULTI COMP	9,378.00	LIN FT	2.50	23,445.00	-	-	-	-		-		23,445.00
85	4" BROKEN LINE MULTI COMP	327.00	LIN FT	2.00	654.00	-	-	-	-		-		654.00
86	4" DOTTED LINE MULTI COMP	75.00	LIN FT	6.00	450.00	-	-	-	-		-		450.00
87	4" DBLE SOLID LINE MULTI COMP	1,650.00	LIN FT	2.00	3,300.00	-	-	-	-		-		3,300.00
88	6" SOLID LINE MULTI COMP	35.00	LIN FT	6.00	210.00	-	-	-	-		-		210.00
89	12" SOLID LINE MULTI COMP	270.00	LIN FT	6.00	1,620.00	-	-	-	-		-		1,620.00
90	12" DOTTED LINE MULTI COMP	10.00	LIN FT	20.00	200.00	-	-	-	-		-		200.00
91	CROSSWALK MULTI COMP	2,040.00	SQ FT	6.00	12,240.00	-	-	-	-		-		12,240.00
92	PAVEMENT MESSAGE MULTI COMP	314.00	SQ FT	7.00	2,198.00	-	-	-	-		-		2,198.00
							-						
				Original Contract Totals	$ 2,973,047.22		$ 1,608,569.90		$ 2,413,361.12	$ -	$ 2,413,361.12	81%	$ 559,686.10

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Douglas-Kerr Underground
Project:	The COR Intrastructure Improvements
Contract:	

Owner's Project No.: 23-19
Engineer's Project No.: OR1.130893 & OR1.134180
Contractor's Project No.:
Agency's Project No.:

Application No.: 4 **Application Period:** From 07/01/24 to 07/31/24 **Application Date:** 08/09/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Change Orders												
CO-1.1	DEDUCT 8" SANITARY SEWER STUB	(90.00)	LIN FT	39.80	(3,582.00)	(90.00)	(3,582.00)	(90.00)	(3,582.00)		(3,582.00)	100%	-
CO-1.2	DEDUCT 15" RC PIPE SEWER CL.V	(100.00)	LIN FT	53.70	(5,370.00)	(100.00)	(5,370.00)	(100.00)	(5,370.00)		(5,370.00)	100%	-
CO-1.3	DEDUCT 36" RC PIPE SEWER CL.V	(25.00)	LIN FT	140.60	(3,515.00)	(23.00)	(3,233.80)	(23.00)	(3,233.80)		(3,233.80)	92%	(281.20)
CO-1.4	REVISED 10" SANTIARY SEWER STUB	90.00	LIN FT	54.50	4,905.00	94.00	5,123.00	94.00	5,123.00		5,123.00	104%	(218.00)
CO-1.5	REMOVE WATER MAIN SERVICE STUB	90.00	LF	31.45	2,830.50	-	-	-	-		-		2,830.50
CO-1.6	REMOVE GATE VALVE & BOX	1.00	EACH	353.85	353.85	-	-	-	-		-		353.85
CO-1.7	CAP AND PLUG EXISTING TEE	2.00	EACH	353.85	707.70	-	-	-	-		-		707.70
CO-1.8	SALVAGE GATE VALVE TO CITY	1.00	EACH	353.85	353.85	-	-	-	-		-		353.85
CO-1.9	EXTRA DUCTILE IRON FITTINGS	100.00	LB	12.55	1,255.00	16.00	200.80	16.00	200.80		200.80	16%	1,054.20
CO-1.10	REVISED 36" PIPE SEWER CL.III	100.00	LIN FT	140.60	14,060.00	100.00	14,060.00	100.00	14,060.00		14,060.00	100%	-
CO-1.11	30" RC PIPE SEWER CL.III	28.00	LIN FT	130.85	3,663.80	36.00	4,710.60	36.00	4,710.60		4,710.60	129%	(1,046.80)
CO-1.12	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	6.60	LIN FT	2,172.40	14,337.84	6.60	14,337.84	6.60	14,337.84		14,337.84	100%	-
CO-1.13	CASTING ASSEMBLY (STORM SEWER)	1.00	EACH	1,052.00	1,052.00	-	-	-	-		-		1,052.00
CO-2.1	SODDING TYPE NATIVE	(1,250.00)	SQ YD	34.00	(42,500.00)		-	-	-		-		(42,500.00)
CO-2.2	NATIVE SEED MIX, ROLLED EROSION CAT. 25, FERTILIZER TYPE 3	1,250.00	SQ YD	4.00	5,000.00		-	-	-		-		5,000.00
				Change Order Totals	$ (6,447.46)		$ 26,246.44		$ 26,246.44	$ -	$ 26,246.44		
					Original Contract and Change Orders								
				Project Totals	$ 2,966,599.76		$ 1,634,816.34		$ 2,439,607.56	$ -	$ 2,439,607.56	82%	$ 559,686.10

EJCDC C-620 Contractor's Application for Payment
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CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-235 Approving Partial Payment to Dave Perkins Contracting, Inc. for Improvement Project #24-02, Halls Dover Acres Street Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Dave Perkins Contracting, Inc. for improvement project #24-02, Halls Dover Acres Street Reconstruction in the amount of $484,965.31.

Outcome/Action:

Motion to adopt Resolution #24-235 approving partial payment to Dave Perkins Contracting, Inc. for improvement project #24-02, Halls Dover Acres Street Reconstruction in the amount of $484,965.31.

Attachments

Pay Resolution #24-235

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:14 AM
Brian Hagen	Brian Hagen	08/22/2024 08:39 AM
Form Started By: Stacie Damjanovich		Started On: 08/14/2024 12:13 PM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-235

RESOLUTION APPROVING PARTIAL PAYMENT NO. 2 TO DAVE PERKINS CONTRACTING, INC. FOR HALLS DOVER ACRES STREET RECONSTRUCTION, IMPROVEMENT PROJECT #24-02

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Halls Dover Acres subdivision; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-130, adopted June 13, 2023, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-129, adopted June 27, 2023, the City Council accepted and awarded the proposal to Chosen Valley Testing, Inc., for a geotechnical report of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-198, adopted August 22, 2023, the City Council ordered the City Engineer to prepare plans and specifications for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-014, adopted on January 9, 2024, the City Council approved final plans and specification as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking and As-built Survey of $27,144.00 from Bolton and Menk, Inc. for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-064, adopted February 27, 2024, a contract was awarded to Dave Perkins Contracting, Inc of Nowthen, Minnesota, in the amount of $844,919.01 for said improvements; and

WHEREAS, as of August 27, 2024 $260,058.22 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 2 to Dave Perkins Contracting, Inc. of Nowthen Minnesota, for improvement project #24-02 Halls Dover Acres Street Reconstruction, in the amount of $484,965.31.

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

1) The City Council hereby authorizes partial payment No. 2 to Dave Perkins Contracting, Inc of Nowthen, Minnesota for Improvement Project #24-02, Halls Dover Acres Street Reconstruction in the amount of $484,965.31.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

#24-235

Pay Estimate Summary Sheet

Estimate Number:	2 Partial
Project Number:	24-02
Project Name:	Halls Dover Acres Street Reconstructions
Period Ending	July 31, 2024
Contractor:	Dave Perkins Contracting, Inc.
Address:	19745 Nowthen Boulevard NW, Nowthen, MN 55303

1	Original Contract Amount		$ 844,919.01
2	Change Order(s)	No. 3 Thru No. 3	$ 94,588.05
3	Total Funds Encumbered		$ 939,507.06
4	Value of Work Completed		$ 784,235.30
5	Retainage 5 %		$ (39,211.77)
	Percent Complete	83%	
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		$ 745,023.53
8	Previous Payment(s)		$ 260,058.22
9	**Payment Due (Lines 7-8)**		**$ 484,965.31**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$ 194,483.53

Certification of Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Dave Perkins Contracting, Inc.
19745 Nowthen Blvd NW
Nowthen, MN 55303-9555

Dave Perkins Contracting	Rene Perkins
Contractor Name	Print Name
President	
Title	Signature
	8/14/2024
	Date

City of Ramsey Approval

	8/14/2024
Signature (Project Engineer)	Date
	8/16/2024
Signature (City Engineer)	Date

Halls Dover Acres Street Reconstructions
I.P. 24-02
Estimate No. 2 **Partial**
Period Ending July 31, 2024

			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 45,000.00	$ 45,000.00	0.5	$ 22,500.00	1.0	$ 45,000.00
2	2101.502	CLEARING	EA	6	$ 300.00	$ 1,800.00	0	$ -	19	$ 5,700.00
3	2101.502	GRUBBING	EA	6	$ 250.00	$ 1,500.00	0	$ -	19	$ 4,750.00
4	2104.502	SALVAGE MAIL BOX SUPPORT	EA	28	$ 80.00	$ 2,240.00	0	$ -	14	$ 1,120.00
5	2104.503	SAWING PAVEMENT (FULL DEPTH)	LF	823	$ 3.00	$ 2,469.00	844	$ 2,532.00	844	$ 2,532.00
6	2104.503	REMOVE WATERMAIN	LF	15	$ 20.00	$ 300.00	26	$ 520.00	26	$ 520.00
7	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	1022	$ 3.00	$ 3,066.00	552	$ 1,656.00	1052	$ 3,156.00
8	2104.504	REMOVE CONCRETE PAVEMENT	SY	205	$ 10.00	$ 2,050.00	233	$ 2,330.00	233	$ 2,330.00
9	2104.504	REMOVE AGGREGATE SURFACING	SY	79	$ 5.00	$ 395.00	79	$ 395.00	79	$ 395.00
10	2104.602	LANDSCAPE RESTORATION	EA	15	$ 1,000.00	$ 15,000.00	0	$ -	0	$ -
11	2106.507	EXCAVATION - COMMON (EV)	CY	834	$ 25.00	$ 20,850.00	834	$ 20,850.00	834	$ 20,850.00
12	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1495	$ 12.00	$ 17,940.00	579	$ 6,948.00	1495	$ 17,940.00
13	2112.519	SUBGRADE PREPARATION - ROADWAY	RDST	41	$ 754.00	$ 30,914.00	50	$ 37,700.00	50	$ 37,700.00
14	2112.604	SUBGRADE PREPARATION	SY	609	$ 8.00	$ 4,872.00	609	$ 4,872.00	609	$ 4,872.00
15	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	24	$ 155.00	$ 3,720.00	8	$ 1,240.00	10	$ 1,550.00
16	2130.523	WATER	MGAL	82	$ 50.00	$ 4,100.00	80	$ 4,000.00	80	$ 4,000.00
17	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	1789	$ 3.00	$ 5,367.00	1789	$ 5,367.00	1789	$ 5,367.00
18	2211.604	AGGREGATE BASE CLASS 5 SURFACING - DRIVEWAYS	SY	97	$ 17.00	$ 1,649.00	122	$ 2,074.00	122	$ 2,074.00
19	2215.504	FULL DEPTH RECLAMATION	SY	14351	$ 1.50	$ 21,526.50	6569	$ 9,853.50	14351	$ 21,526.50
20	2232.504	MILL BITUMINOUS PAVEMENT 2.0"	SY	55	$ 10.00	$ 550.00	32	$ 320.00	32	$ 320.00
21	2301.604	CONCRETE PAVEMENT DRIVEWAYS 6.0"	SY	225	$ 106.00	$ 23,850.00	235	$ 24,910.00	235	$ 24,910.00
22	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1032	$ 4.00	$ 4,128.00	40	$ 160.00	40	$ 160.00
23	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1653	$ 87.00	$ 143,811.00	1679	$ 146,073.00	1679	$ 146,073.00
24	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	1218	$ 90.00	$ 109,620.00	18	$ 1,620.00	18	$ 1,620.00
25	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) DRIVEWAYS	TON	41	$ 220.00	$ 9,020.00	70	$ 15,400.00	70	$ 15,400.00
26	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) TRAIL	TON	71	$ 154.00	$ 10,934.00	0	$ -	0	$ -
27	2501.502	15" RC PIPE APRON	EA	18	$ 750.00	$ 13,500.00	0	$ -	18	$ 13,500.00
28	2501.502	18" CS PIPE APRON	EA	1	$ 600.00	$ 600.00	1	$ 600.00	1	$ 600.00
29	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	459	$ 58.00	$ 26,622.00	0	$ -	465	$ 26,970.00
30	2503.503	18" CMP PIPE SEWER	LF	37	$ 65.00	$ 2,405.00	42	$ 2,730.00	42	$ 2,730.00
31	2504.602	6" GATE VALVE & BOX	EA	5	$ 2,800.00	$ 14,000.00	0	$ -	3	$ 8,400.00
32	2504.602	8" GATE VALVE & BOX	EA	2	$ 3,500.00	$ 7,000.00	0	$ -	2	$ 7,000.00
33	2504.602	12" GATE VALVE & BOX	EA	3	$ 5,500.00	$ 16,500.00	1	$ 5,500.00	3	$ 16,500.00
34	2504.602	ADJUST VALVE BOX	EA	10	$ 250.00	$ 2,500.00	10	$ 2,500.00	10	$ 2,500.00
35	2504.602	CONNECT TO EXISTING WATERMAIN	EA	2	$ 1,500.00	$ 3,000.00	1	$ 1,500.00	2	$ 3,000.00
36	2504.602	HYDRANT (8.5' BURY)	EA	5	$ 7,000.00	$ 35,000.00	2	$ 14,000.00	5	$ 35,000.00
37	2504.602	8" WATERMAIN PLUG	EA	1	$ 100.00	$ 100.00	0	$ -	1	$ 100.00
38	2504.603	6" WATERMAIN DUCTILE IRON CL 53	LF	64	$ 75.00	$ 4,800.00	32	$ 2,400.00	72	$ 5,400.00
39	2504.603	8" WATERMAIN PVC (C900)	LF	412	$ 42.00	$ 17,304.00	0	$ -	428	$ 17,976.00

Item No.	MnDOT No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
40	2504.603	12" WATERMAIN PVC (C900)	LF	2165	$ 69.00	$ 149,385.00	925	$ 63,825.00	2165	$ 149,385.00
41	2504.608	WATERMAIN FITTINGS	LBS	1676	$ 10.00	$ 16,760.00	1006	$ 10,060.00	1786	$ 17,860.00
42	2521.504	6" CONCRETE WALK	SY	10	$ 120.00	$ 1,200.00	0	$ -	0	$ -
43	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	4	$ 30.00	$ 120.00	0	$ -	0	$ -
44	2531.618	TRUNCATED DOMES	SF	21	$ 75.00	$ 1,575.00	0	$ -	0	$ -
45	2540.602	TEMPORARY MAIL BOX CLUSTER	EA	2	$ 450.00	$ 900.00	0	$ -	2	$ 900.00
46	2540.602	INSTALL MAIL BOX SUPPORT	EA	28	$ 100.00	$ 2,800.00	0	$ -	0	$ -
47	2563.601	TRAFFIC CONTROL	LS	1	$ 10,000.00	$ 10,000.00	0.5	$ 5,000.00	1.0	$ 10,000.00
48	2572.503	TEMPORARY TREE PROTECTION FENCE	LF	20	$ 5.00	$ 100.00	0	$ -	20	$ 100.00
49	2573.602	STABILIZED CONSTRUCTION EXIT	EA	4	$ 550.00	$ 2,200.00	0	$ -	2	$ 1,100.00
50	2573.502	STORM DRAIN INLET PROTECTION	EA	2	$ 240.00	$ 480.00	0	$ -	2	$ 480.00
51	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	575	$ 3.00	$ 1,725.00	165	$ 495.00	480	$ 1,440.00
52	2573.503	SILT FENCE; TYPE MS	LF	2921	$ 1.50	$ 4,381.50	360	$ 540.00	2273	$ 3,409.50
53	2574.507	TOPSOIL (LV)	CY	1394	$ 5.00	$ 6,970.00	720	$ 3,600.00	720	$ 3,600.00
54	2574.508	FERTILIZER TYPE 3	LBS	398	$ 1.00	$ 398.00	50	$ 50.00	50	$ 50.00
55	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	2234	$ 1.99	$ 4,445.66	20	$ 39.80	20	$ 39.80
56	2575.505	SEEDING	ACRE	1.99	$ 265.00	$ 527.35	0.50	$ 132.50	0.50	$ 132.50
57	2575.508	HYDRAULIC MULCH MATRIX	LBS	6100	$ 1.45	$ 8,845.00	1000	$ 1,450.00	1000	$ 1,450.00
58	2575.508	SEED MIXTURE 25-141	LBS	24	$ 15.00	$ 360.00	10	$ 150.00	10	$ 150.00
59	2575.508	SEED MIXTURE 25-151	LBS	322	$ 5.00	$ 1,610.00	0	$ -	0	$ -
60	2582.503	4" DOUBLE SOLID LINE PAINT (EPOXY)	LF	16	$ 3.00	$ 48.00	17	$ 51.00	17	$ 51.00
61	2582.503	4" SOLID LINE PAINT (EPOXY)	LF	43	$ 2.00	$ 86.00	130	$ 260.00	130	$ 260.00
		BASE CONSTRUCTION TOTAL				**$ 844,919.01**		**$ 426,203.80**		**$ 699,949.30**

CHANGE ORDER No.1			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
62	2504.602	1" CORPORATION STOP	EA	1	$ 859.00	$ 859.00	1	$ 859.00	1	$ 859.00
63	2504.602	1" CURB STOP AND BOX	EA	1	$ 750.00	$ 750.00	1	$ 750.00	1	$ 750.00
64	2504.603	1" COPPER PIPE TYPE K	LF	23	$ 28.00	$ 644.00	32	$ 896.00	32	$ 896.00
		CHANGE ORDER No.1 TOTAL	**$**			**2,253.00**	**$**	**2,505.00**	**$**	**2,505.00**

CHANGE ORDER No.2			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
7	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	326	$ 3.00	$ 978.00	326	$ 978.00	326	$ 978.00
14	2112.604	SUBGRADE PREPARATION	SY	326	$ 8.00	$ 2,608.00	326	$ 2,608.00	326	$ 2,608.00
17	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	37	$ 38.00	$ 1,406.00	0	$ -	0	$ -
23	2360.507	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	7	$ 90.00	$ 630.00	0	$ -	0	$ -
24	2360.507	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	5	$ 92.00	$ 460.00	0	$ -	0	$ -
26	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) TRAIL	TON	46	$ 150.00	$ 6,900.00	0	$ -	0	$ -
32	2504.602	8" GATE VALVE & BOX	EA	1	$ 3,800.00	$ 3,800.00	0	$ -	0	$ -
35	2504.602	CONNECT TO EXISITNG WATERMAIN (WET TAP)	EA	1	$ 2,800.00	$ 2,800.00	0	$ -	0	$ -
40	2504.603	12" WATERMAIN PVC (C900)	LF	395	$ 79.00	$ 31,205.00	415	$ 32,785.00	415	$ 32,785.00
41	2504.608	WATERMAIN FITTINGS	LBS	351	$ 12.00	$ 4,212.00	380	$ 4,560.00	380	$ 4,560.00
47	2563.601	TRAFFIC CONTROL (ADDITIONAL)	LS	1	$ 3,250.00	$ 3,250.00	1	$ 3,250.00	1	$ 3,250.00
53	2574.507	TOPSOIL (LV)	CY	50	$ 100.00	$ 5,000.00	0	$ -	0	$ -
54	2574.508	FERTILIZER TYPE 3	LBS	14	$ 1.25	$ 17.50	0	$ -	0	$ -
56	2575.505	SEEDING	ACRE	0.07	$ 265.00	$ 18.55	0	$ -	0	$ -
57	2575.508	HYDRAULIC MULCH MATRIX	LBS	280	$ 1.50	$ 420.00	0	$ -	0	$ -
59	2575.508	SEED MIXTURE 25-151	LBS	14	$ 5.00	$ 70.00	0	$ -	0	$ -
65	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	50	$ 10.00	$ 500.00	64	$ 640.00	64	$ 640.00
66	2531.503	CONCRETE CURB AND GUTTER	LF	50	$ 100.00	$ 5,000.00	64	$ 6,400.00	64	$ 6,400.00
67	2123.51	CREW & EQUIPMENT TIME	HR	10	$ 1,250.00	$ 12,500.00	16	$ 20,000.00	16	$ 20,000.00
		CHANGE ORDER No.2 TOTAL	**$**			**81,775.05**	**$**	**71,221.00**	**$**	**71,221.00**

CHANGE ORDER No.3			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
68	2504.602	12" WET TAP & 8" WET TAP RE-STOCKING	EA	1	$ 10,560.00	$ 10,560.00	1	$ 10,560.00	1	$ 10,560.00
		CHANGE ORDER No.3 TOTAL	**$**			**10,560.00**	**$**	**10,560.00**	**$**	**10,560.00**

GRAND TOTALS	**$ 939,507.06**	**$ 510,489.80**	**$ 784,235.30**
Internal City Use Only			
Pavement Management Funds (0.55 Mob)		*$ 301,011.06*	*$ 343,646.86*
Storm Sewer Utility Funds (0.05 Mob)		*$ 4,950.00*	*$ 47,490.00*
Water Utility Funds (0.40 Mob)		*$ 204,528.74*	*$ 393,098.44*
Total Funds		*$ 510,489.80*	*$ 784,235.30*

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-236 Approving Partial Payment to Northdale Construction Co. Inc. for IP #21-08, WTP Trunk Watermain Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Northdale Construction Co. Inc. for improvement project #21-08, WTP Trunk Watermain Improvements in the amount of $696,347.59.

Outcome/Action:

Motion to adopt Resolution #24-236 approving partial payment to Northdale Construction Co. Inc. for improvement project #21-8, WTP Trunk Watermain Improvements in the amount of $696,347.59.

Attachments

Pay Resolution #24-236

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:14 AM
Brian Hagen	Brian Hagen	08/22/2024 08:39 AM
Form Started By: Stacie Damjanovich		Started On: 08/14/2024 02:39 PM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-236

RESOLUTION APPROVING PARTIAL PAYMENT NO. 4 TO NORTHDALE CONSTRUCTION CO. INC. FOR IMPROVEMENT PROJECT #21-08, WTP TRUNK WATERMAIN IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for the purpose of analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-061 adopted March 9, 2021, a professional services contract was awarded to SEH, Inc. for all design and construction services needed to allow the trunk watermain improvements needed to support the centralized water treatment plant to be designed, bid, and constructed before the water treatment plant is constructed; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-303 adopted October 26, 2021, final plans and specifications were approved and advertisements for bids were authorized for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-003 adopted January 25, 2022, all bids were rejected and Staff was authorized to work with SEH, Inc. to revise the approved plans to reduce project costs and to monitor the bidding environment to identify the most favorable time to bid the project again; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-168 adopted July 25, 2023, a new Professional Services Agreement with SEH, Inc. was executed to revise the previously approved plans and to re-bid said improvements for 2024 construction in advance of the Water Treatment Plant commissioning in the Spring of 2025; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-237 adopted September 26, 2023, revised final plans and specifications as prepared by SEH, Inc. were approved and advertisements for bids were authorized for improvement project #21-08; and

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

WHEREAS, as of August 27, 2024 $4,106,397.25 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 4 to Northdale Construction Co. Inc., of Albertville, Minnesota, for improvement project #21-08, WTP Trunk Watermain Improvements, in the amount of $696,347.59.

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 authorizes partial payment No. 4 to Northdale Construction Co. Inc., of Albertville, Minnesota for Improvement Project #21-08, WTP Trunk Watermain Improvement in the amount of $696,347.59.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release forms for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

24-236

SEH

Application for Payment
(Unit Price Contract)
No. 4

Eng. Project No.: RAMSY 174498 — Location: City of Ramsey, Minnesota

Contractor: Northdale Construction Co. Inc.
9760 71St Street NE
Albertville, MN 55301

Contract Date: November 28, 2023
Contract Amount: $ 6,671,414.00

Contract for: Water Treatment Plant Trunk Water Main Improvement

Application Date: 8/12/24
For Period Ending: 7/31/24

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
SECTION A: STREET						
1	MOBILIZATION	LS	1	0.75	$98,375.00	$73,781.25
2	CLEARING	ACRE	0.5	1.18	9,975.00	$11,770.50
3	GRUBBING	ACRE	0.5	1.18	7,350.00	$8,673.00
4	CLEARING	EA	12	66	446.25	$29,452.50
5	GRUBBING	EA	12	66	157.50	$10,395.00
6	SALVAGE SIGN TYPE C	EA	13		52.50	
7	REMOVE CURB AND GUTTER	LF	915	124	10.40	$1,289.60
8	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	2325	86	2.10	$180.60
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	47		5.78	
10	REMOVE BITUMINOUS PAVEMENT	SY	1185	352.2	5.20	$1,831.44
11	REMOVE BITUMINOUS PAVEMENT (DRIVEWAY AND TRAIL)	SY	1662	1445.30	8.37	$12,097.16
12	REMOVE CONCRETE WALK	SF	825	474	2.08	$985.92
13	EXPLORATORY EXCAVATION	HR	31	33.4541	1,625.00	$54,362.96
14	STREET SWEEPER (WITH PICKUP BROOM)	HR	34	49	315.00	$15,435.00
15	AGGREGATE BASE CLASS 5 (MODIFIED)	TON	6330	109	24.01	$2,617.09
16	FULL DEPTH RECLAIMATION	SY	15667	8638	4.02	$34,724.76
17	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) - TRAIL	TON	329		129.68	
18	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) - FULL WIDTH	TON	1366		111.89	
19	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,C) - FULL WIDTH	TON	1821		100.97	
20	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) - PATCH	TON	134	34.82	204.81	$7,131.48
21	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,C) - PATCH	TON	176	47.28	163.53	$7,731.70
22	ADJUST VALVE BOX	EA	14		260.00	
23	ADJUST FRAME AND RING	EA	2		866.67	

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
24	CONCRETE CURB AND GUTTER DESIGN B612	LF	100		47.25	
25	CONCRETE CURB AND GUTTER DESIGN B618	LF	815	163	47.25	$7,701.75
26	TRAFFIC CONTROL	LS	1	0.75	66,150.00	$49,612.50
27	INSTALL SIGN TYPE C	EA	11		315.00	
28	STORM DRAIN INLET PROECTION	EA	49	29	250.00	$7,250.00
29	SILT FENCE, TYPE MS	LF	8500	6394	3.14	$20,077.16
30	SODDING TYPE MINERAL	SY	1950		22.58	
31	TURF RESTORATION (SEEDING)	ACRE	4	3	7,455.00	$22,365.00
32	TEMP SEEDING	ACRE	4		850.50	
SECTION B: STORM SEWER						
33	SALVAGE STORM PIPE APRON	EACH	1	1	520.00	$520.00
34	REMOVE PIPE CULVERTS	LF	52	92	15.60	$1,435.20
35	SALVAGE STORM SEWER PIPE	LF	65	40	26.00	$1,040.00
36	PROTECT AND SUPPORT 73-INCH SPAN RC PIPE-ARCH	EACH	1	1	20,000.00	$20,000.00
37	INSTALL SALVAGED STORM PIPE APRON	EACH	1	1	520.00	$520.00
38	15-INCH CS PIPE APRON	EACH	2	2	677.66	$1,355.32
39	INSTALL SALVAGED STORM PIPE	LF	65	40	86.67	$3,466.80
40	15-INCH CS PIPE	LF	52	54	74.58	$4,027.32
SECTION C: WATER MAIN						
41	REMOVE/SALVAGE HYDRANT AND VALVE	EACH	2	3	1,625.00	$4,875.00
42	REMOVE WATER MAIN	LF	320	1270	20.80	$26,416.00
43	DEWATERING	LS	1	0.5	388,500.00	$194,250.00
44	CRUSHED ROCK	TON	2000	107	48.03	$5,139.21
45	4-INCH INSULATION	SY	8	92.4	56.70	$5,239.08
46	CONNECT TO EXISTING WATER MAIN (RAW WATER)	EACH	6	12	4,862.50	$58,350.00
47	CONNECT TO EXISTING WATER MAIN TAPPING SLEEVE AND 8-INCH VALVE (FINISHED WATER)	EACH	3	2	10,202.53	$20,405.06
48	CONNECT TO EXISTING WATER MAIN TAPPING SLEEVE AND 12-INCH VALVE (FINISHED WATER)	EACH	1		13,636.70	
49	CONNECT TO EXISTING WATER MAIN TAPPING SLEEVE AND 16-INCH VALVE (FINISHED WATER)	EACH	1		30,422.35	
50	CONNECT TO EXISTING WATER MAIN (HYDRANT LEAD)	EACH	2		3,612.28	
51	HYDRANT	EACH	12	13	7,000.00	$91,000.00
52	INSTALL SALVAGED HYDRANT	EACH	1	0	1,893.75	
53	6-INCH GATE VALVE AND BOX	EACH	13	13	2,420.60	$31,467.80
54	16-INCH GATE VALVE AND BOX	EACH	8	6	12,757.50	$76,545.00
55	20-INCH GATE VALVE AND BOX	EACH	3	1	28,500.00	$28,500.00
56	24-INCH GATE VALVE AND BOX	EACH	5	5	37,100.00	$185,500.00
57	1-INCH COPPER SERVICE	LF	85	104	111.24	$11,568.96
58	6-INCH DIP WATER MAIN CL 53	LF	225	221	96.78	$21,388.38

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
59	8-INCH DIP WATER MAIN	LF	288	268	102.15	$27,376.20
60	10-INCH DIP WATER MAIN	LF	20	3	116.13	$348.39
61	12-INCH DIP WATER MAIN	LF	25	250	136.18	$34,045.00
62	16-INCH DIP WATER MAIN	LF	355	452	175.28	$79,226.56
63	JOINT TRENCHED (FINISHED WATER)	LF	3035	1434	160.91	$230,744.94
64	20-INCH PVC WATER MAIN RJ TRENCHED (FINISHED WATER)	LF	330	147	252.28	$37,085.16
65	WATER MAIN (HDD) (FINISHED WATER)	LF	360		498.82	
66	24-INCH DR 18 FUSIBLE PVC WATER MAIN (HDD) (RAW WATER)	LF	2635	2640	631.62	$1,667,476.80
67	24-INCH PVC WATER MAIN RJ TRENCHED (FINISHED WATER)	LF	45		251.20	
68	24-INCH PVC WATER MAIN RJ TRENCHED (RAW WATER)	LF	1320	1425	276.96	$394,668.00
69	24-INCH PVC WATER MAIN STAB JOINT TRENCHED (RAW WATER)	LF	4310	4193	204.45	$857,258.85
70	WATER METER VAULT	LS	1	1	321,865.00	$321,865.00
71	DUCTILE IRON FITTINGS	LB	24966	18216	12.78	$232,800.48
ADDITIONAL BID COST						
72	PREVAILING WAGES ARE ADDED AS A REQUIREMENT	LS	1		0.01	
73	ANOKA COUNTY ROW PERMIT	EACH	1	1	150.00	$150.00
Total Contract Amount						**$5,055,520.88**

Application for Payment (continued)

Total Contract Amount	$ 6,671,414.00	Total Amount Earned	$ 5,055,520.88
		Material Suitably Stored on Site, Not Incorporated into Work	
Contract Change Order No.		Percent Complete	
Contract Change Order No.		Percent Complete	
Contract Change Order No.		Percent Complete	
Less Previous Applications:		GROSS AMOUNT DUE	$ 5,055,520.88
AFP No. 1: 735,690.78	AFP No. 6:	LESS 5 % RETAINAGE	$ 252,776.04
AFP No. 2: 2,136,706.33	AFP No. 7:	AMOUNT DUE TO DATE	$ 4,802,744.84
AFP No. 3: 1,234,000.14	AFP No. 8:	LESS PREVIOUS APPLICATIONS	$ 4,106,397.25
AFP No. 4:	AFP No. 9:	AMOUNT DUE THIS APPLICATION	$ 696,347.59
AFP No. 5:			

CONTRACTOR'S AFFIDAVIT

The undersigned Contractor hereby swears under penalty of perjury that (1) all previous progress payments received from the Owner on account of work performed under the Contract referred to above have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications for Payment under said contract, Water Treatment Plant Trunk Water Main Improvements, City of Ramsey, MN and (2) all material and equipment incorporated in said Project or otherwise listed in or covered by this Application for Payment and free and clear of all liens, claims, security interests and encumbrances.

Date 08-14, 2024 Northdale Construction Co., Inc. (Contractor)

COUNTY OF Wright)
STATE OF Minnesota) SS

By Nicole Ohnstad, (Name and Title)

Before me on this 14th day of August, 2024, personally appeared Nicole Ohnstad known to be, who being duly sworn did depose and say that he is the Adm. Proj. Manager (office) of the Contractor above mentioned that he executed the above Application for Payment and Affidavit on behalf of said Contractor; and that all of the statements contained therein are true, correct and complete.

My Commission expires

SHEILA J GOEB
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Sheila J Goeb (Notary Public)

The undersigned has checked the Contractor's Application for Payment shown above. A part of this Application is the Contractor's Affidavit stating that all previous payments to him under this contract have been applied by him to discharge in full all of his obligations in connecting with the work by all prior Applications for Payment.

In accordance with the Contract, the undersigned recommends approval of payment to the Contractor for the Amount due.

City of Ramsey, MN

By

Date 8/16/2024

Short Elliott Hendrickson Inc.

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

Date 8/14/24

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-237 Approving Final Payment to Landall Services, LLC. for Improvement Project #23-10 Whispering Pines Estates Plat 3 Street Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Time Frame/Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from Landall Services LLC:

1. IC 134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax).
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against Landall Services, LLC by reasons of the contract have been fully paid or satisfactorily secured).
3. Consent of Surety to Final Payment (Certification from the contractor's surety).

Following receipt of these items, final payment will be issued.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to Landall Services, LLC for improvement project #23-10, Whispering Pines Estates Plat 3 Reconstructions in the amount of $13,897.57.

Outcome/Action:

Motion to adopt Resolution #24-237 approving final payment to Landall Services, LLC for improvement project #23-10, Whispering Pines Estates Plat 3 Street Reconstructions in the amount of $13,897.57.

Attachments

Pay Resolution #24-237

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:02 AM
Brian Hagen	Brian Hagen	08/22/2024 08:44 AM
Form Started By: Stacie Damjanovich		Started On: 08/16/2024 12:53 PM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-237

RESOLUTION APPROVING FINAL PAYMENT TO LANDALL SERVICES, LLC. OF ZIMMERMAN, MINNESOTA FOR IMPROVEMENT PROJECT #23-10; WHISPERING PINES ESTATES PLAT 3 STREET RECONSTRUCTIONS

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

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

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

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

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

WHEREAS, pursuant to Ramsey City Council Resolution #23-170, adopted on July 25, 2023, a contract was awarded to Landall Services, LLC of Zimmerman, Minnesota, in the amount of $533,248.00 for construction of said improvements; and

WHEREAS, as of August 27, 2024 $573,147.18 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to Landall Services, LLC of Zimmerman, Minnesota, for improvement project #23-10, Whispering Pines Estates Plat 3 Street Reconstructions, in the amount of $13,897.57.

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 authorizes final payment to Landall Services, LLC, of Zimmerman, Minnesota for Improvement Project #23-10, Whispering Pines Estates Plat 3 Street Reconstructions in the amount of $13,897.57.

2) The City Council hereby accepts the project and authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet

Estimate Number:	4 Final
Project Number:	23-10
Project Name:	Whispering Pines Estates Plat 3 Street Reconstructions
Period Ending	July 31, 2024
Contractor:	Landall Services, LLC
Address:	24752 128th Street, Zimmerman, MN 55398

1	Original Contract Amount			$ 533,248.00
2	Change Order(s)	No. ____	Thru No. ____	
3	Total Funds Encumbered			$ 533,248.00
4	Value of Work Completed			$ 587,044.75
5	Retainage 0 %			$ -
	Percent Complete	100%		
6	Deductions or Charges			
7	Total Earned Less Retainage (Lines 4+5+6)			$ 587,044.75
8	Previous Payment(s)			$ 573,147.18
9	**Payment Due (Lines 7-8)**			**$ 13,897.57**
10	Total Balance to Finish, Including Retainage (Lines 3-7)			$ -

Certificaiton of Final Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Landall Services LLC	Travis Novotny
Contractor Name	Print Name
Owner	
Title	Signature
	8-16-24
	Date

City of Ramsey Approval

	8/16/2024
Signature (Project Engineer)	Date
	8/19/2024
Signature (City Engineer)	Date

Whispering Pines Estates Plat 3 Street Reconstructions
I.P. 23-10
Estimate No. 4 **Final**
Period Ending July 31, 2024

			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 10,000.00	$ 10,000.00	0.0	$ -	1.0	$ 10,000.00
2	2101.503	REMOVE CULVERT	LF	421	$ 22.00	$ 9,262.00	0	$ -	490	$ 10,780.00
3	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	1349	$ 7.50	$ 10,117.50	0	$ -	1431	$ 10,732.50
4	2105.504	GEOTEXTILE FABRIC TYPE 4	SY	68	$ 4.00	$ 272.00	0	$ -	65	$ 260.00
5	2105.607	COMMON EXCAVATION (EV)	CY	410	$ 16.00	$ 6,560.00	0	$ -	205	$ 3,280.00
6	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1600	$ 14.00	$ 22,400.00	0	$ -	1600	$ 22,400.00
7	2130.523	WATER	MGAL	50	$ 75.00	$ 3,750.00	0	$ -	80	$ 6,000.00
8	2215.504	FULL DEPTH RECLAMATION	SY	22800	$ 2.00	$ 45,600.00	0	$ -	24700	$ 49,400.00
9	2232.504	MILL BITUMINOUS PAVEMENT (2.0")	SY	19	$ 5.00	$ 95.00	0	$ -	0	$ -
10	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2	$ 4.50	$ 9.00	0	$ -	40	$ 180.00
11	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.5"	TON	3220	$ 105.00	$ 338,100.00	0	$ -	3534	$ 371,070.00
12	2501.502	15" RC PIPE APRON	EA	10	$ 800.00	$ 8,000.00	0	$ -	10	$ 8,000.00
13	2501.502	18" RC PIPE APRON	EA	10	$ 900.00	$ 9,000.00	0	$ -	10	$ 9,000.00
14	2501.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	184	$ 75.00	$ 13,800.00	0	$ -	184	$ 13,800.00
15	2501.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	160	$ 80.00	$ 12,800.00	0	$ -	160	$ 12,800.00
16	2511.509	RANDOM RIPRAP CLASS III	CY	23	$ 150.00	$ 3,450.00	0	$ -	20	$ 3,000.00
17	2563.601	TRAFFIC CONTROL	LS	1	$ 4,000.00	$ 4,000.00	0.00	$ -	1.00	$ 4,000.00
18	2573.501	STABILIZED CONSTRUCTION EXIT	EA	3	$ 1,500.00	$ 4,500.00	0	$ -	3	$ 4,500.00
19	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	550	$ 4.00	$ 2,200.00	100	$ 400.00	400	$ 1,600.00
20	2573.503	SILT FENCE, TYPE MS	LF	1676	$ 1.50	$ 2,514.00	436.5	$ 654.75	1749.0	$ 2,623.50
21	2574.507	TOPSOIL (LV)	CY	530	$ 35.00	$ 18,550.00	0	$ -	438	$ 15,330.00
22	2574.508	FERTILIZER TYPE 3	LBS	76	$ 5.00	$ 380.00	212.0	$ 1,060.00	850.0	$ 4,250.00
23	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	355	$ 2.50	$ 887.50	0	$ -	0	$ -
24	2575.505	SEEDING	ACRE	0.76	$ 4,000.00	$ 3,040.00	0.53	$ 2,120.00	2.13	$ 8,520.00
25	2575.508	HYDRAULIC MATRIX TYPE MULCH	LBS	3020	$ 0.95	$ 2,869.00	2031	$ 1,929.45	8125	$ 7,718.75
26	2575.508	SEED MIXTURE 25-151	LBS	91	$ 12.00	$ 1,092.00	162	$ 1,944.00	650	$ 7,800.00
GRAND TOTALS						**$ 533,248.00**		**$ 8,108.20**		**$ 587,044.75**

Internal City Use Only				
Pavement Management Funds (0.90 Mob)		*$ 8,108.20*		*$ 539,184.75*
Storm Sewer Utility Funds (0.10 Mob)		*$ -*		*$ 47,860.00*
Total Funds		*$ 8,108.20*		*$ 587,044.75*

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #24-238 Authorizing Staff to Process Partial Reductions of Financial Security for Soderholm & Associates Building Expansion Project at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates

Purpose/Background:

The City of Ramsey and Representative Investments, LLC entered into a Development Agreement associated with the building expansion and site improvements for Soderholm & Associates (the "Applicant"), located at 7150 143rd Avenue NW (the "Subject Property"). The Development Agreement established the terms and requirements the Applicant must satisfy, including the standard provisions related to providing a Financial Surety to ensure site improvements were installed according to the approved plans. Unfortunately, the standard language allowing partial reductions of the Financial Surety was errantly omitted from the executed Development Agreement. Much of the exterior work has been completed at this point and the Applicant is seeking a reduction of the Financial Surety to cover only the remaining outstanding exterior site improvements (generally speaking, it is just the second lift of asphalt for the parking lot that remains to be completed, which they prefer not to complete until all interior building improvements are completed).

Site improvements, except for the second lift of asphalt, have been completed by the Applicant and inspected by city Staff. A partial reduction is supported by Staff. It is estimated that the remaining site improvements will cost $44,000, and, per the terms of the Development Agreement, the City would still need to retain 125% of the estimated cost of the remaining improvements. Thus, Staff supports reducing the Financial Security to $55,000.

Resolution #24-238 would not only grant the requested reduction of the Financial Security, but would also allow Staff to utilize the standard, more efficient process for future reductions.

Notification:

Notification is not required.

Recommendation:

Staff recommends adoption Resolution #24-238.

Outcome/Action:

Motion to adopt Resolution #24-238 authorizing a partial reduction of the Financial Surety as well as authorizing City Staff to utilize the standard process for considering future Financial Surety reduction requests.

Attachments

Recorded Development Agreement

Resolution #24-238: Authorizing Partial Reductions

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 09:55 AM
Brian Hagen	Brian Hagen	08/22/2024 08:47 AM

Form Started By: Chris Anderson
Started On: 08/19/2024 11:30 AM
Final Approval Date: 08/22/2024

ANOKA COUNTY MINNESOTA
Document No.: 2394616.010 ABSTRACT
07/17/2023 10:38 AM
Fees/Taxes in the Amount of: $46.00
Pamela J. LeBlanc
Anoka County Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: tddavis

AGREEMENT

SODERHOLM & ASSOCIATES INC.
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this day 13th of June, 2023, and is by and between the City of Ramsey, a Minnesota municipal corporation (the "**CITY**") and Representative Investments, LLC, a Limited Liability Company (Domestic) under the laws of Minnesota, (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 7150 143rd Avenue NW, Ramsey, MN 55303 and legally described as:

> That part of the West 31 rods of the Southwest quarter of the Southwest quarter of Section 27, Township 32, Range 25, described as follows: Commencing at the Northwest corner thereof, then East along the North line thereof a distance of 511.5 feet to the East line of said West 31 rods, then South along the East line thereof a distance of 448.92 feet, then Northwesterly in a straight line to point on the West line thereof a distance of 335.51 feet South from the Northwest corner thereof as measured along said West line, then North along said West line a distance of 335.51 feet to the point of beginning (except that part platted as Gateway North Industrial Park) excluding road; subject to easements of record, Anoka County, Minnesota.

(the "Subject Property")

B. That on March 8, 2023, the **CITY** received a Site Plan Application from Sharp & Associates, on behalf of their client, Soderholm & Associates Inc., a commercial business (the "Business") operating on the **Subject Property**, for a 43,000 square foot building addition and associated site improvements (cumulatively, the "Building Addition") on the **Subject Property**.

C. 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 plans (the "Plans") prepared by Hakanson Anderson, dated March 8, 2023 and revised April 18, 2023. The **Plans** remain subject to: (a) City Staff's review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY's** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement**, but are in the **CITY's** files.

3. **Incorporation of All City Code Requirements.** That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.

4. **State Building Code Compliance.** The structure(s) shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property**. The exact locations of these items on the **Subject Property** shall be as directed by the Fire Chief. The **PERMITTEE** herein agrees to post "No Parking" signs along private streets in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief.

6. **Required Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans.** The Required Improvements are as follows:

   a. Storm drainage facilities
   b. Stormwater maintenance
   c. Sanitary sewer and water utilities
   d. Parking/maneuvering area(s)
   e. Concrete curb and gutter
   f. Lot grading
   g. Landscaping
   h. Installation and removal of temporary erosion control measures.
   i. Temporary and permanent erosion control.

   ("Required Improvements)"

   The **PERMITTEE** agrees to construct the **Required Improvements** according to the terms and conditions of this **Agreement**, in accordance with the **Plans**, and in compliance with Staff review comments.

7. **Required Improvements Completion Date.** The **Required Improvements** shall be completed within twelve (12) months from the date of Site Plan approval for the building addition.

8. **Required Improvements Financial Guaranty.** In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Six Hundred Forty-One Thousand Three Hundred Twenty Dollars and No Cents ($641,320.00)**, which is 125% of the **CITY's** estimated cost of the **Required Improvements**. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

   Upon completion of the construction 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 12 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the

authority to direct completion of the **Required Improvements** and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE's** default.

9. **Inspection Fees.** The **PERMITTEE** shall be responsible for all 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 **Twenty-Five Thousand Six Hundred Fifty Three Dollars and No Cents ($25,653.00)** (5% x $513,056.00). Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY's** escrow account shall be refunded to the **PERMITTEE.**

10. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** a fee of $4,000 to comply with the Tree Preservation Ordinance. This fee will be deposited into the **CITY's** Community Forestry Fund and will be utilized to reforest the community in strategic locations.

SECTION II
PERMITS AND OCCUPANCY

11. **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.) submitted the financial guaranty described in Section I Paragraph 8 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** 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; (b) constructed all utilities and storm water facilities this **Agreement** requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required.

SECTION III
LANDSCAPING

12. **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 Four Thousand Five Dollars and No Cents (**$4,005.00**) [# plantings (32 trees and 50 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

13. **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.

14. **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.

15. **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.

16. **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.

17. **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.

18. **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.

19. **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**.

20. **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.

21. **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.

22. **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.

23. **Agreement Binding on Successors and Assigns**. The **PERMITTEE** agrees that this **Agreement** shall be binding upon its successors and assigns.

24. **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:
Representative Investments, LLC
Attn: Chris Soderholm
7150 143rd Avenue NW
Ramsey, MN 55303

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

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

Representative Investments, LLC

By: _____, Chris Soderholm

Its: Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF Anoka)

The foregoing instrument was acknowledged before me this 2nd day of June, 2023, by Chris Soderholm, the Manager of Representative Investments, LLC, a Limited Liability Company (Domestic), under the laws of the State of Minnesota on behalf of the corporation.

Teresa M. Mattson
Notary Public

TERESA M MATTSON
Notary Public
Minnesota
My Commission Expires January 31, 2025

THE CITY:

CITY OF RAMSEY

By: _____
Its: Mayor

By: _____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this 13th day of June 2023, 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.

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2025

_____
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

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

RESOLUTION #24-238

RESOLUTION APPROVING PARTIAL FINANCIAL SECURITY REDUCTION FOR SODERHOLM & ASSOCIATES BUILDING EXPANSION AND SITE IMPROVEMENTS

WHEREAS, the City of Ramsey (City) and Representative Investments, LLC (Permittee) entered into a Development Agreement (Agreement) related to the building expansion and associated site improvements at 7150 143rd Avenue NW on June 13, 2023; and

WHEREAS, the Agreement required the Permittee to provide a Financial Security in the amount of $641,320.00 to the City for the Required Improvements; and

WHEREAS, that Financial Security exists for the purpose of protecting the City by allowing it to complete the specified work in the Agreement if the Permittee fails to do so and that need diminishes directly and proportionately to the extent that each item specified is completed;

WHEREAS, the Development Agreement allows for the release of the Financial Security upon completion of the Required Improvements; and

WHEREAS, the City has historically and consistently followed the practice of reducing Financial Securities proportionately for projects as specific improvements subject to the Development Agreement are completed through the stages, while retaining security sufficient to assure completion of the remaining items; and

WHEREAS, the request of the Permittee is entirely consistent with past practice and the expectations of the parties; and

WHEREAS, City staff has reviewed a request from the Permittee establishing the completion of specific items governed by the agreement and supports proportionately reducing the financial security to $55,000, based upon the completed work; and

WHEREAS, the remaining amount is sufficient to cover the remaining Required Improvements as Stipulated by the Development Agreement.

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 partial reduction to the Soderholm & Associates Development Agreement to an amount of $55,000.
2) That the Financial Security may be reduced further upon review of work completed by City Staff to a minimum amount sufficient to cover any remaining Required Improvements identified in the Development Agreement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #24-239 Approving Partial Payment to Northwest Asphalt, Inc. for IP #24-11, MSA Alpine Drive Reconstructions.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Northwest Asphalt, Inc. for improvement project #24-11, MSA Alpine Drive Improvements in the amount of $529,130.34.

Outcome/Action:

Motion to adopt Resolution #24-239 approving partial payment to Northwest Asphalt, Inc. for improvement project #24-11, MSA Alping Drive Reconstructions in the amount of $529,130.34.

Attachments

Pay Resolution #24-239

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/21/2024 10:01 AM
Brian Hagen	Brian Hagen	08/22/2024 08:47 AM
Form Started By: Stacie Damjanovich		Started On: 08/19/2024 01:09 PM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-239

RESOLUTION APPROVING PARTIAL PAYMENT NO. 2 TO NORTHWEST ASPHALT, INC. FOR MSA ALPINE DRIVE RECONSTRUCTION, IMPROVEMENT PROJECT #24-11

WHEREAS, the City of Ramsey proposes to reconstruct MSA Alpine Drive between Puma Street and Armstrong Boulevard as identified within the 2023 – 2032 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-130, adopted June 13, 2023, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-129, adopted June 27, 2023, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-201, adopted August 22, 2023, the City Council ordered the City Engineer to prepare plans and specification for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-043, adopted January 23, 2024 the City Council approved final plans and specification as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking and As-built Survey of $15,426.00 from Bolton and Menk, Inc. for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-076, adopted March 26, 2024, a contract was awarded to Northwest Asphalt, Inc. of Shakopee, Minnesota in the amount of $1,009,971.93 for said improvements; and

WHEREAS, as of August 27, 2024 $308,019.61 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 2 to Northwest Asphalt, Inc. of Shakopee Minnesota, for improvement project #24-11 MSA Alpine Drive Reconstruction, in the amount of $529,130.34.

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

1) The City Council hereby authorizes partial payment No. 2 to Northwest Asphalt, Inc. of Shakopee, Minnesota for Improvement Project #24-11, MSA Alpine Drive Reconstruction in the amount of $529,130.34.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of August 27, 2024.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet

Estimate Number:	2 Partial
Project Number:	24-11
Project Name:	MSA Alpine Drive Reconstruction
Period Ending	July 31, 2024
Contractor:	Northwest Asphalt, Inc.
Address:	1451 Stagecoach Road, Shakopee, MN 55379-2797

1	Original Contract Amount		$ 1,009,971.93
2	Change Order(s)	No. ____ Thru No. ____	
3	Total Funds Encumbered		$ 1,009,971.93
4	Value of Work Completed		$ 881,210.47
5	Retainage 5 %		$ (44,060.52)
	Percent Complete	87%	
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		$ 837,149.95
8	Previous Payment(s)		$ 308,019.61
9	**Payment Due (Lines 7-8)**		**$ 529,130.34**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$ 172,821.98

Certification of Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Northwest Asphalt	Nicholas Wahlstrom
Contractor Name	Print Name
Accountant	
Title	Signature
	8/19/24
	Date

City of Ramsey Approval

	8/19/2024
Signature (Project Engineer)	Date
	8/19/2024
Signature (City Engineer)	Date

MSA Alpine Drive Reconstruction
I.P. 24-11
Estimate No. 2 **Partial**
Period Ending July 31, 2024

Item No.	MnDOT No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 48,845.00	$ 48,845.00	0.50	$ 24,422.50	0.75	$ 36,633.75
2	2104.502	SALVAGE MAIL BOX SUPPORT	EA	3	$ 100.00	$ 300.00	3	$ 300.00	3	$ 300.00
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	423	$ 3.00	$ 1,269.00	0	$ -	423	$ 1,269.00
4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	170	$ 5.00	$ 850.00	0	$ -	170	$ 850.00
5	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	1865	$ 5.25	$ 9,791.25	2000	$ 10,500.00	2000	$ 10,500.00
6	2104.504	REMOVE CONCRETE PAVEMENT	SY	162	$ 12.50	$ 2,025.00	237	$ 2,962.50	260	$ 3,250.00
7	2104.518	REMOVE BITUMINOUS PAVEMENT	SY	301	$ 8.25	$ 2,483.25	239	$ 1,971.75	301	$ 2,483.25
8	2106.507	EXCAVATION - COMMON (EV)	CY	47	$ 58.00	$ 2,726.00	59	$ 3,422.00	59	$ 3,422.00
9	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1230	$ 7.00	$ 8,610.00	1230	$ 8,610.00	1230	$ 8,610.00
10	2112.604	SUBGRADE PREPARATION	SY	76	$ 20.00	$ 1,520.00	76	$ 1,520.00	76	$ 1,520.00
11	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20	$ 183.75	$ 3,675.00	20	$ 3,675.00	20	$ 3,675.00
12	2130.523	WATER	MGAL	50	$ 52.50	$ 2,625.00	50	$ 2,625.00	50	$ 2,625.00
13	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	0	$ 50.00	$ -	0	$ -	0	$ -
14	2215.504	STABILIZED FULL DEPTH RECLAMATION	SY	11050	$ 4.59	$ 50,719.50	11050	$ 50,719.50	11050	$ 50,719.50
15	2215.504	BITUMINOUS MATERIAL FOR MIXTURE	TON	145	$ 633.22	$ 91,816.90	109.2	$ 69,147.62	109.2	$ 69,147.62
16	2232.504	MILL BITUMINOUS PAVEMENT 2.0"	SY	80	$ 13.50	$ 1,080.00	0	$ -	0	$ -
17	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	800	$ 4.00	$ 3,200.00	0	$ -	0	$ -
18	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1250	$ 85.42	$ 106,775.00	1329	$ 113,523.18	1329	$ 113,523.18
19	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	1250	$ 88.79	$ 110,987.50	72.5	$ 6,437.28	72.5	$ 6,437.28
20	2504.602	6" GATE VALVE & BOX	EA	5	$ 2,430.30	$ 12,151.50	2	$ 4,860.60	5	$ 12,151.50
21	2504.602	8" GATE VALVE & BOX	EA	1	$ 4,177.04	$ 4,177.04	0	$ -	1	$ 4,177.04
22	2504.602	12" GATE VALVE & BOX	EA	8	$ 8,907.04	$ 71,256.32	2	$ 17,814.08	8	$ 71,256.32
23	2504.602	CONNECT TO EXISTING WATERMAIN	EA	3	$ 2,300.00	$ 6,900.00	1	$ 2,300.00	3	$ 6,900.00
24	2504.602	HYDRANT (8.5' BURY)	EA	5	$ 7,120.00	$ 35,600.00	2	$ 14,240.00	5	$ 35,600.00
25	2504.603	6" WATERMAIN DUCTILE IRON CL 53	LF	65	$ 76.48	$ 4,971.20	32	$ 2,447.36	65	$ 4,971.20
26	2504.603	8" WATERMAIN DUCTILE IRON CL 52	LF	17	$ 82.97	$ 1,410.49	0	$ -	17	$ 1,410.49
27	2504.603	12" WATERMAIN DUCTILE IRON CL 52	LF	73	$ 114.62	$ 8,367.26	27	$ 3,094.74	73	$ 8,367.26
28	2504.603	12" WATERMAIN HDPE (DIRECTIONAL DRILLED)	LF	3233	$ 86.61	$ 280,010.13	983	$ 85,137.63	3233	$ 280,010.13
29	2504.608	WATERMAIN FITTINGS	LBS	1179	$ 12.67	$ 14,937.93	62	$ 785.54	1179	$ 14,937.93
30	2521.518	6" CONCRETE WALK	SY	78	$ 124.21	$ 9,688.38	120	$ 14,905.20	120	$ 14,905.20
31	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	60	$ 16.80	$ 1,008.00	60	$ 1,008.00	60	$ 1,008.00
32	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	1865	$ 24.04	$ 44,834.60	2000	$ 48,080.00	2000	$ 48,080.00
33	2531.604	7" CONCRETE VALLEY GUTTER	SY	135	$ 92.82	$ 12,530.70	140	$ 12,994.80	140	$ 12,994.80
34	2531.618	TRUNCATED DOMES	SF	112	$ 73.50	$ 8,232.00	160	$ 11,760.00	160	$ 11,760.00
35	2540.602	TEMPORARY MAIL BOX CLUSTER	EA	1	$ 420.00	$ 420.00	1	$ 420.00	1	$ 420.00
36	2540.602	INSTALL MAIL BOX SUPPORT	EA	3	$ 160.00	$ 480.00	3	$ 480.00	3	$ 480.00
37	2563.601	TRAFFIC CONTROL	LS	1.0	$ 23,250.00	$ 23,250.00	1.0	$ 23,250.00	1.0	$ 23,250.00
38	2573.602	STABILIZED CONSTRUCTION ENTRANCE	EA	2	$ 2,000.00	$ 4,000.00	2	$ 4,000.00	2	$ 4,000.00
39	2573.503	SILT FENCE; TYPE MS	LF	925	$ 4.00	$ 3,700.00	925	$ 3,700.00	925	$ 3,700.00
40	2574.507	TOPSOIL (LV)	CY	65	$ 46.21	$ 3,003.65	62	$ 2,865.02	62	$ 2,865.02
41	2575.501	TURF ESTABLISHMENT	ACRE	0.20	$ 15,000.00	$ 3,000.00	0.20	$ 3,000.00	0.20	$ 3,000.00
42	2582.503	4" SOLID LINE PAINT (EPOXY)	LF	6031	$ 0.48	$ 2,894.88	0	$ -	0	$ -
43	2582.503	4" DOUBLE SOLID LINE PAINT (EPOXY)	LF	2991	$ 0.95	$ 2,841.45	0	$ -	0	$ -
44	2582.518	CROSSWALK PAINT (EPOXY)	SF	120	$ 8.40	$ 1,008.00	0	$ -	0	$ -
		GRAND TOTALS				**$ 1,009,971.93**		**$ 556,979.30**		**$ 881,210.47**

Internal City Use Only				
Municipal State Aid Funds (0.50 Mob)		*$ 389,075.07*		*$ 397,469.89*
Water Utility Funds (0.50 Mob)		*$ 167,904.24*		*$ 483,740.58*
Total Funds		*$ 556,979.30*		*$ 881,210.47*

CC Regular Session New

Meeting Date: 08/27/2024

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

Title:

Adopt Resolution #24-240 Accepting Design Services Proposal and Authorizing Bids or Quotes for Improvement Project #24-14, Ramsey Gateway Mississippi River Outfall Removal.

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-240 accepting the Design Services Proposal from Bolton & Menk, Inc. and authorizing bids or quotes for Improvement Project #24-14, Ramsey Gateway Mississippi River Outfall Removal.

Background:

A 21-inch storm sewer outfall conveys stormwater runoff from the Riverdale Drive storm sewer system to the Mississippi River across the private property with PID #34-32-25-14-0029, located south of Riverdale Drive and west of 6528 Riverdale Drive NW. See Figure 1 attached for project location. This storm sewer outfall is not encumbered by easements and was constructed in 1988 as part of City Improvement Project #88-9.

This 21-inch storm sewer outfall was disconnected from the Riverdale Drive storm sewer system in 2023 when a new 42-inch storm sewer outfall was constructed to the east as part of the Ramsey Gateway Highway 10 Improvements project. The new 42-inch storm sewer outfall conveys stormwater runoff from the Riverdale Drive storm sewer system, and from MnDOT's Highway 10/169 storm sewer system, to the Mississippi River.

The Ramsey Gateway plans do not address removal of the disconnected 21-inch outfall pipe and apron. However, removing this outfall during the Ramsey Gateway project would provide several benefits to the City so Anoka County executed the attached right-of-entry agreement to provide for this work during the Ramsey Gateway project, subject to the terms and conditions contained within the agreement between the private property owners and the County of Anoka. This includes the right to enter upon the private property from Riverdale Drive NW, at the location depicted in Exhibit A, to remove the existing storm sewer and outfall and to restore the impacted land per MnDOT specifications and erosion control standards.

City staff applied for the required DNR permit to complete this work but the DNR is awaiting final plans before completing their review and approving the permit.

A LRRWMO permit is not required for this work as impacts will be less than one acre.

At staff's request, Bolton & Menk submitted the attached professional services proposal in a total not-to-exceed amount of $11,250 to collect topographic survey, research right-of-way and easements, prepare final plans and contract documents, and administer bids or quotes, depending on estimated construction costs. The goal is to complete this work during the 2024 growing season so quotes may be utilized, if lawful.

The attached proposal does not include construction related services. If/when bids or quotes are accepted and a construction contract or proposal is awarded, a separate proposal for construction related services may be presented for approval, but since no construction staking or as-builts are required for this work staff does not anticipate the need for construction related services other than materials testing, which AET will provide per our annual contract.

The following is a preliminary project schedule;

August 27, 2024	Council Approves Design Services Proposal and Authorizes Bids / Quotes
September 18, 2024	Open Bids / Quotes
September 24, 2024	Accept Bids / Quotes and Award Contract / Proposal
October 7, 2024	Begin Construction
October 18, 2024	Substantial Completion (Dormant Seed)
June 2025	Final Completion and Closeout

Notification:

Notifications are not required for this case.

Time Frame/Observations/Alternatives:

Observations:

Ames Construction, the general contractor for the Ramsey Gateway project, is unable to complete this work so staff is requesting permission to bid this work as a separate project in order to complete the work this Fall. This will allow necessary repairs to be made to Riverdale Drive during other street and storm sewer work occurring with the Ramsey Gateway project and not after-the-fact, which would incur additional costs and curb and gutter and pavement patching on Riverdale Drive.

Alternatives:

Motion to adopt Resolution #24-240 accepting a Design Services Proposal from Bolton & Menk, Inc. and authorizing bids or quotes for Improvement Project #24-14, Ramsey Gateway Mississippi River Outfall Removal.

Funding Source:

The preliminary construction cost estimate is $150,000. This is a high-level estimate that will be refined following completion of the final plans and contract documents.

Funding for this improvement project is proposed to come from Storm Water Utility Funds.

Recommendation:

Staff recommends adopting Resolution #24-240 accepting the Design Services Proposal from Bolton & Menk, Inc. and authorizing bids or quotes for Improvement Project #24-14, Ramsey Gateway Mississippi River Outfall Removal.

The City is responsible for removing this disconnected outfall and the required right-of-entry agreement has been executed. Completing this work now will save project costs, prevent additional patching of pavement and curb and gutter on Riverdale Drive, and will allow the private property owner to develop their property in the future without the need to coordinate this additional work during the development process.

Outcome/Action:

Adopt Resolution #24-240 accepting the Design Services Proposal from Bolton & Menk, Inc. and authorizing bids or quotes for Improvement Project #24-14, Ramsey Gateway Mississippi River Outfall Removal.

Attachments

Resolution 24-240

Figure 1

Right-of-Entry Agrmnt

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/22/2024 03:35 PM
Form Started By: Bruce Westby		Started On: 08/19/2024 12:54 PM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-240

RESOLUTION ACCEPTING DESIGN SERVICES PROPOSAL AND AUTHORIZING BIDS OR QUOTES FOR IMPROVEMENT PROJECT #24-14, RAMSEY GATEWAY MISSISSIPPI RIVER OUTFALL REMOVAL

WHEREAS, the City of Ramsey constructed a 21-inch storm sewer outfall in 1988 with Improvement Project #88-9 to convey stormwater runoff from the Riverdale Drive storm sewer system to the Mississippi River across the private property with PID #34-32-25-14-0029; and

WHEREAS, this storm sewer outfall is not encumbered by easements; and

WHEREAS, a new 42-inch storm sewer outfall was constructed to the east in 2023 as part of the Ramsey Gateway project to convey stormwater runoff from the Riverdale Drive storm sewer system and MnDOT's Highway 10/169 storm sewer system to the Mississippi River; and

WHEREAS, the Ramsey Gateway plans do not address removal of the 21-inch outfall pipe and apron; and

WHEREAS, removing this outfall during the Ramsey Gateway project would provide several benefits to the City; and

WHEREAS, Anoka County executed a right-of-entry agreement between the private property owners and the County of Anoka to remove the 21-inch outfall during the Ramsey Gateway project; and

WHEREAS, Ames Construction, the general contractor for the Ramsey Gateway project, is unable to complete this work this Fall so a separate project is proposed to complete the work this Fall to facilitate necessary repairs to Riverdale Drive as part of the Ramsey Gateway project instead of after-the-fact, which would incur additional costs and curb and gutter and pavement patching on Riverdale Drive; and

WHEREAS, the City has the capability to fund the work using storm water utility funds; and

WHEREAS, Bolton & Menk submitted a professional services proposal in a total not-to-exceed amount of $11,250 to collect topographic survey, research right-of-way and easements, prepare final plans and contract documents, and administer bids or quotes depending on estimated construction costs.

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 said professional services proposal from Bolton & Menk, Inc. for and on behalf of the City of Ramsey for Improvement Project #24-14, Ramsey Gateway Mississippi River Outfall Removal.

2) The Ramsey City Council hereby authorizes advertising bids or quotes for Improvement Project #24-14, Ramsey Gateway Mississippi River Outfall Removal, upon completion of final plans and contract documents.

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 27th day of August, 2024.

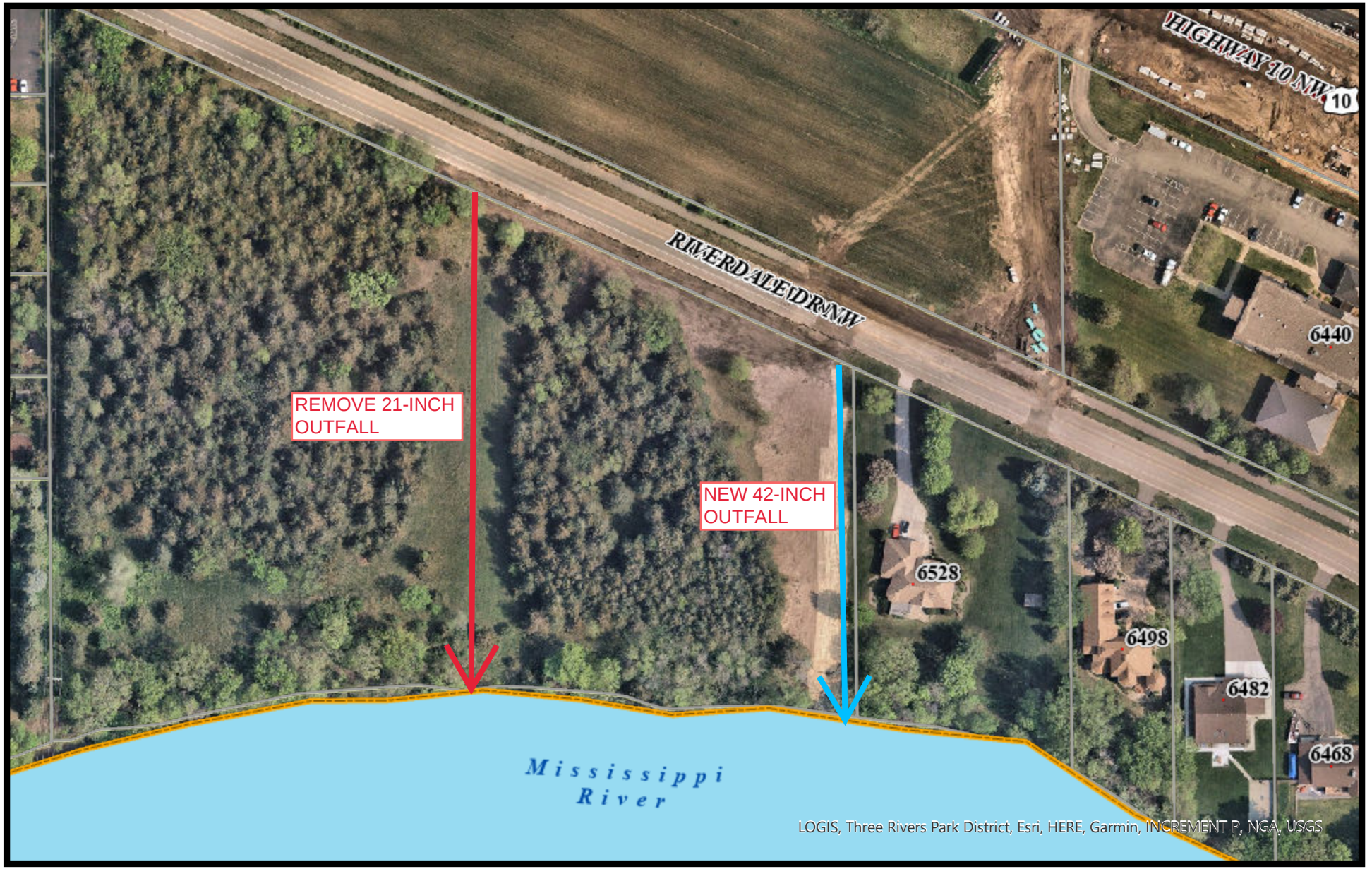
_____
Mayor

ATTEST:

_____
City Clerk

Figure 1

Riverdale Drive Storm Sewer Outfalls to Mississippi River



Print Date: August 22, 2024

0 0.01 0.01 0.03 0.04 0.06 mi

DocuSign Envelope ID: 2D0F1542-BABE-46DE-97A2-4D36550680BB

Anoka County Contract # _C0010846_____

RIGHT OF ENTRY AGREEMENT

THIS RIGHT OF ENTRY AGREEMENT (the "Agreement"), is made and entered into by and between, the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as "County", and the Lora Grace Hamilton Revocable Trust U/A dated October 22, 1998, the Family Share Trust under Article Six of the Edward Lynn Hamilton Revocable Trust U/A dated October 22, 1998, the Winslow I. Holasek Trust Agreement dated September 22, 2010, and the Corinne M. Holasek Trust Agreement dated September 22, 2010, hereinafter referred to "the Grantor" and is effective as of the date of the last signature of parties.

WHEREAS, the Grantor owns certain property located along Riverdale Drive NW in Ramsey, Minnesota, County of Anoka, State of Minnesota, with PID 34-32-25-14-0029, which is legally described as:

That part of Tract C lying West of the East 210 feet as measured at right angles to the east line of Registered Land Survey No. 119, files of the Registrar of Titles of Anoka County, Minnesota. (hereinafter "Grantor's Property"); and,

WHEREAS, the County wishes to enter upon Grantor's Property for the limited purposes stated below; and

WHEREAS, the Grantor agrees to grant the County a right of entry on and over the Grantor's Property, to complete the public safety work as provided for herein.

NOW, THEREFORE, the parties hereto agree as follows:

I. Grant of Right of Entry

Subject to the terms and conditions contained herein, the Grantor hereby grants to the County of Anoka and its contractors, through its Highway Department, the right to enter upon the Grantor's Property along Riverdale Drive NW, at the location depicted in Exhibit A, to remove the existing storm sewer and to restore the impacted land per MnDOT specifications and erosion control standards.

II. Term / Termination

This Right of Entry ("Agreement") shall commence immediately upon the execution of this Agreement and shall continue until completion of the Work identified above, including restoration as certified by the County Once the Work and restoration are completed, this Right of Entry shall automatically terminate..

DocuSign Envelope ID: 2D0F1542-BABE-46DE-97A2-4D36550680BB

III. Permits/Approvals

If applicable, the County is solely responsible for obtaining any necessary permits and approvals for the Work.

IV. Costs

Grantor acknowledges that the Work described in this Agreement is entirely undertaken at the County's sole cost, with mutual benefit and consensus of the parties for the Work to be performed.

V. Restoration of Land

Upon the completion of the Work on Grantor's Property, the County shall restore Grantor's Property that was impacted by the Work, which may include additional grading and/or seeding of disturbed areas. Such restoration shall be conducted as needed and according to County standards and specifications.

VI. Modifications / Amendment

Any alterations, variations, modifications or amendments to the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

VII. Entire Agreement

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements between the parties relating to the subject matter thereof.

VIII. Counterparts

This Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

(The remainder of this page intentionally left blank; signature page follows)

DocuSign Envelope ID: 2D0F1542-BABE-46DE-97A2-4D36550680BB

IN WITNESS WHEREOF, the parties hereto represent they have delegated authority to bind the respective entities set forth below and have caused this Agreement to be duly executed.

COUNTY OF ANOKA

By: DocuSigned by: Susan Anderson 2D20D6FFB2574D7...
Susan Anderson,
Right of Way Specialist
Dated: 5/14/2024

GRANTOR(S) / OWNERS

By: DocuSigned by: Lisa Grace Hamilton 107CB7179E3344F...
Lisa Grace Hamilton, Trustee
Dated: 5/10/2024

By: DocuSigned by: Lisa Grace Hamilton, as POA for Lora Grace Hamilton 107CB7179E3344F...
Lisa Grace Hamilton, as POA for Lora Grace Hamilton, Trustee
Dated: 5/10/2024

By: DocuSigned by: Nina Marie Gribble 6F812C7A1E044D9...
Nina Marie Gribble, Trustee
Dated: 5/10/2024

By: DocuSigned by: Julie A. Krekelberg F7E929864C934F6...
Julie A. Krekelberg, Trustee
Dated: 5/10/2024

By: DocuSigned by: Sharon L Hastings B47722BADE7C475...
Sharon L. Hastings, Trustee
Dated: 5/11/2024

By: DocuSigned by: Sandra J. Callen BF229154721D4FC...
Sandra J. Callen, Trustee
Dated: 5/14/2024

DocuSign Envelope ID: 2D0F1542-BABE-46DE-97A2-4D36550680BB

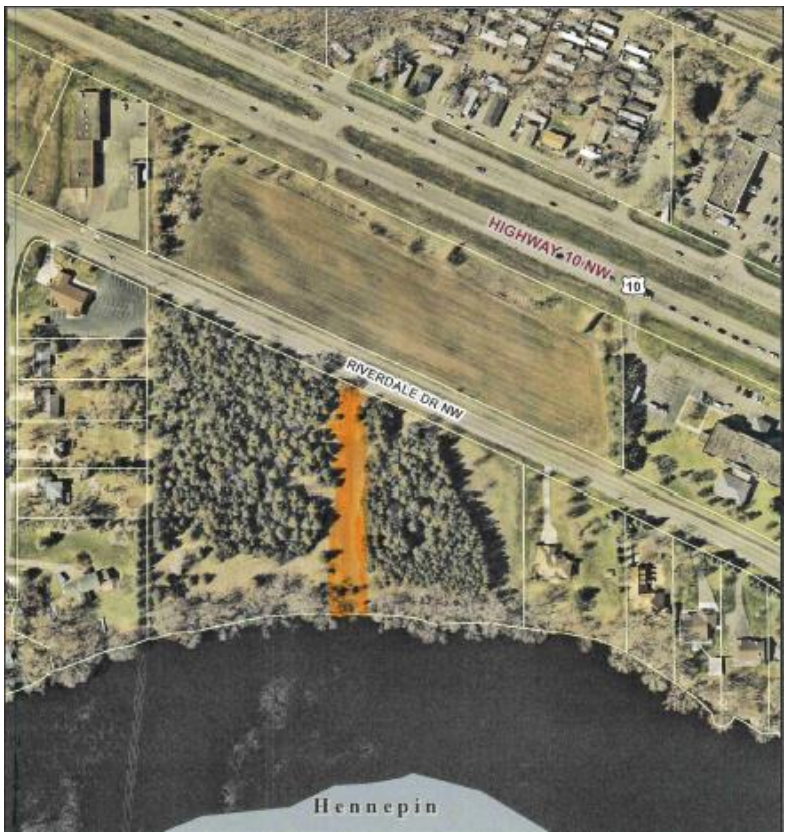
Exhibit A

Address: Unassigned; PID 34-32-25-14-0029

Owners: the Lora Grace Hamilton Revocable Trust U/A dated October 22, 1998, the Family Share Trust under Article Six of the Edward Lynn Hamilton Revocable Trust U/A dated October 22, 1998, the Winslow I. Holasek Trust Agreement dated September 22, 2010, and the Corinne M. Holasek Trust Agreement dated September 22, 2010

Anoka County Project No.: 002-657-003

Project Depiction:
Below is an aerial image showing the general location of the Work to be completed, as described in Paragraph I "Grant of Right of Entry" in this Agreement:



CC Regular Session New

Meeting Date: 08/27/2024

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

Title:

Adopt Resolution #24-241 Approving 2025 Clean Water Fund Competitive Grant Application for Street Sweeper

Purpose/Background:

The City plans to replace its 2016 street sweeper with a 2025 model as identified in Project #PW-691A of the adopted 2024 through 2033 Capital Improvement Program.

State fiscal year 2025 Clean Water Fund competitive grants are available to pay for up to 90-percent of the replacement cost of this equipment.

The 2025 Clean Water Fund competitive grant applications were due August 22, 2024. Staff submitted a grant application on behalf of the City requesting a grant award in the amount of $295,000 and is now requesting Council approval of the grant application after-the-fact.

Funding Source:

There was no cost to apply for the grant. If grant funds are awarded, the remaining 10-percent of the purchase price for the sweeper will need to be paid through the storm water utility fund.

Recommendation:

Staff recommends adopting Resolution #24-241 approving the 2025 Clean Water Fund competitive grant application submitted for the 2025 Street Sweeper.

Outcome/Action:

Adopt Resolution #24-241 approving the 2025 Clean Water Fund competitive grant application submitted for the 2025 Street Sweeper.

Attachments

Resolution 24-241

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/22/2024 03:36 PM
Form Started By: Bruce Westby		Started On: 08/19/2024 12:57 PM
Final Approval Date: 08/22/2024		

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

RESOLUTION #24-241

RESOLUTION AUTHORIZING FY 2025 CLEAN WATER FUND COMPETITIVE GRANT APPLICATION FOR 2025 STREET SWEEPER REPLACEMENT

WHEREAS, the City plans to replace its 2016 street sweeper with a 2025 model as identified in Project #PW-691A of the adopted 2024 through 2033 Capital Improvement Program; and

WHEREAS, State fiscal year 2025 Clean Water Fund competitive grants are available to pay for up to 90-percent of the replacement cost of this equipment; and

WHEREAS, fiscal year 2025 Clean Water Fund competitive grant applications were due August 22, 2024; and

WHEREAS, staff submitted a grant application on behalf of the City requesting a grant award in the amount of $295,000; and

WHEREAS, the City has the capability to fund the remaining costs for the 2025 street sweeper.

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 Staff's application for $295,000 in funding through the State fiscal year 2025 Clean Water Fund competitive grant program to replace the 2016 street sweeper with a 2025 street sweeper as identified in Project #PW-691A of the adopted 2024 through 2033 Capital Improvement Program.

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 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #24-233 Accepting Quotes and Awarding Contract for Improvement Project #24-59, Lift Station No. 2 Pump Replacements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-233 accepting quotes and awarding a construction contract for Improvement Project #24-59, Lift Station No. 2 Pump Replacements.

Background:

The 2024 – 2033 Capital Improvement Program includes proposed project #19-SEW-003, Replace Pumps at Lift Station No. 2, proposed for construction in 2024 at an estimated cost of $57,000.

Lift Station No. 2 is located at the intersection of 157th Avenue NW and Neon Street NW and was constructed in 1998 to serve the Apple Ridge/River Pines residential development. This sanitary sewer lift station serves all 292 homes and pumps the sewer south to the intersection of State Highway 47 and Alpine Drive. On average, the two pumps in Lift Station No. 2 have 50 starts each day, which equals roughly 18,250 starts a year, which equals approximately 474,500 pumping cycles since 1998.

Lift Station No. 2 has been in service for 26 years and needs upgrades to a few major components to prevent sewer backups including replacing both pumps, base elbows, and force main pipes, all of which are internal to the lift station. The pumps were acceptable at the time they were installed in 1998 but since the introduction of flushable wipes these pumps are vulnerable to clogging since flushable wipes wrap up inside the pumps and trip breakers causing call backs. The new style pumps the City of Ramsey has been installing in new and existing lift stations has cutter heads that grind up all material flushed. Call backs for plugged up pumps have all been eliminated in stations with these new pumps.

Two (2) quotes were solicited and received as follows;

Contractor	**Total Quote**
WW Goetsch Associates. Inc.	$54,872.00
Ford Construction Co., Inc.	$60,969.00
Engineer's Estimate	*$57,000.00*

The lowest responsible quote in the amount of $54,872.00 was received from WW Goetsch Associates. Inc. Costs for this upgrade be paid from the sanitary sewer enterprise fund.

Time Frame/Observations/Alternatives:

Motion to adopt Resolution #24-233 accepting quotes and awarding a construction contract for Improvement Project #24-59, Lift Station No. 2 Pump Replacements.

Funding Source:

The lowest responsible quote received for this project was received from WW Goetsch Associates. Inc. in the amount of $54,872.00.

Costs for this project be paid from the sanitary sewer enterprise fund.

Recommendation:

Staff recommends adopting Resolution #24-233.

Outcome/Action:

Motion to adopt Resolution #24-233 accepting quotes and awarding a construction contract for Improvement Project #24-59, Lift Station No. 2 Pump Replacements.

Attachments

Resolution 24-233

CIP Sheet

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	08/23/2024 01:36 PM
Form Started By: Bruce Westby		Started On: 08/23/2024 12:18 PM
Final Approval Date: 08/23/2024		

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

RESOLUTION #24-233

RESOLUTION ACCEPTING QUOTES AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #24-59, LIFT STATION NO. 2 PUMP REPLACEMENTS

WHEREAS, the City of Ramsey 2024 – 2033 Capital Improvement Program includes proposed project #19-SEW-003, Replace Pumps at Lift Station No. 2, proposed for construction in 2024 at an estimated cost of $57,000; and

WHEREAS, requests for quotes were solicited from two (2) contractors known to provide said improvements; and

WHEREAS, two (2) quotes were solicited and received as follows; and

Contractor	Total Quote
WW Goetsch Associates. Inc.	$54,872.00
Ford Construction Co., Inc.	$60,969.00
Engineer's Estimate	*$57,000.00*

WHEREAS, the quote of WW Goetsch Associates. Inc in the amount of $54,872.00 for the total quote for construction of the improvements is the lowest responsible proposer and their quote shall be and hereby is accepted.

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

1) The City Administrator is hereby authorized and directed to enter into a contract with said proposer for the construction of said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Capital Improvement Program 2024 *thru* 2033

City of Ramsey, Minnesota

Project # 19-SEW-003
Project Name Replace Pumps at Lift Station #2

Department Sewer Utility
Contact
Type Improvement
Useful Life 15
Category Sewer Utility Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $57,000

Description

Replace both pumps at lift station #2 - 157 Lane and Neon Street

Justification

Replace both pumps and base elbows due to normal wear by 2023. Both pumps will need to be replaced to assure proper pumping and reliability.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Improvements Other than Building Cost	57,000										57,000
Total	**57,000**										**57,000**

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Sewer Utility Fund	57,000										57,000
Total	**57,000**										**57,000**

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

PUBLIC HEARING: Adopt Resolution #24-228 Vacating a Portion of Drainage and Utility Easement at 14220 Basalt Street NW (Project No. 24-118); Case of Quad Logic

Purpose/Background:

The City has received a Land Use Application from Quad Logic (the "Applicant") for both a variance and a partial easement vacation on the property located at 14220 Basalt Street NW (the "Subject Property"). The Applicant is proposing a building expansion toward the western property boundary of the Subject Property, which will require a variance for the setback and a partial easement vacation. The Planning Commission will conduct a Public Hearing at their regular meeting on August 22, 2024, regarding the variance request. The variance, if granted, is contingent upon successfully vacating a portion of the drainage and utility easement. This Public Hearing is specific to the request easement vacation.

Notification:

A notification was posted in the July 26, 2024, Anoka Union Herald and emailed notices were sent to the private utility companies operating in Ramsey.

Time Frame/Observations/Alternatives:

The Applicant is proposing to construct a 3,440 square foot addition on to the west side of their existing building. Due to the irregular shape of the Subject Property, there is no other feasible way to expand the building without diminishing the drive aisle width, losing parking stalls, and impacting access to the loading docks. The Subject Property was platted in 1979 with a ten (10) foot wide drainage and utility easement along the western property boundary. The proposed building addition will encroach slightly into this existing drainage and utility easement along the western property line, which prompted the request for the partial easement vacation.

Notification of the proposed easement vacation was sent to the private utility companies that operate in Ramsey. The only response the City received was from Comcast and they indicated they have no infrastructure in the drainage and utility easement.

The City of Ramsey Engineering Department also reviewed the request and have no objection.

Funding Source:

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

Recommendation:

Staff recommends vacating that portion of the drainage utility easement as depicted in Exhibit 1 within Resolution #24-228.

Outcome/Action:

Motion to adopt Resolution #24-228 vacating a portion of drainage and utility easement at 14220 Basalt Street NW.

Attachments

Site Location Map
Easement Vacation Exhibit
Resolution #24-228: Easement Vacation

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/22/2024 09:49 AM
Form Started By: Chris Anderson		Started On: 08/21/2024 10:34 AM
Final Approval Date: 08/22/2024		

QUAD LOGIC

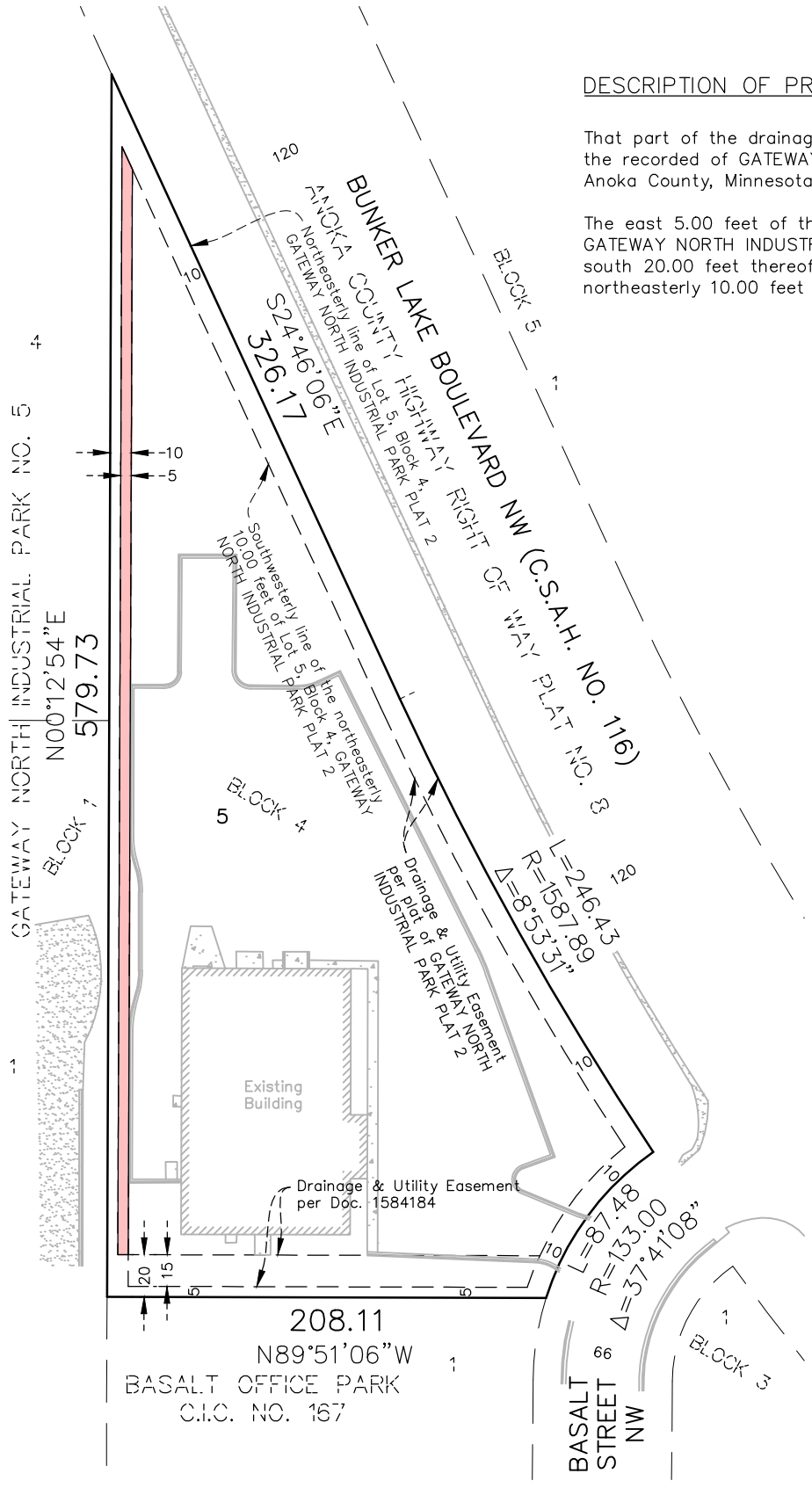
27-32-25-43-0034

14220 Basalt St NW

Variance/Easement Vacation

Print Date: July 17, 2024

0 0.01 0.01 0.03 0.04 0.06
mi



DESCRIPTION OF PROPOSED EASEMENT VACATION:

That part of the drainage and utility easement dedicated on the recorded of GATEWAY NORTH INDUSTRIAL PARK PLAT 2, Anoka County, Minnesota described as follows:

The east 5.00 feet of the west 10.00 of Lot 5, Block 4, said GATEWAY NORTH INDUSTRIAL PARK PLAT 2, lying north of the south 20.00 feet thereof and lying southwesterly of the northeasterly 10.00 feet thereof.

N

1 INCH = 80 FEET

DENOTES PROPOSED EASEMENT VACATION

Area of Easement Vacation is 2,600 Sq.Ft. = 0.06 Acres

DATE	REVISION

DESIGNED BY: BP
DRAWN BY: MSS
CHECKED BY: BP

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

Easement Vacation Exhibit
for
QUAD LOGIC

DATE 07/12/2024 | FILE NO. 5038.01

SHEET 1 OF 1 SHEETS

Jul 12, 2024 - 1:12pm
K:\cad_surv\Land Desktop 2008\5038.01 Quad Logic\dwg\5038.01 Easement Vacation.dwg

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

RESOLUTION #24-228

RESOLUTION APPROVING A PARTIAL VACATION OF DRAINAGE AND UTILITY EASEMENT AT 14220 BASALT STREET NORTHWEST

RECITALS

WHEREAS, Quad Logic (the "Applicant") has requested a vacation of a portion of a platted drainage and utility easement on the property generally known as 14220 Basalt Street NW and legally described as:

Lot 5, Block 4 Gateway North Industrial Plat 2

(the "Subject Property"); and

WHEREAS, a public hearing, pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter, was held on August 27, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available; and

WHEREAS, Comcast provided notice that they have no utilities in the easement; and

WHEREAS, the Ramsey Engineering Department has reviewed the request and has no objection to the partial easement vacation.

FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accommodate a building expansion on the Subject Property.

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

1) That the Ramsey City Council hereby grants vacating the following portion of the platted drainage easement within the Subject Property and as shown on Exhibit 1:

That part of the drainage and utility easement dedicated on the recorded of GATEWAY NORTH INDUSTRIAL PARK PLAT 2, Anoka County, Minnesota described as follows:

The east 5.00 feet of the west 10.00 of Lot 5, Block 4, said GATEWAY NORTH INDUSTRIAL PARK PLAT 2, lying north of the south 20.00 feet thereof and lying southwesterly of the northeasterly 10.00 feet thereof.

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:

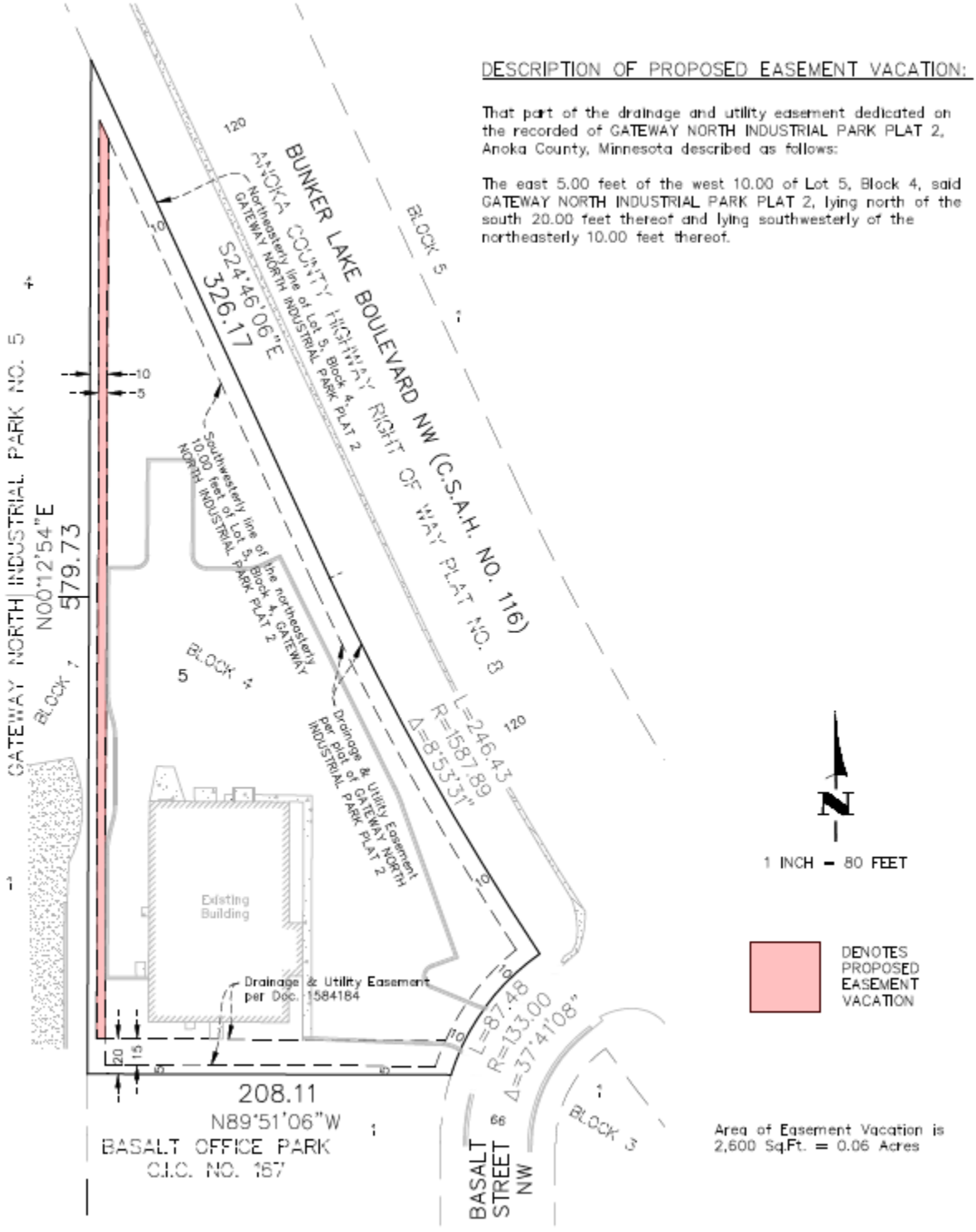
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit 1


DESCRIPTION OF PROPOSED EASEMENT VACATION:
That part of the drainage and utility easement dedicated on the recorded of GATEWAY NORTH INDUSTRIAL PARK PLAT 2, Anoka County, Minnesota described as follows:
The east 5.00 feet of the west 10.00 of Lot 5, Block 4, said GATEWAY NORTH INDUSTRIAL PARK PLAT 2, lying north of the south 20.00 feet thereof and lying southwesterly of the northeasterly 10.00 feet thereof.
BUNKER LAKE BOULEVARD NW (C.S.A.H. NO. 116)
ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 8
GATEWAY NORTH INDUSTRIAL PARK NO. 5
Northwesterly line of Lot 5, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2
Southwesterly line of the 10.00 feet of Lot 5, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2
Drainage & Utility Easement Per plat of GATEWAY NORTH INDUSTRIAL PARK PLAT 2
Existing Building
Drainage & Utility Easement per Doc. 1584184
S24°46'06"E 326.17
N00°12'54"E 579.73
L=246.43 R=1587.89 Δ=8°53'31"
L=87.48 R=133.00 Δ=37°41'08"
208.11
N89°51'06"W
BASALT OFFICE PARK C.I.C. NO. 167
BASALT STREET NW
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 5
N
1 INCH = 80 FEET
DENOTES PROPOSED EASEMENT VACATION
Area of Easement Vacation is 2,600 Sq.Ft. = 0.06 Acres

CC Regular Session New

Meeting Date: 08/27/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Ordinance #24-06 and Adopt Resolution #24-212 for Haviland Fields (Presbyterian Homes) - Rezoning and Site Plan Review for a Multi-Family Residential Development at 14501 Nowthen Blvd. NW.

Purpose/Background:

Presbyterian Homes (the "applicant") has submitted a land use application for development of a large portion of the Lord of Life Church property at 14501 Nowthen Boulevard NW. The project will remove the two houses on the site and some of the underused parking lots. The Church's building and some of the parking lot will remain. Two new multi-family buildings are proposed: a 160-unit senior apartment building and a 280-unit non-age-restricted apartment building. Additionally, 20 units of senior rental townhomes in the form of 10 one-level twinhome buildings are proposed. In all, 460 units are proposed. The site is currently zoned with three different designations - R-1A, R-2, and R-3 and guided in the Comprehensive Plan for Public and High Density Residential land uses. In order to accommodate all of these uses, a Comprehensive Plan amendment and a rezoning to a Planned Unit Development are proposed. The application also includes a plat to subdivide the property and a site plan review for each of the buildings and associated site improvements.

On May 28, the City Council introduced the rezoning ordinance, approved the preliminary plat, and approved a Comprehensive Plan amendment for this project. Staff then forwarded the Comprehensive Plan amendment to the Metropolitan Council for their review. Upon their review, it was deemed incomplete because the definition of "Mixed-Use (High)" did not include institutional uses (for the Lord of Life building). Subsequently, the City Council approved a text amendment to include institutional uses in that definition and the Metropolitan Council deemed the submittal complete. The Metropolitan Council's Land Use Committee reviewed the proposal on August 5 and was found to be generally consistent with housing policy and allowed to be put into effect by the full Metropolitan Council on August 14 (their letter is attached to this case).

An Environmental Assessment Worksheet (EAW) was completed in the fall of 2023 for this project. The EAW contains background information required for larger development types, such as this one, and it contains information on natural resources and traffic. The EAW can be found on the City's website at https://www.cityoframsey.com/989/Haviland-Fields. The City Council reviewed this, twice, in fall 2023, ensuring that Anoka County agreed with the findings of the traffic study.

Tonight's actions for City Council consideration--the adoption of the rezoning ordinance and the site plan review--is the second of a multi-part initial approval process. The final plat and development agreement(s) will be brought forward at a future meeting.

Notification:

Mailed public hearing notification was made to properties within 700 feet of the site. "Proposed Development" signs were placed on the property - one facing Nowthen Boulevard and one facing St. Francis Boulevard. A hearing notice was also published in the March 15 Anoka Union Herald Newspaper.

In the fall of 2022, the applicant hosted two neighborhood meetings to gather feedback on the concept development plans. Many of the comments have been incorporated into the plans.

Time Frame/Observations/Alternatives:

Comprehensive Plan Amendment

The Comprehensive Plan previously identified approximately one-third of the property for High Density Residential (HDR - up to 15 units per acre) and two-thirds as Public/Institutional uses. The amount of HDR land does not allow for the proposed number of units nor the density that is proposed (20.27 units per acre). The Comprehensive Plan does have a category that would allow for the residential uses and the Lord of Life Church - Mixed Use High (15-75 units per acre). This designation is proposed based on consultation with Ramsey's local planning assistance representative at the Metropolitan Council. It should be noted that the property retained for the religious use, the wetlands, and the park dedication areas are not factored into the density calculation. The applicant noted that if they were included, the site would be just under the 15 units per acre threshold found in the cut-off between Medium and High densities. A copy of the 2040 Comprehensive Plan's Land Use section is attached to this report for reference.

Two Comprehensive Plan amendment resolutions were adopted by the City Council and then forwarded to the Metropolitan Council for formal review. The Metropolitan Council signed off on the land use change on August 14 and is placed into effect. Now, the adoption of the rezoning ordinance and site plan review resolution may be considered by the City Council.

Rezoning

The site is currently zoned in three "stripes" - R-1A along the western one-third of the property, R-2 in the middle one-third, and R-3 along the eastern one-third. The existing zoning would allow for some of the proposed development to occur, but not all the requested units. To accommodate the proposed development and the remaining Lord of Life Church, a Planned Unit Development (PUD) is proposed. A PUD is a distinct district that is tailored for a specific development that cannot otherwise be accomplished though a traditional zoning district. The northwestern corner of the property is proposed to be zoned P (Parks and Open Space) to accommodate the park dedication area. The R-3 district allows the religious use, but only up to 15 residential units per acre.

The rezoning ordinance lays out the standards for the PUD. The proposed PUD will reference the R-3 standards while allowing the density increase. It will also discuss shared amenities such as parking and access drives. The introduction of the rezoning ordinance was passed in May.

Site Plan Review

The Zoning Code requires a Site Plan Review for all townhome and multifamily developments in the community. The intent of this review is to ensure adherence to City Code and to provide public input into larger developments like this.

Building Use and Design

Two multifamily residential buildings are proposed. A 160-unit senior apartment building would stand four stories tall along Nowthen Boulevard. The units would come in 1- and 2-bedroom floorplans and some of each would have dens. The 280-unit all-ages building would also be four stories in height, though tucked back from Nowthen Boulevard closer to St. Francis Boulevard. The all-ages building would have units ranging in size from 1- to 3-bedrooms. Along the northern part of the site are ten twinhome buildings for twenty units of senior one-level townhome rentals. The townhomes (noted as "Park Homes" on the plans) will all have two bedrooms with a den. The twinhome buildings will have a slightly larger footprint and shorter height than the adjacent single-family homes.

All of the buildings (apartments and townhomes) will have a mix of some of the same building materials (brick and fiber cement panel). However, they are not being designed to look alike, rather coordinated. Additionally, the all-ages building will have some block and lap siding. The townhomes will have the same fiber cement lap siding and panels that are found on the other buildings. The materials meet the requirements of City Code.

It should be noted that the City's new rental licensing and inspections program has been implemented. This program ensures the quality of the living conditions of Ramsey residents living in rental housing. It also has a crime-free component that will work with the Police Department on matters that could occur on the property.

Access
Both Nowthen Boulevard accesses to the site will remain in the same locations that access that Lord of Life Church and Stoney River currently use, though with some modifications. The modifications were a result of the EAW process identifying better, safer traffic flow. The current northern access is an exit-only driveway. That access will be converted into a two-way right-in/right-out access with a center median island installed to prevent left turns in or out. Modifications to Nowthen Boulevard will be made at both access points to create dedicated right turn lanes. An existing driveway for one of the existing houses to St. Francis Boulevard will be removed. Both Anoka County and MNDOT have reviewed the plans and approve of the proposed designs. Anoka County was heavily involved in the preparation of the EAW's traffic study.

Internally, various private shared roadways connect the different uses together and with Nowthen Boulevard. As private roadways, cross-access and maintenance agreements are required.

Along the north side of the site, Cobalt Street, a public street, stops at the property line. Branching off Cobalt Street are private shared driveways for the Birch Hill Lodges townhomes. The City's snow plow drivers have no dedicated turn-around and have been using the private drives. An extension to Cobalt Street is proposed that serves multiple functions: First, it includes a hammerhead to allow the City's crews to stay off the private drives. Second, it provides an emergency access connection point to the development. It was not seen as desirable to have more traffic use Cobalt Street due to a tricky curve further north at Sunwood Drive. The emergency access will be gated per Fire Department specifications so no through traffic will use Cobalt Street. Third, a parking area for four spaces is being created for visitors to Soltice Park which has no dedicated parking area. There have been reports of trespassing vehicles parking on Birch Hill Lodges' shared driveways for people visiting the park. An existing public trail will connect the park with the proposed parking area. A more traditional cul-de-sac is not possible due to the topography.

Parking
Lord of Life has significantly more parking than they use. The parking area along the western portion of the site will be removed for development. Other parking areas will be oriented for residential parking. The Church will retain a "right-sized" 224 spaces. Shared parking agreements will be in place to accommodate potential spillover for holidays or special events.

Both of the multi-family buildings will have one level of underground parking as well as surface parking. Multi-family residential uses are required to parked at a ratio of 1.5 spaces per unit. The twinhomes each have a one-car enclosed attached garage and driveway parking. The proposed development has 622 spaces, two more than the 620 required. Half of the spaces will be enclosed.

Pedestrian Connections
The site has an extensive network of internal walkways connecting the different uses together and to provide residents with a recreational amenity. There is an existing multi-use trail along the Nowthen Boulevard frontage of the site.

Lighting
The applicant submitted a lighting plan with photometrics that meet City Code. The plan was designed prior to the Zoning Code update that required a 15-foot maximum pole height. The current height limit is 20 feet and could be modified at the time of building permit should the applicant decide to do so.

Landscaping and Screening
The Environmental Policy Boad (EBP) noted in its review at its meeting on March 18 that the application submittal included a Tree Inventory and Preservation Plan. The Subject Property is dominated by Scotch Pine, Eastern Red Cedar, Quaking Aspen, and Red Oak. Over sixty percent (60%) of the existing significant tree DBH inches will be preserved, which actually exceeds the minimum threshold. Furthermore, a number of the trees slated to be removed include Siberian Elm, which is an invasive species. Thus, since invasive species do not count towards the removal calculation, the actual percentage of significant tree DBH inches being removed is even lower.

The proposed landscaping exceeds the minimum canopy cover requirements outlined in City Code. Plantings consist of a combination of deciduous overstory and ornamental trees, as well as evergreen trees. All species and sizes are acceptable. There will be some bufferyard plantings along the western and northern boundaries of the Subject Property, where it abuts existing, detached single family residential properties. Ground cover will consist of a mixture of standard turfgrass and a native pollinator seed mix. Both are acceptable. However, staff has requested a management plan for the native pollinator mix so that the property management company will have an understanding of what maintenance is needed and when.

At the fall 2022 neighborhood meetings, some neighbors on Fourine Street requested a privacy fence be constructed. The applicant is proposing to construct a typical residential privacy fence along the western property line.

At the May 28 meeting, the Council asked for additional landscaping along Highway 47 to provide a buffer to the highway for the residents living on that side of the all-ages building. A revised landscape plan excerpt (titled "Landscape Plan - Along Hwy 47") is attached to this report showing 26 evergreen trees being added.

Utilities
The site is served by existing sanitary sewer and water mains. New utility lines will be extended into the site to serve the new buildings. An existing sanitary sewer and water main at the north end of the site will be relocated (a public hearing will be scheduled for that at the time of final plat approval).

Plat
The site is currently one large platted parcel. A new plat will subdivide the property into lots for each of the apartment buildings, the existing Church, and the townhomes. Two parcels will be created for the park dedication.

Park Dedication
Park dedication will be satisfied through a combination of land and cash with credit given for certain improvements. Soltice Park is located adjacent to the northwestern portion of the site. This is a neighborhood park with three pedestrian connections to Cobalt, Erkium, and Fluorine Streets. There is no dedicated parking lot, just on-street parking. As noted earlier, a four-space parking area will be constructed at the end of Cobalt Street. A portion of land with a double pickleball court is proposed in the existing clearing at the northwest corner of the site. The site plan shows a walkway between the courts and the internal private roadway. Another connection will need to be made between the courts and the existing trail just north of the property line. The applicant will receive credit for the construction of the parking area, courts, and the park walkways. Those costs will be determined by the Development Agreement as a future step in the process.

The parcel shown for the Cobalt Street extension, Outlot B, included excess land extending to St. Francis Boulevard. The land outside of the parking and turn-around areas is not needed. The plat should be revised to show the boundary no more than ten feet from the back of curb to accommodate snow storage.

Funding Source:
All costs associated with the project are the responsibility of the applicant. The City will collect development fees and park dedication, with credit given for land and improvements. Those fees and charges will be determined at the time of the Development Agreement.

The applicant previously requested tax increment financing (TIF) for the project. That request was not supported by the Council.

The property is currently exempt from property taxes. The residential portions of the property will be placed back on the tax rolls.

Recommendation:

At its meeting on March 28, the Planning Commission unanimously recommended approval of the proposed development.

Outcome/Action:

1. Motion to waive the City Charter provision to read an ordinance aloud and adopt Ordinance #24-06 Amending Section 106-120 "Official Zoning Map" Rezoning Haviland Fields Addition from R-1A, R-2, and R-3 to Planned Unit Development.

Roll call vote on the Ordinance:
Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

and

2. Motion to adopt Resolution #24-212 Approving the Site Plan Review of Haviland Fields.
voice vote

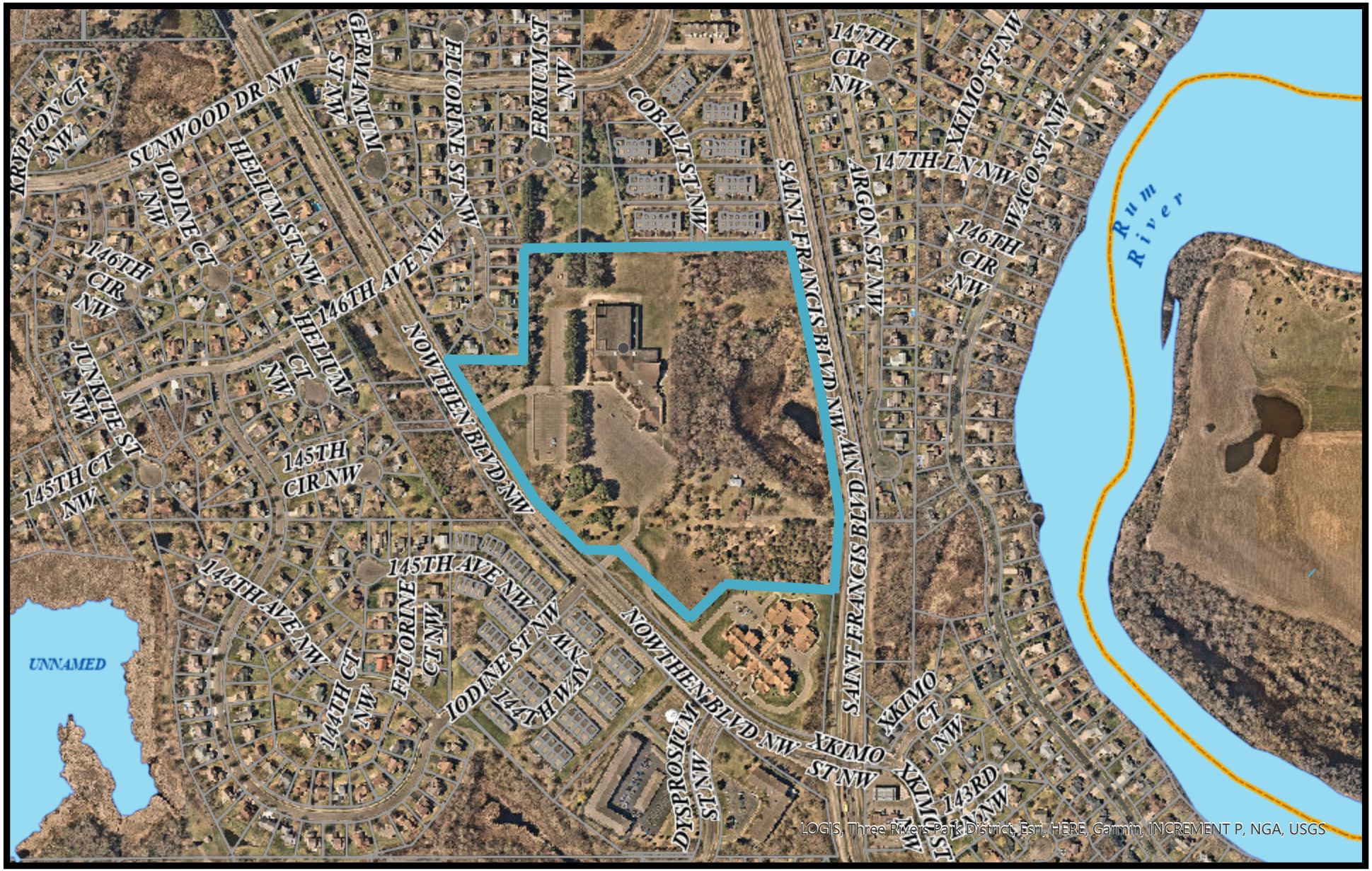
Attachments

Site Location Map
Applicant's Narrative
Graphics and Renderings
Comprehensive Plan Amendment Map
Zoning Amendment Map
Civil Cover C000-C302
Site Plans C400-414
Grading and Storm Water Plans C500-C517
Utility Plans C600-C611
Lighting Plan E015
Landscape Plans
Preliminary Plat
Senior Living Building
All Ages Building
Park Homes (Twinhomes)
Resolution #24-095 Comprehensive Plan Amendment
Ordinance #24-06 Rezoning
Resolution #24-096 Preliminary Plat (adopted)
Comprehensive Plan Land Use Excerpt
Unresolved Changemarks (05/22/2024)
Public Comments
Landscape Plan - Along Hwy 47
Metropolitan Council Letter

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/22/2024 08:31 AM
Form Started By: Todd Larson		Started On: 08/01/2024 02:41 PM
Final Approval Date: 08/22/2024		

Site Location: Haviland Fields



Print Date: March 12, 2024

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Entitlement Application Narrative

DATE:	02/09/2024
TO:	City of Ramsey Staff
FROM:	Senior Housing Partners
SUBJECT:	14501 Nowthen Blvd NW | Haviland Fields Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application

Presbyterian Homes & Services (PHS) and its community partner Lord of Life Church respectfully apply for a Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application for the site known as Haviland Fields located at 14501 Nowthen Blvd NW, Ramsey, Minnesota (Parcel ID: 25-32-25-24-0059 and Legal Description: Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota.).

Presbyterian Homes & Services and the Lord of Life Church are project partners with Senior Housing Partners, the development arm of Presbyterian Homes & Services, BKV Group for architecture and Kimley-Horn for civil engineering.

Entitlement Application Narrative

Overview:

Presbyterian Homes & Services is applying for a zoning amendment, comprehensive plan amendment, site plan, and preliminary plat for the site known as "Haviland Fields". The Haviland Fields proposal is intended to create a bespoke park-like campus in harmony with the existing environment complete with community trails. The proposal would leave the picturesque low areas as it embraces its natural setting. Haviland Fields, centered around Lord of Life Lutheran Church, includes housing, easy access to green space, and a commitment to life enrichment and growth that feeds body, soul and spirit. The name Haviland Fields is a nod to the history of the site and is named after Delora Haviland one of the original owners of the land in the 1800s.

HAVILAND FIELDS

LIVE & GROW

Presbyterian Homes & Services' goal is to provide very needed seniors housing for the City of Ramsey. The Haviland Fields proposal contains 20 attached townhomes for seniors on the west and north side of the site and 160 senior housing units on the southwest side of the campus for a combined 180 seniors units. This diversity of seniors' home types provides choices for folks as they age. More choice provides options for the greatest number of residents. Through retaining residents, the City of Ramsey is primed to retain more wisdom and community engagement of current residents who wish to stay in Ramsey. Additionally, there are 280 all age apartment homes proposed. The Lord of Life Congregation will be staying in their current location to create one cohesive campus.

Entitlement Application Narrative

Site and Landscape

The Haviland Fields proposal draws inspiration from the natural beauty and heritage of Ramsey especially the Rum River, the logging history of Ramsey, the Lord of Life Church, and surrounding structures to create buildings that reflect and belong to Ramsey.

The proposal aims to cultivate a cohesive campus atmosphere, with the Lord of Life Church serving as a central focal point. The proposal strategically positions multifamily and park homes to accentuate the church's prominence, foreseeing residents benefiting from its community amenities such as worship, daycare, gymnasium, and communal spaces.

Preserving the existing wetland area and stands of Scotch Pine trees was paramount in the site design. The plan is to maintain the wetland's untouched beauty and preserve as many pine trees as possible, respecting and integrating these natural elements into the landscape.

Building Design

The objective for the Haviland Fields site was to create structures that stand independently yet complement each other. The development team selected materials that harmonize well and keep the material palettes refined to ensure a balanced aesthetic. Wood look accents, reflective of the site's natural elements, are prominent throughout the campus, with gabled roofs echoing the neighboring buildings' character.

These buildings were designed to be of a similar scale as its environment. Buildings were designed to be of a similar scale as the approximately 40 and 45 foot tall building to the south of the site with the buildings being less than the 60 foot R-3 zoning standards for height. The goal was to design buildings that fit into the larger framework of the City of Ramsey.

Entitlement Application Narrative

Senior Housing Building

The design of the Seniors Housing building draws inspiration from pine forests. The building's form evokes light filtering through a tree canopy, with primary materials such as white shake siding representing light. Darker board and batten paneling represent trees in silhouette. Accent areas of wood at the building corners and entrance emphasize the building's connection to nature.

This building is a four-story residential building with 160 apartments and one level of parking below grade. Level 1 features a lobby and club room. This building will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard for residents and connections to the campus trail system.

The exterior of the building will consist of brick, cement shake siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.

Entitlement Application Narrative

All Age Building

Inspired by the nearby Rum River, located just 800 feet from the site, the All Ages building takes cues from the river's curves and meandering path. The building's layout mirrors the river's fluidity, with rooflines incorporating stepping and undulation to enhance this connection to nature.

This building is a four-story residential building with one level of parking below grade. Level 1 features a lobby and club room. It will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard with a pickleball court, and connections to the campus trail system. The exterior of the building will consist of brick, cement board siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.

Entitlement Application Narrative

Park Homes

There are proposed to be 10 park homes each with two units for a total of 20 Park Home units. These buildings were designed to blend the local architectural context with the newly proposed buildings on the Haviland Fields site.

These are (1) story residential park homes with (2) units in each building. Each unit has a (2) car garage for residents and surface parking for guests. These units have access to the campus trail system.

Entitlement Application Narrative

Density

	Acres	Units/ Acre
Conventional Total Land Area	35.53	12.95
Delineated Wetland and Buffer	4.20	
Land Area Sans Wetland	31.33	14.68
Church Lot	7.02	
Proposed Land Dedication	1.62	
Residential Only Land	22.69	20.27

The proposal concentrates density at the south side of the campus with both the seniors and all age buildings. The overall proposal has a total of 460 residential units on 35.53 acres of land, which translates to a conventional 12.95 units per acre.

The Metropolitan Council's Net Residential Handbook directs land within the Metropolitan Urban Service Area, which includes Haviland Fields, to utilize net density backing out wetlands, wetland buffers, water bodies, public parks, trails for its Comprehensive Plan calculations. Conventionally, one would think to include these segments as in practice they are part of the fabric of the site and one cohesive campus. That said, following the letter of the Met Council's Planning Handbook the following areas are netted out:

- Delineated Wetland and 16.5 foot wetland buffer: 4.20 Acres
- Lot 2 [The Lord of Life Church Parcel]: 7.02 Acres
- Proposed Park Dedication: 1.62 Acres

This results in a remaining 22.69 acres of residential only land. Using this modified density directed by the Metropolitan Council, the would result in a density of 20.27 units per acre.

The Metropolitan Council seeks net density of 5 units per acre for the Emerging Suburban Edge Designation, which the Met Council has deemed the City of Ramsey. Based on the Met Council's formula, this proposal's 20.27 units/ net acre, this project assists the City of Ramsey in meeting its Met Council density targets while balancing out density, and thus enabling lower density single family home developments elsewhere in Ramsey.

Through concentrating density on the south side of the site, the proposal is able to incorporate robust density transitioning to create a density that is at or below the surroundings to the west and the north as well as incorporate park like elements for the community. The proposal takes screening very seriously and uses the existing trees as a buffer on the north and west where they exist. This will create a natural screening that is consistent with Section 475 in the Ramsey City Code. The proposal features a park-like campus that is both set apart from neighboring buildings and is intentional. HVAC units will be screened as well to maximize curb appeal, create a cohesive campus, and hide back of house areas.

Parks

Presbyterian Homes & Services proposes to expand solstice park including two pickleball courts on the northwest side of the site. This should bolster and expand Solstice Park. Additionally, it is proposed to add parking for Solstice Park improving a neighborhood park for the long term.

Traffic

Presbyterian Homes & Services proactively commissioned a traffic study conducted by Kimley-Horn. There is additional discussion anticipated with the City of Ramsey and Anoka County with regard to site access.

The proposal seeks to minimize traffic. It may go without saying, but residents of seniors housing take fewer trips than the residents of a single-family home (3.2 trips per day vs. 9.5 trips per day according to the Institute of Transportation Engineers 11th Edition). Seniors in single family homes take an estimated 4.5 trips per day. The 180 combined units of seniors generate materially fewer trips than a similar all age development. For that reason, the proposal with its 180 senior units actually generates an anticipated 7.1% fewer trips than what could be built in the current zoning. These fewer trips should correspond to less traffic than what could be built by right on the site.

			Current Zoning		Proposed Zoning		
Land Use Description	**ITE #***	**Daily Trips/Unit**	**Units**	**Daily Trips**	**Units**	**Daily Trips**	**Daily Trip Var.**
Single Family Detatched Housing	210	9.5	20	189	0	0	
Multi-Family Housing (Low-Rise)	220	6.7	84	566	0	0	
Multi-Family Housing (Mid-Rise)	221	4.5	278	1,262	280	1,271	
Senior Adult Housing - Single Family	251	4.3	0	0	20	86	
Senior Adult Housing - Multi-Family	252	3.2	0	0	160	518	
Total			**382**	**2,017**	**460**	**1,875**	**-7.1%**
Note							
*Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.							

Parking

The Haviland Fields proposal creates sufficient parking for residents that exceeds city guidelines and industry best practices. There are 311 structured parking spaces proposed plus 311 additional surface parking spaces. Further, we propose to keep parking spaces for the Lord of Life Church (224 surface stalls). This combination of parking allows for flexibility and manages demand for parking even at peak periods. The proposed onsite parking of 622 stalls is greater than the required parking of 620 spaces required by the Ramsey City Code Chapter 106, Section 460(B). Therefore, the parking proposed for the site in excess of the City of Ramsey's parking guidelines.

	Units	Structured Spots	Surface Spots	Total Spaces	Required Spaces
Total Residential Spaces	460	311	311	622	620

Process

Presbyterian Homes & Services has engaged the community in the process holding community meetings on September 28th and October 27th, 2022, and invited every resident within 1000 feet of the Lord of Life campus via mail. That feedback informed the proposal with comments advocating for a (4) story front building with a smaller footprint versus a (3) story building with a materially larger footprint. Further community feedback guided incorporating fencing and screening on the west side of the site as well as moving a proposed pickleball court public amenity away from the homes on the northwest side of the lot. The community feedback stressed the importance of density transitioning spurring a concentration of density on the south side of the site with lower density to the north and west.

Since the community meeting, Senior Housing Partners worked with City Staff to present the concept to in a November 7, 2022 City Council Work Session. Then, the idea was presented by City Staff to the Plan Commission on December 1st, 2022. Subsequently, Presbyterian Homes & Services completed an Environmental Assessment Worksheet (EAW) process with the Minnesota Environmental Quality Board (EQB) looking at over a dozen function areas including land use, water resources, wildlife, sensitive plant communities, visual, air, greenhouse gas footprint, noise, and transportation items. The EAW was published in the Minnesota EQB Monitor. The public had 30 days to comment. Then based on those comments, the Environmental Assessment Worksheet found *no* need for a further Environmental Impact Statement (called a negative declaration). This negative declaration was unanimously approved by the Ramsey City Council on October 24, 2023.

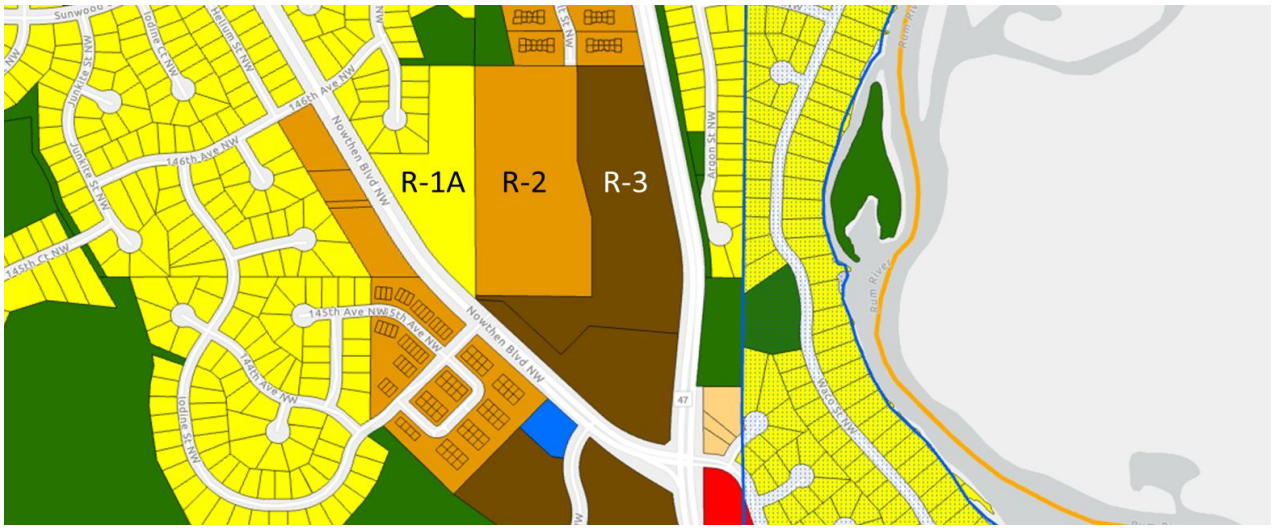
Entitlement Application Narrative

Zoning Amendment

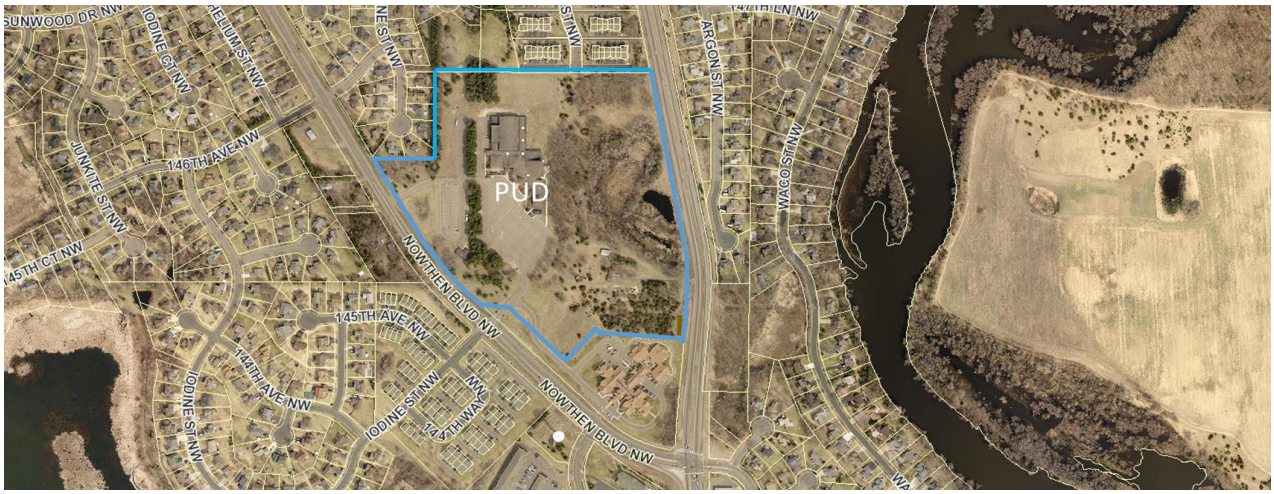
Presbyterian Homes and Services applies for a Zoning Amendment to shift the existing density currently as configured below going from an R-3, R-2, R-1 district to a Planned Unit Development (PUD) under the auspices of R-3 (depicted below).

The zoning amendment to a PUD intends to provide flexibility in land development under the auspices of an existing zoning classification (in this case R-3). The reasons for this request of flexibility are : create a diversity of housing types (seniors attached, seniors detached, and all age), an efficient use of public infrastructure through concentrating density on the south side of the site, conservation of energy through a reduction in trip generation from what could be built with existing zoning, and a cohesive campus, preservation of the unique natural wetland on the east side of the site, as well as preserving as many trees as feasible thus preserving natural areas. All these items foster an efficient use of land.

Current Zoning



Proposed Zoning



Entitlement Application Narrative

Comprehensive Plan Amendment

Presbyterian Homes and Services applies for a Comprehensive Plan Amendment for 460 units in order to reflect both the goal of the park-like Haviland Fields Development as well as the goal of preserving the natural area on the east side of the site and avoiding clear cutting the area. PHS applies for a Comprehensive Plan Amendment to shift density consolidating on the south side of the parcel away from the valley, the north and west sides of the site as well as getting to 460 proposed units.

Site Plan and Preliminary Plat

Presbyterian Homes and Services applies for a Site Plan Review pursuant to Section 225 in the Ramsey City Code as an application for both a multiple family dwelling and a townhome dwelling. This application proposes to have a residential use as the principal use in the PUD with the religious use as an additional conforming use. The proposed site plan is separately attached. Presbyterian Homes & Services proposes the attached layout as a pre final plat which is the instrument that proposes future land divisions to enable the site plan.

Haviland Fields

Ramsey, MN| Site Plan Review

2/9/2024

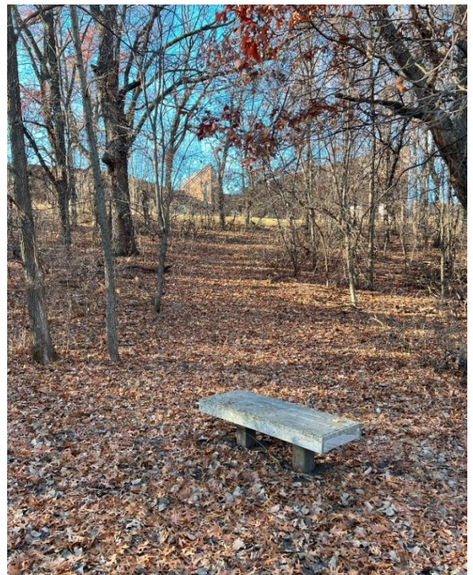
presbyterian homes & services

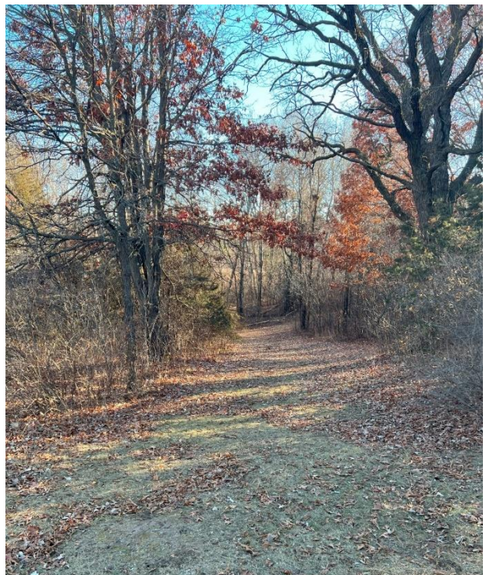
SENIOR HOUSING PARTNERS

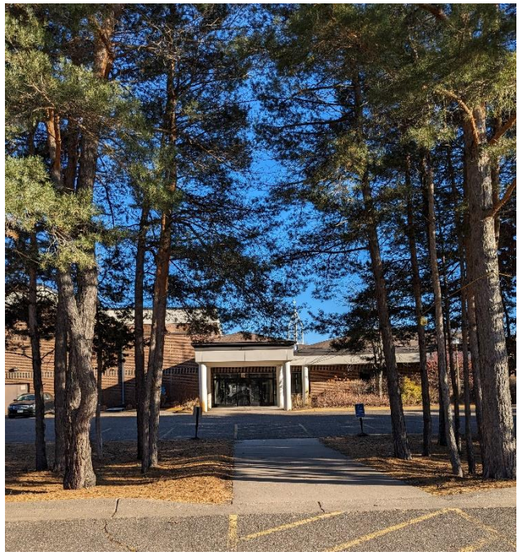
BKV GROUP

EXISTING SITE – BIRDSEYE SW

EXISTING SITE CONDITIONS







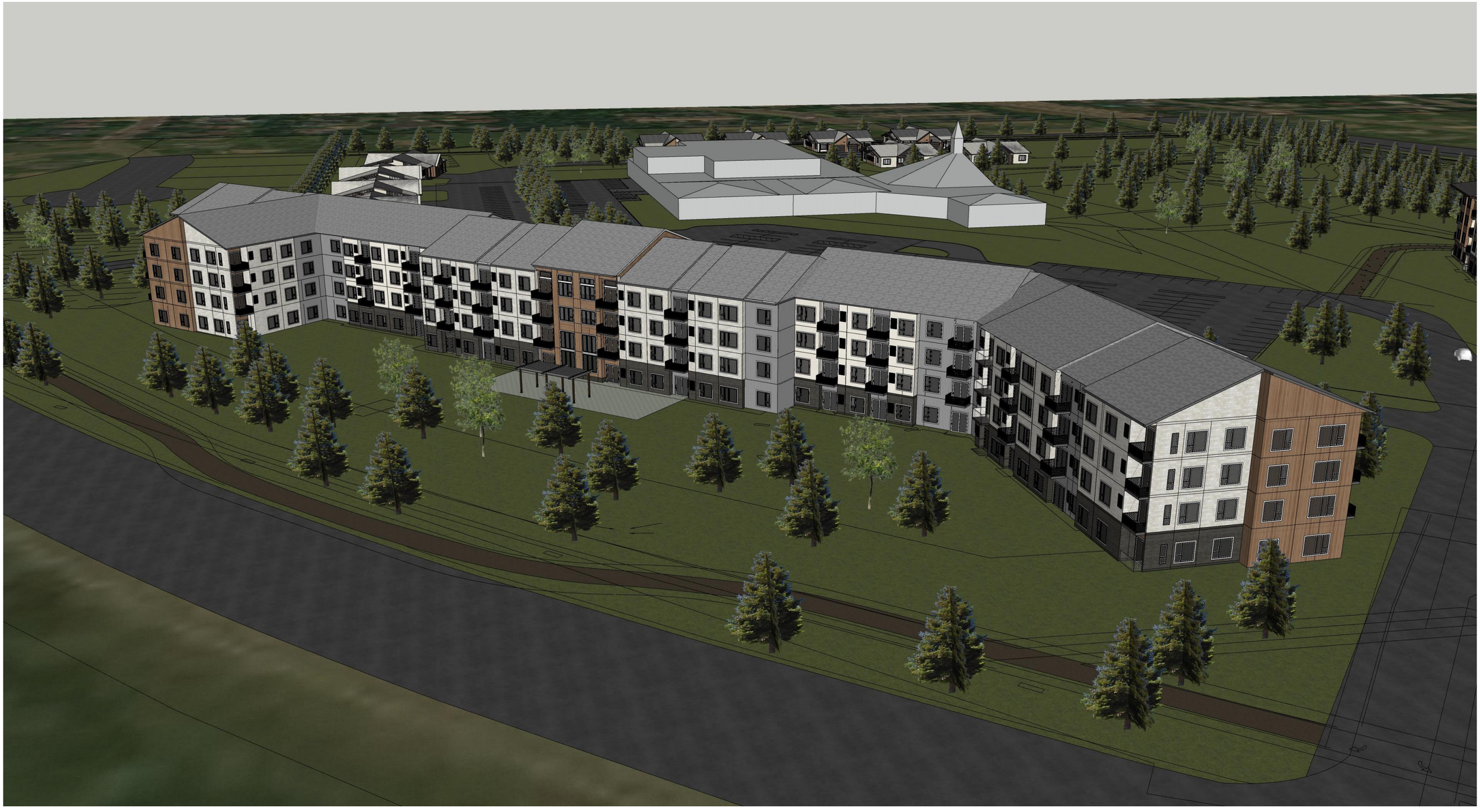
ARCHITECTURAL CONTEXT

CONCEPT – Site plan

CONCEPT – BIRDSEYE NW

CONCEPT – BIRDSEYE NORTH

BIRDSEYE VIEW SOUTHWEST



PERSPECTIVE VIEW – MAIN ENTRY

PERSPECTIVE VIEW – SOUTH CORNER

BIRDSEYE VIEW - SW

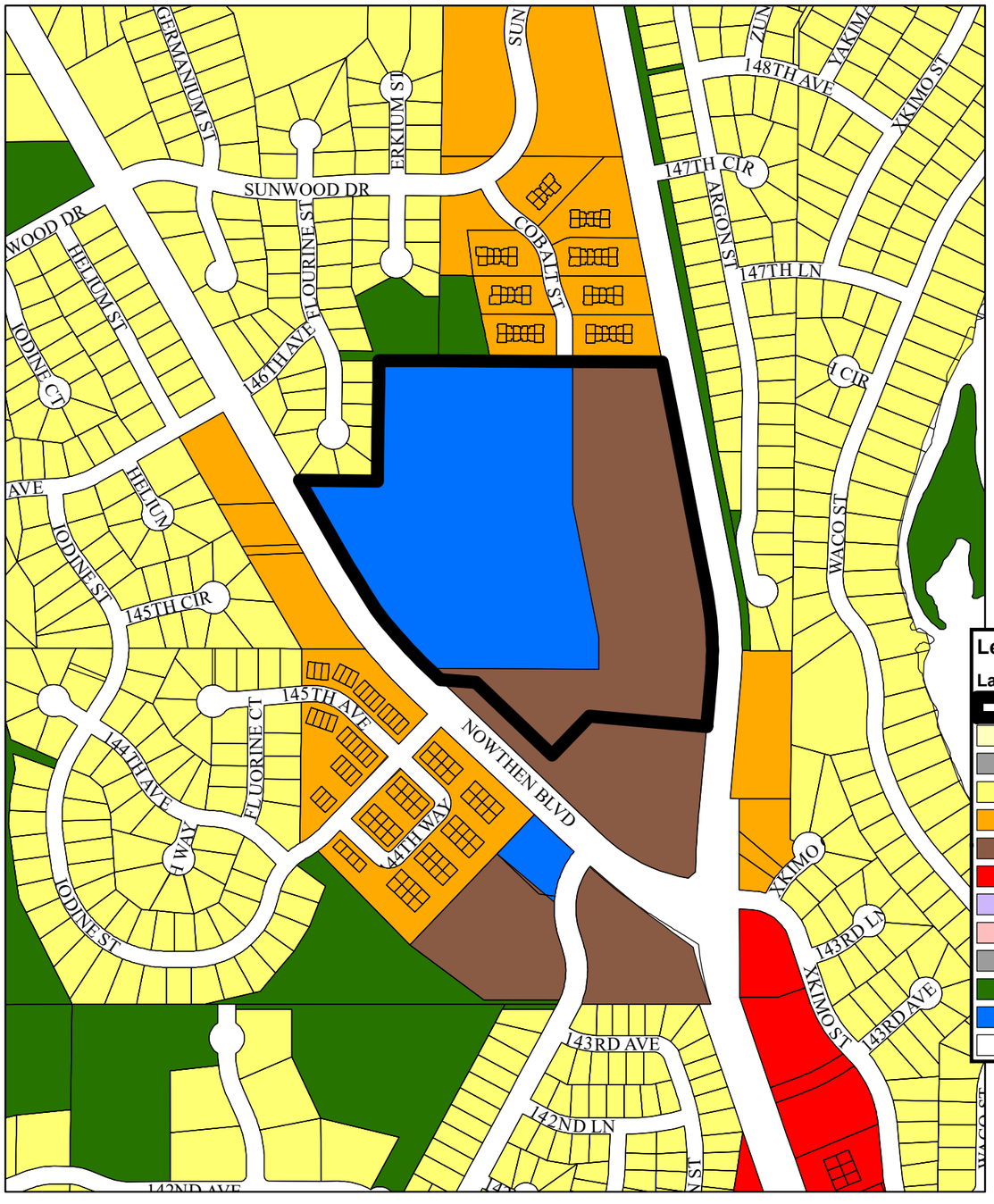
PERSPECTIVE VIEW – MAIN ENTRY

BIRDSEYE VIEW – REAR COURTYARD

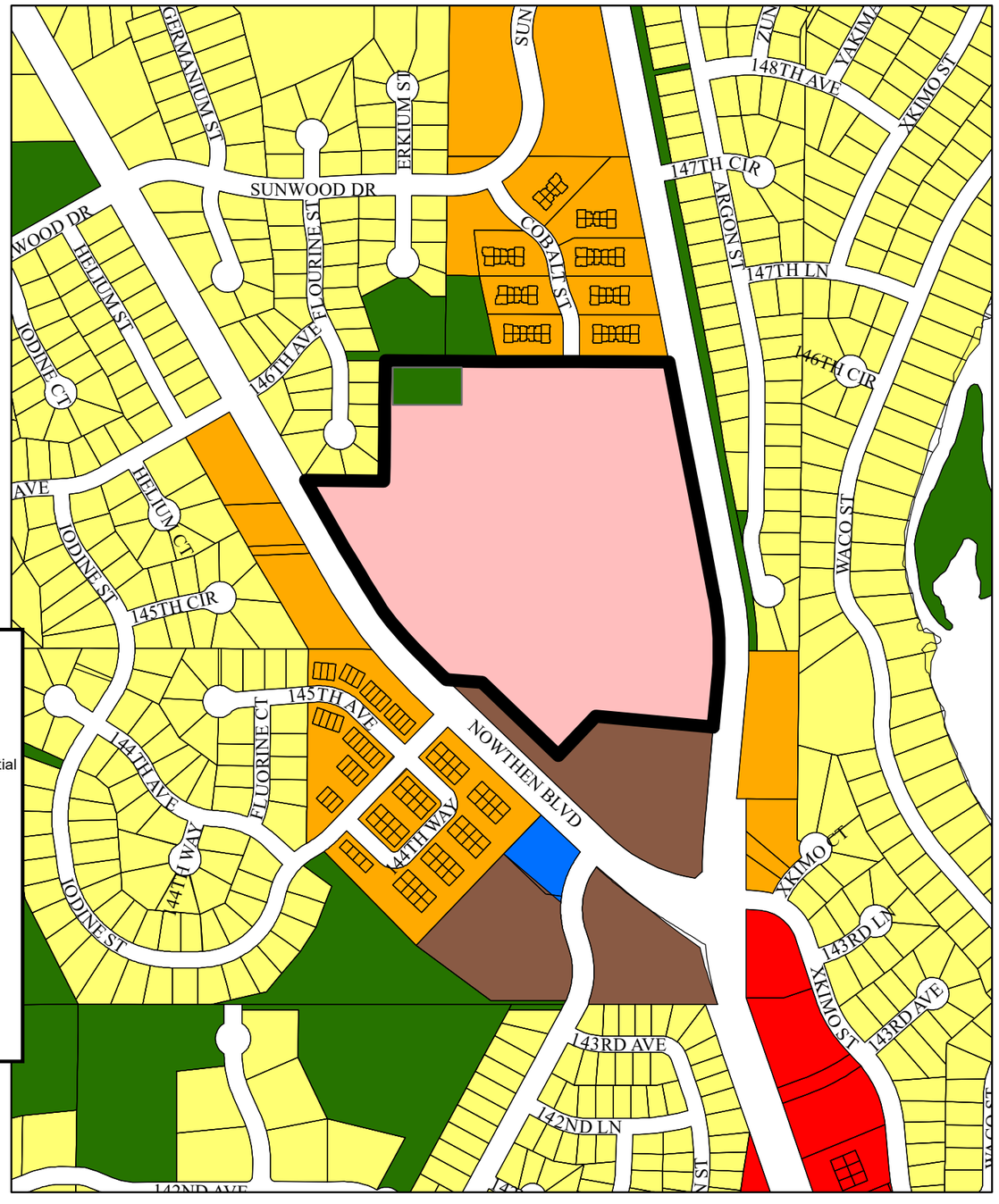
BIRDSEYE VIEW – SOUTH PARK HOMES

PERSPECTIVE VIEW – PARK HOME MAIN ENTRY

Haviland Fields - Proposed Comprehensive Plan Amendment

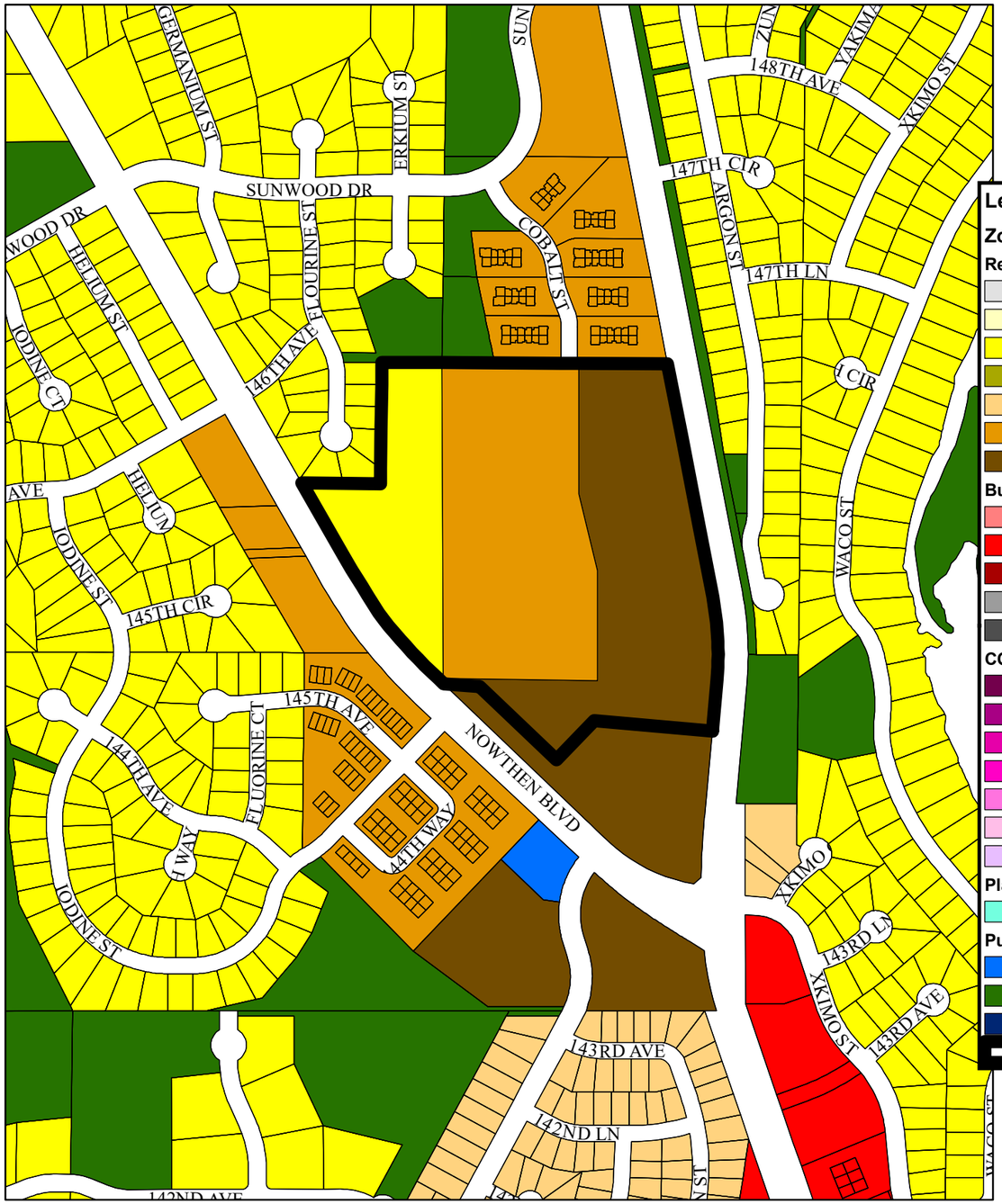


Existing Land Use Plan



Proposed Land Use Plan

Haviland Fields - Zoning Map Amendment



Legend

Zoning

Residential Districts
- MUSA Reserve
- RR Rural Residential
- R-1A Single-Family 80'
- R-1B Single-Family 65'
- R-1C Single-Family 50'
- R-2 Medium Density Residential
- R-3 High Density Residential

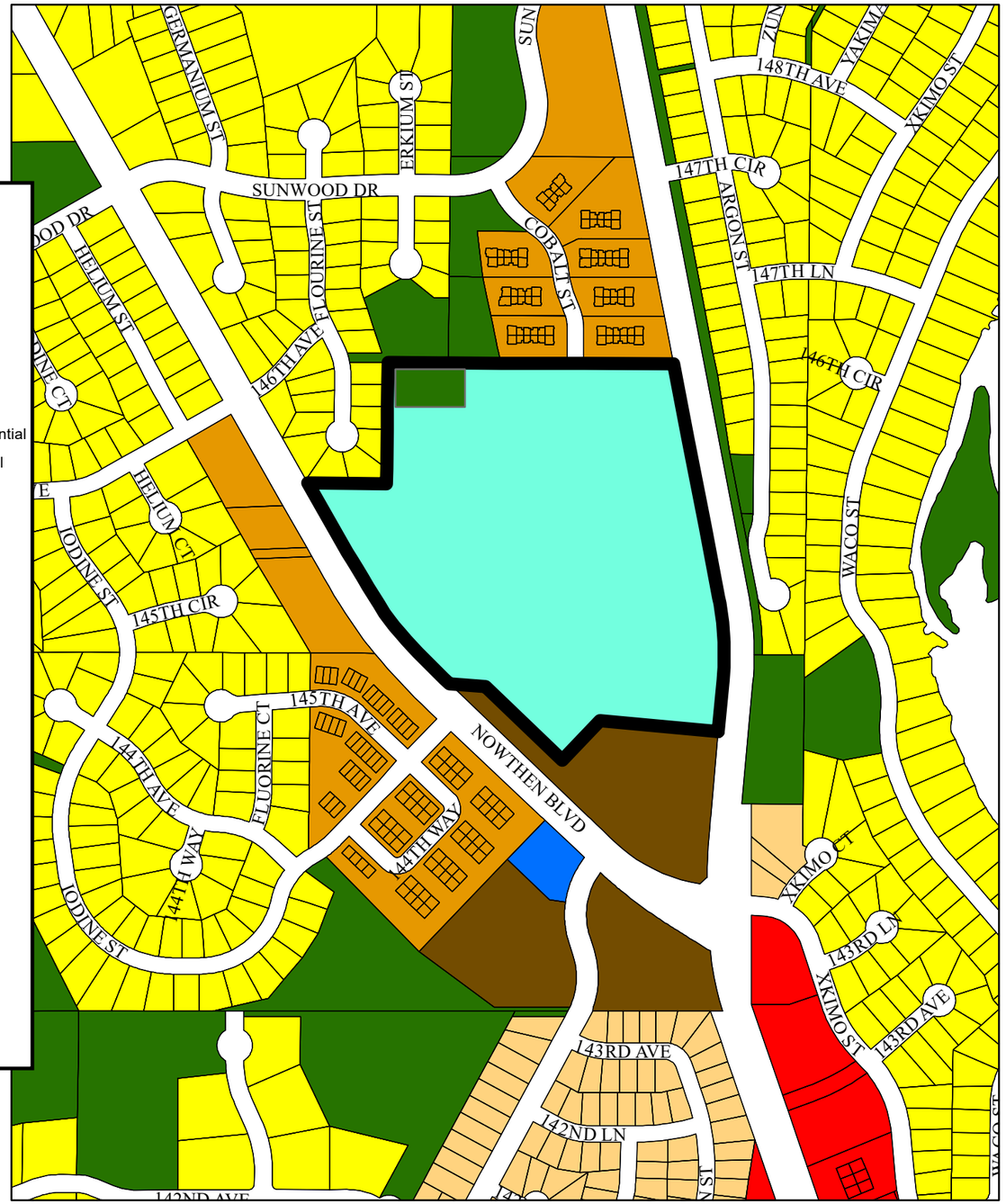
Business Districts
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Regional Business
- I-1 Light Industrial
- I-2 General Industrial

COR
- COR-1
- COR-2
- COR-2b
- COR-3
- COR-4a
- COR-4b
- COR-4c

Planned Unit Developments
- PUD

Public/Quasi-Public Districts
- PI Public/Institutional
- P Parks and Open Space
- CL Closed Landfill
- Site Location

Existing Zoning



Proposed Zoning

SITE DEVELOPMENT PLANS
FOR

HAVILAND FIELDS

SECTION 25, TOWNSHIP 32 , RANGE 25
RAMSEY, ANOKA COUNTY, MN

PROJECT TEAM:

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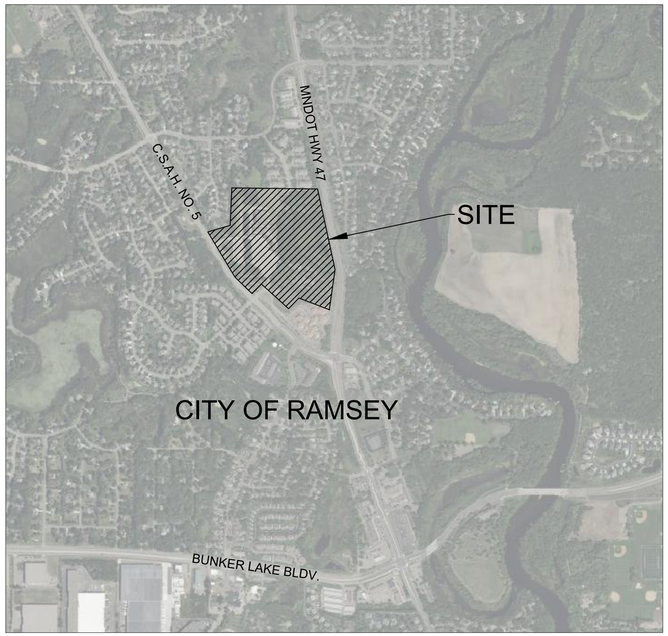

VICINITY
N.T.S.

NORTH

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

BENCHMARKS

SITE BENCHMARKS:
(NAVD 88)
SBM #1 TOP OF NUT OF FIRE HYDRANT ± 88 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE CHURCH
ELEVATION=886.61

SBM #2 TOP OF LIGHT POLE BASE ± 87 FEET SOUTH OF DOOR "B" IN PARKING LOT
ELEVATION=885.61

SBM #3 TOP OF TILE INSIDE DOOR "A" ON THE SOUTHWEST SIDE OF THE CHURCH
ELEVATION=885.80

SBM #4 TOP OF BASE OF MOST SOUTHERLY LIGHT POLE IN PARKING LOT
ELEVATION=884.68

SBM #5 TOP OF 2ND LIGHT POLE BASE SOUTH OF ENTRANCE ROAD ON EAST SIDE
ELEVATION=885.87

Know what's **below.**
Call before you dig.

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C000	COVER SHEET
C100	GENERAL NOTES
C200	DEMO PLAN
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C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
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C505	GRADING PLAN ENLARGEMENTS
C506	GRADING PLAN ENLARGEMENTS
C507	GRADING PLAN ENLARGEMENTS
C508	STORM SEWER PLAN
C509	STORM SEWER PLAN
C510	STORM SEWER PLAN
C511	STORM SEWER PLAN
C512	STORM SEWER PLAN
C513	STORM SEWER PLAN
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C516	STORM DETAILS
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C600	UTILITY PLAN
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C602	UTILITY PLAN ENLARGEMENTS
C603	UTILITY PLAN ENLARGEMENTS
C604	UTILITY PLAN ENLARGEMENTS
C605	UTILITY PLAN ENLARGEMENTS
C606	UTILITY PLAN ENLARGEMENTS
C607	UTILITY PLAN ENLARGEMENTS
C608	UTILITY DETAILS
C609	UTILITY DETAILS
C610	UTILITY DETAILS
C611	UTILITY DETAILS

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

COVER SHEET

SHEET NUMBER

C000

PRELIMINARY - NOT FOR CONSTRUCTION

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K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg May 07, 2024 - 3:00pm

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K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.dwg May 07, 2024 - 3:00pm

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF RAMSEY ENGINEERING DIVISION.
17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.
17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF RAMSEY AND MN/DOT SPECIFICATIONS.
18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

THIRD PARTY TEST REPORTS REQUIRED

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

WATER, STORM SEWER, & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN A

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WATERMAIN MUST BE KEPT IN SERVICE UNTIL NEW LINE IS INSTALLED, TESTED, AND PLACED ONLINE. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY AND NOTIFY CHURCH OF OUT OF SERVICE AND SWITCH OVER DATES

EXISTING SANITARY TO THE CHURCH MUST REMAIN IN SERVICE UNTIL THE NEW SEWER MAIN HAS BEEN INSTALLED AND TESTED TO NEW CONNECTION POINT. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY CHURCH.

PROTECT IN PLACE EXISTING WATER AND SANITARY SERVICE

PROTECT IN PLACE EXISTING WATER AND SANITARY SERVICES

REMOVE EXISTING SEPTIC FIELD AND TANKS IN ACCORDANCE WITH MPCA CHAPTER 7080.

REMOVE EXISTING DRIVEWAY

REMOVE EXISTING GEOTHERMAL SYSTEM, COORDINATE WITH CHURCH

CONTRACTOR SHALL MAINTAIN EXISTING PARKING OF THE CHURCH FOR AS LONG AS POSSIBLE AND COORDINATE DISRUPTION OF PARKING WITH THE CHURCH STAFF

REMOVE EXISTING SINGLE FAMILY RESIDENCE, OBTAIN DEMO PERMIT FROM BUILDING DEPARTMENT

REMOVE EXISTING SINGLE FAMILY RESIDENCE, OBTAIN DEMO PERMIT FROM BUILDING DEPARTMENT

REMOVE EXISTING GEOTHERMAL SYSTEM, COORDINATE WITH CHURCH

EXISTING WELL TO BE SEALED LICENSED WELL CONTRACTOR ACCORDANCE WITH ALL STAT MN REQUIREMENTS

ACCESS TO THE CHURCH MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ALL DISRUPTIONS WITH THE CHURCH AND ENTRANCES SHALL BE RESTORED AND PASSIBLE BY VEHICLES AT THE END OF EACH WORK DAY.

ACCESS TO THE CHURCH MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ALL DISRUPTIONS WITH THE CHURCH AND ENTRANCES SHALL BE RESTORED AND PASSIBLE BY VEHICLES AT THE END OF EACH WORK DAY.

PROTECT EXISTING SIREN IN PLACE, CONFIRM ANY RELOCATION WITH AGENCY/PROVIDER

REMOVE ALL TREES WITHIN THIS AREA UNLESS OTHERWISE NOTED, REFERENCE TREE PRESERVATION PLAN FOR DETAILS

VEHICLE ACCESS TO THE SENIOR LIVING COMPLEX MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ANY DETOUR OR DISRUPTION OF SERVICE MUST BE COORDINATED WITH THE MANAGER OF THE SENIOR LIVING FACILITY.

EXISTING UTILITY POLES TO BE RELOCATED / RECONFIGURED, COORDINATE WITH UTILITY PROVIDER.

REMOVE EXISTING SEPTIC FIELD AND TANKS IN ACCORDANCE WITH MPCA CHAPTER 7080.

EXISTING WELL TO BE SEALED BY LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS

EXISTING UTILITY POLES TO BE RELOCATED / RECONFIGURED, COORDINATE WITH UTILITY PROVIDER.

REMOVE PIPE CULVERT CROSSING

EXISTING UTILITY POLES TO BE RELOCATED / RECONFIGURED, COORDINATE WITH UTILITY PROVIDER.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING, REFERENCE TREE PRESERVATION PLAN FOR DETAILS OF WHICH TREES ARE TO BE DEMOED AND SAVED
- FULL DEPTH SAWCUT
- REMOVE TREE
- TREE PROTECTION FENCE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING WELL
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH RAMSEY, ANOKA COUNTY AND MNDOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF RAMSEY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

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Landscape Architecture
Engineering

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

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DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

DEMO PLAN

SHEET NUMBER

C200

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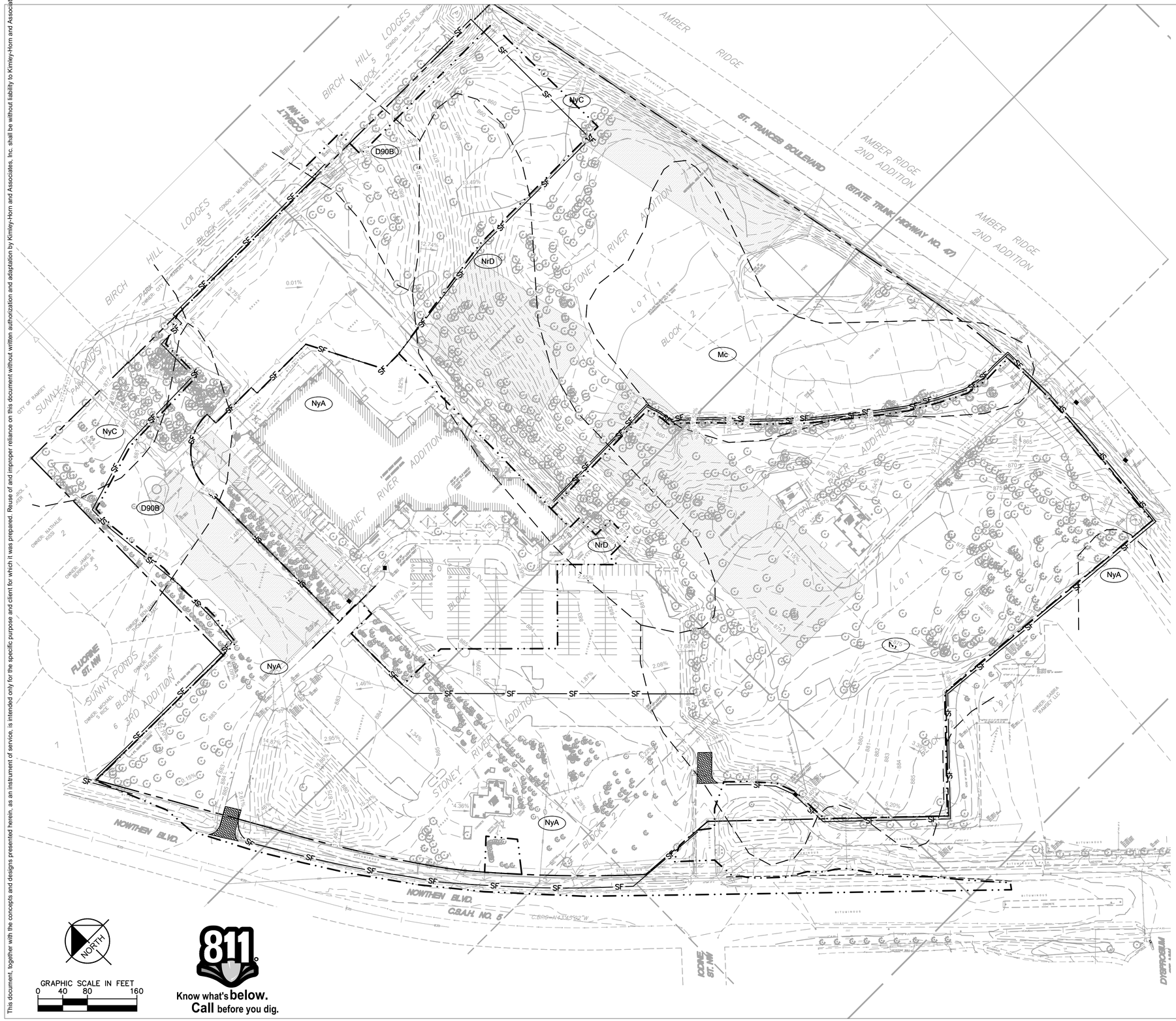

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE, OFFSET 5' FOR CLARITY
- LIMITS OF DISTURBANCE
- SOIL TYPE BOUNDARY
- BIOROLL
- D90B — NYMORE LOAMY SAND, 1 TO 6 PERCENT SLOPES
- Mc — MARSH
- NrD — NYMORE LOAMY COARSE SAND, 12 TO 25 PERCENT SLOPES
- NrA — NYMORE LOAMY SAND, 0 TO 12 PERCENT SLOPES
- NrC — NYMORE LOAMY SAND, 6 TO 12 PERCENT SLOPES

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF RAMSEY GRADING PERMIT.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	35.53 AC / 1,547,702 SF
EXISTING IMPERVIOUS AREA	7.07 AC / 307,970 SF / 19.9%
EXISTING PERVIOUS AREA	28.43 AC / 1,239,732 SF / 17.9%
PROPOSED IMPERVIOUS AREA	13.35 AC / 581,526 SF / 37.6%
PROPOSED PERVIOUS AREA	22.15 AC / 964,854 SF / 62.3%
PHASE I BMP QUANTITIES	
SILT FENCE	±7,640 LF
INLET PROTECTION	6 EA
ROCK CONSTRUCTION ENTRANCE	2 EA

NORTH

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0 40 80 160

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PROJECT TITLE

HAVILAND FIELDS

CERTIFICATION

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CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

SHEET NUMBER

C300

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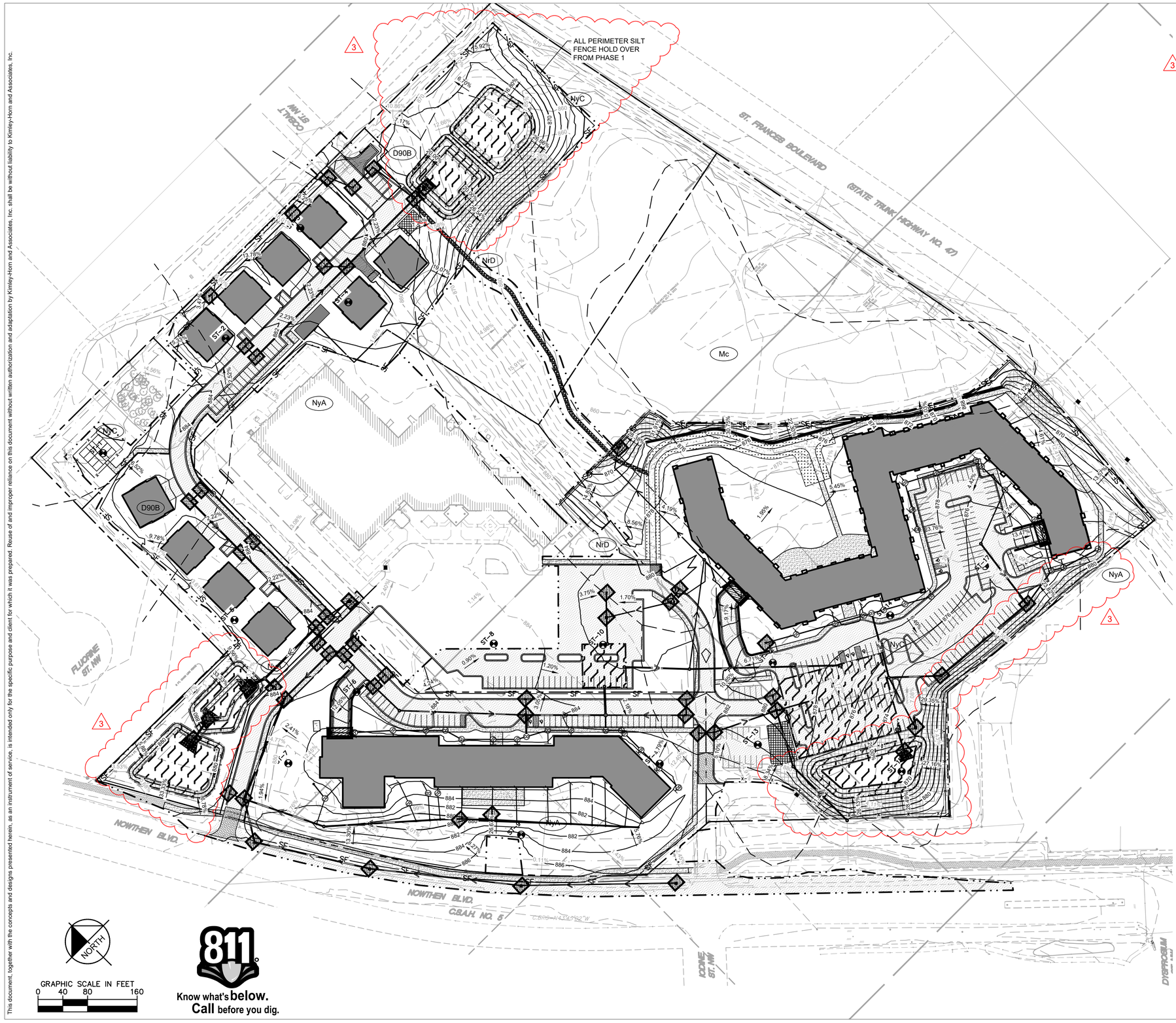

811 Know what's **below.** **Call** before you dig.

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- 3 — STORM WATER MANAGEMENT BMP
- INLET PROTECTION
- SF — SILT FENCE, OFFSET 5' FOR CLARITY
- TEMPORARY CONSTRUCTION FENCE, OFFSET 5' FOR CLARITY
- LIMITS OF DISTURBANCE
- SOIL TYPE BOUNDARY
- BIOROLL
- D90B — NYMORE LOAMY SAND, 1 TO 6 PERCENT SLOPES
- Mc — MARSH
- NrD — NYMORE LOAMY COARSE SAND, 12 TO 25 PERCENT SLOPES
- NrA — NYMORE LOAMY SAND, 0 TO 12 PERCENT SLOPES
- NrC — NYMORE LOAMY SAND, 6 TO 12 PERCENT SLOPES

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES
   2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

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Landscape Architecture
Engineering

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

SHEET NUMBER

C301

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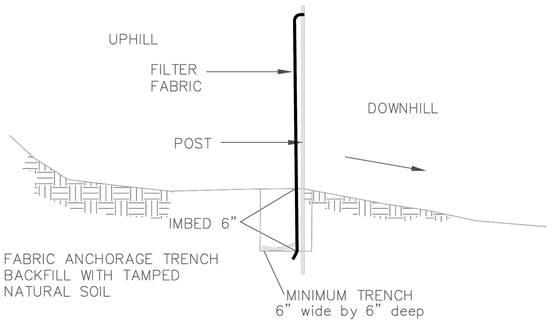
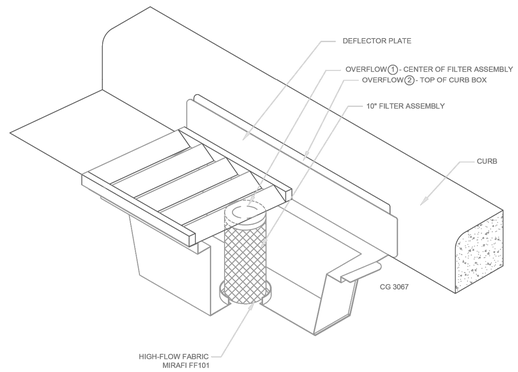


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

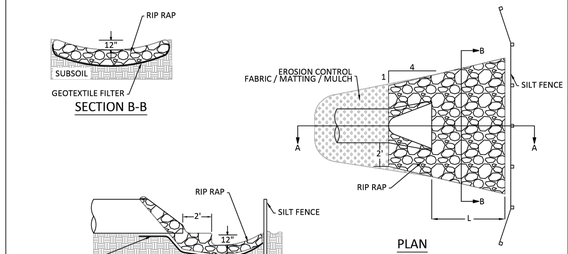


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:

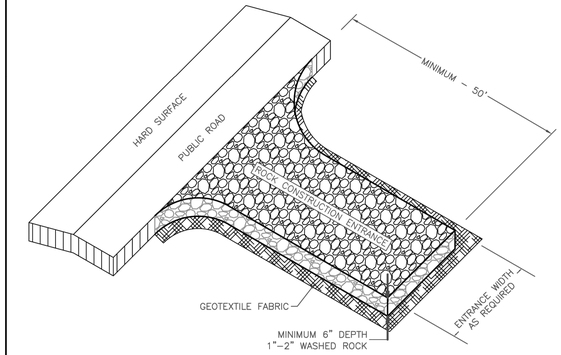
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

COR INFILTRATION
FES 8 88 30 88 58
FES 8A 115 38 125 88

APPROVED: 9 – 2016 MODIFIED: 5 – 2019	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



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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)
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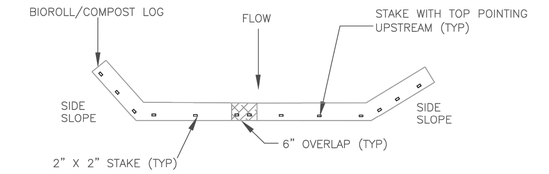
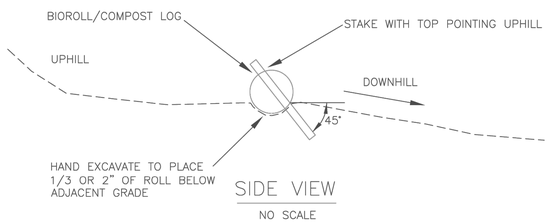
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



PLAN VIEW



SIDE VIEW

NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

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DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER

C302

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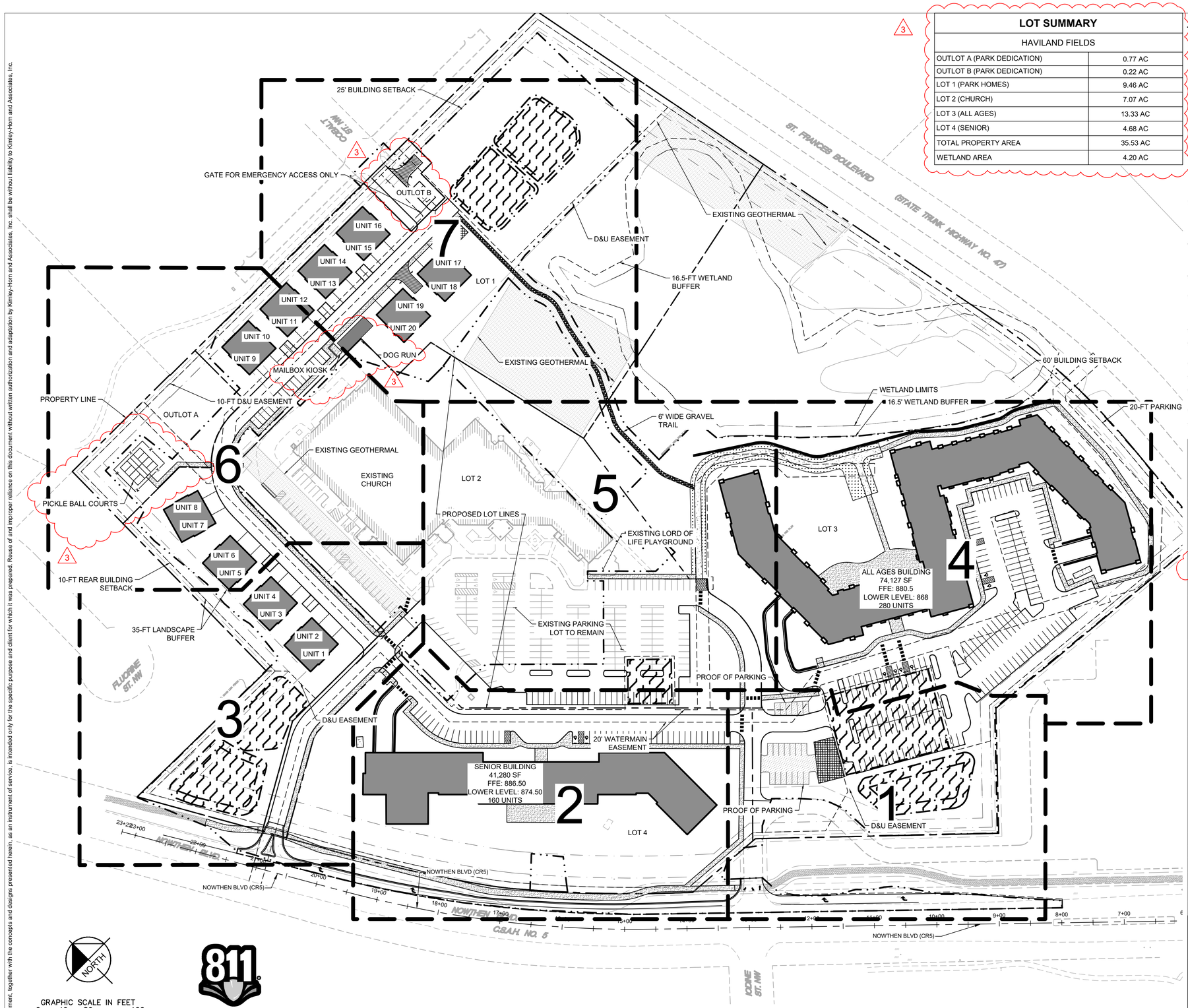

LOT SUMMARY

HAVILAND FIELDS	
OUTLOT A (PARK DEDICATION)	0.77 AC
OUTLOT B (PARK DEDICATION)	0.22 AC
LOT 1 (PARK HOMES)	9.46 AC
LOT 2 (CHURCH)	7.07 AC
LOT 3 (ALL AGES)	13.33 AC
LOT 4 (SENIOR)	4.68 AC
TOTAL PROPERTY AREA	35.53 AC
WETLAND AREA	4.20 AC

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING, DATED 09/02/2022.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
16. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
17. FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

BUILDING DATA SUMMARY

AREAS	
PROPERTY AREA	35.53 AC
SENIOR LIVING UNITS	160
ALL AGES UNITS	280
PARK HOMES	20
NET DENSITY (UNITS / RESIDENTIAL LAND)	19.34 UNITS / ACRE
PARKING	
PROPOSED SURFACE PARKING STALLS (INCLUDES 8 ADA STALLS)	264 STALLS
PROOF OF PARKING STALLS	27 STALLS
EXISTING CHURCH SURFACE PARKING STALLS	224 STALLS
REQUIRED CHURCH PARKING STALLS (491 SEATS/3)	164 STALLS
STRUCTURED PARKING (BUILDING ONE AND BUILDING TWO)	291 STALLS
PARK HOMES PARKING STALLS (GARAGE AND DRIVEWAY)	40 STALLS
TOTAL PROVIDED STALLS	622 STALLS
CODE REQUIRED PARKING (1.5 STALLS PER UNIT, 1 STALL PER SENIOR LIVING UNIT)	620 STALLS

PROPERTY SUMMARY

HAVILAND FIELDS	
TOTAL PROPERTY AREA	1,547,702 SF (35.5 AC)
PROPOSED IMPERVIOUS AREA	273,557 SF (6.28 AC)
TOTAL SITE IMPERVIOUS AREA	581,526 SF (13.35 AC)
PROPOSED PERVIOUS AREA	964,854 SF (22.15 AC)
TOTAL DISTURBED AREA	1,003,986 (23.05 AC)
ZONING SUMMARY	
EXISTING ZONING	R1-R3
PROPOSED ZONING	PUD
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 20'
BUILDING SETBACKS	FRONT = 25' SIDE = 25' REAR = 10' ARTERIAL ROADWAYS = 60'

GRAPHIC SCALE IN FEET
0 40 80 160

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COMMISSION NUMBER	

SHEET TITLE

SITE PLAN

SHEET NUMBER

C400

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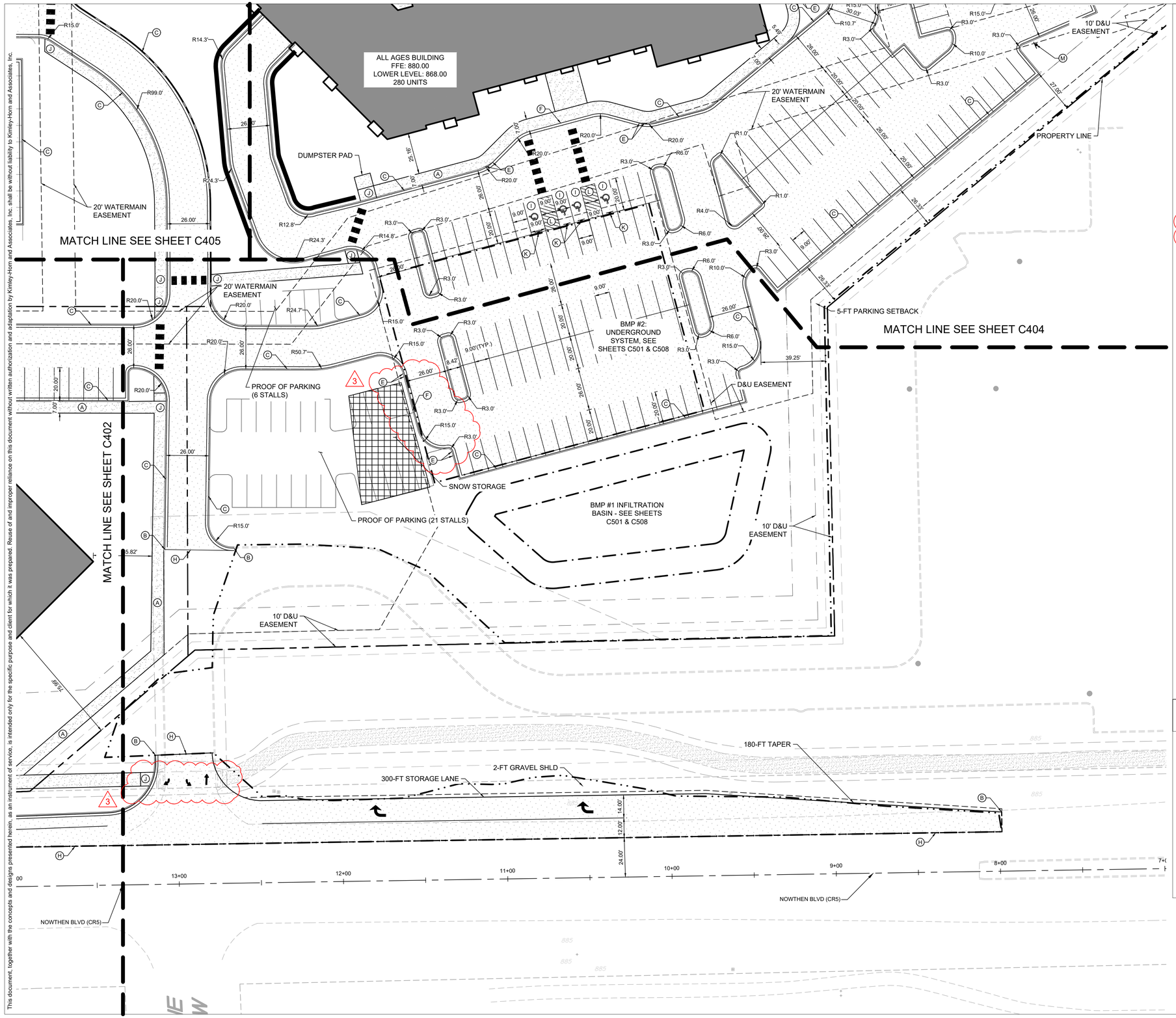


LEGEND

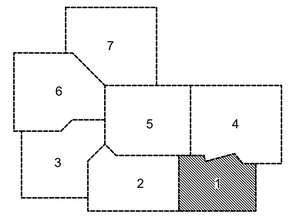
- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

A	SIDEWALK, SEE INSET A
B	MATCH EXISTING CURB & GUTTER
C	B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
D	SURMOUNTABLE CURB & GUTTER
E	TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
F	FLAT CURB
G	LANDSCAPE AREA, SEE LANDSCAPE PLANS
H	MATCH EXISTING EDGE OF PAVEMENT
I	ACCESSIBLE PARKING
J	ACCESSIBLE PEDESTRIAN CURB RAMP
K	ACCESSIBLE PARKING SIGN
L	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
M	NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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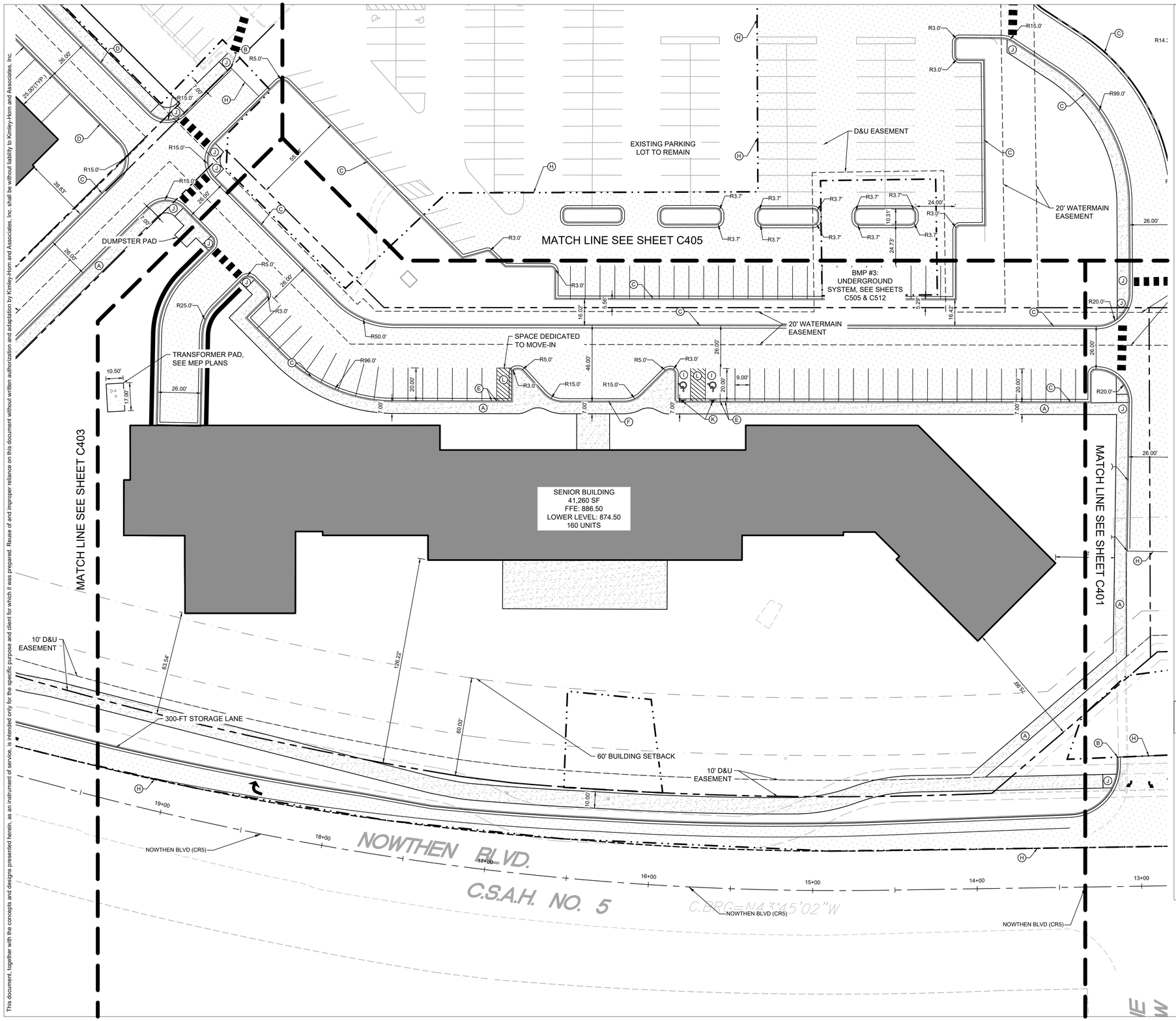

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- (D) SURMOUNTABLE CURB & GUTTER
- (E) TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
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- (H) MATCH EXISTING EDGE OF PAVEMENT
- (I) ACCESSIBLE PARKING
- (J) ACCESSIBLE PEDESTRIAN CURB RAMP
- (K) ACCESSIBLE PARKING SIGN
- (L) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (M) NO PARKING FIRE LANE SIGN

AREA KEY MAP

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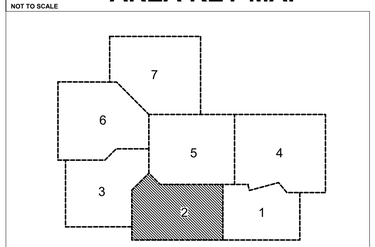

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SITE PLAN ENLARGEMENTS

SHEET NUMBER

C402

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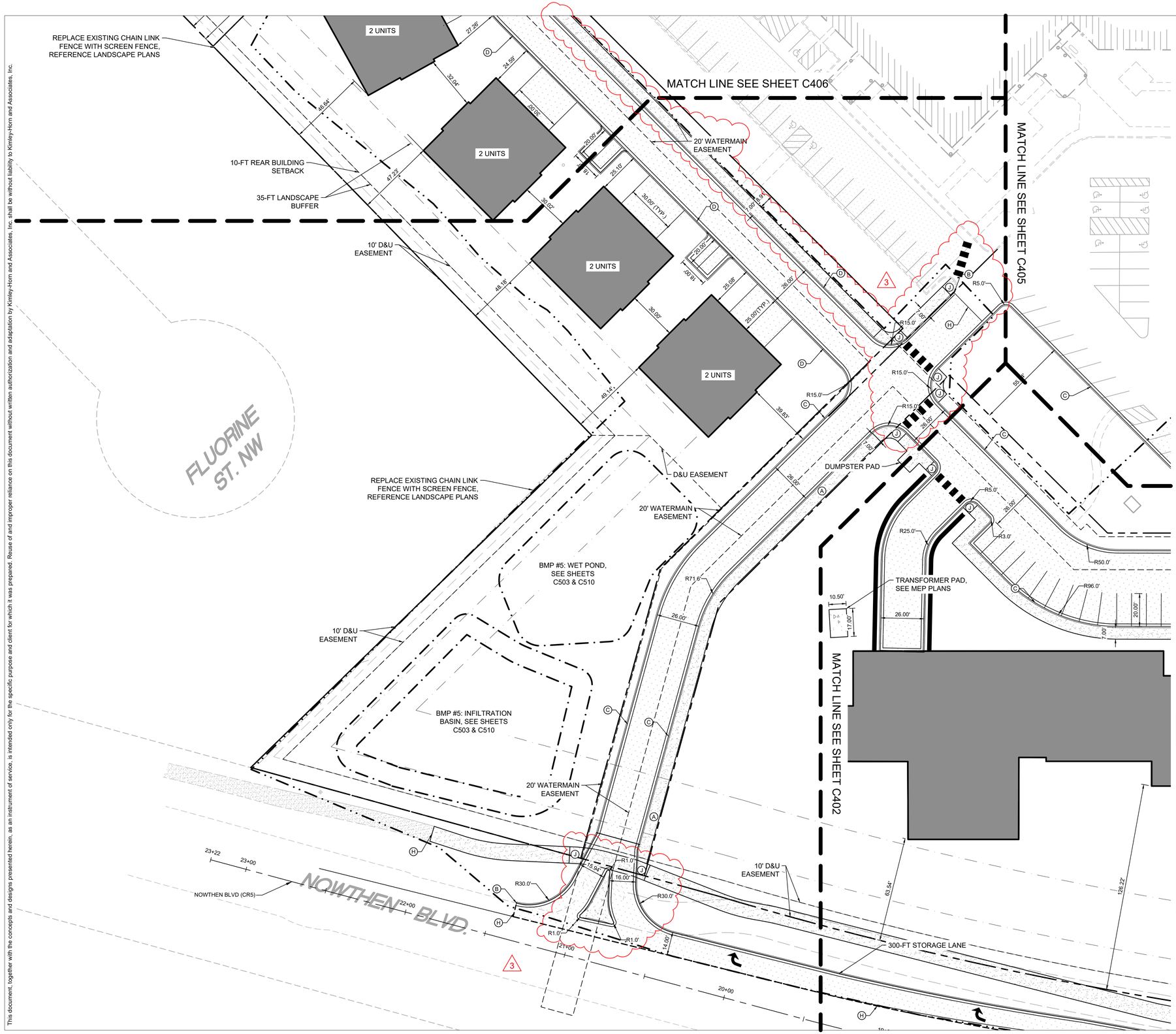

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KEYNOTE LEGEND

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- (C) B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
- (D) SURMOUNTABLE CURB & GUTTER
- (E) TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
- (F) FLAT CURB
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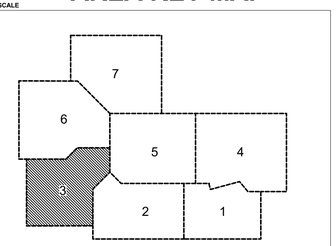
- (J) ACCESSIBLE PEDESTRIAN CURB RAMP
- (K) ACCESSIBLE PARKING SIGN
- (L) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (M) NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
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612.339.3752

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

C403

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WETLAND LIMITS
16.5' WETLAND BUFFER
RETAINING WALL BY OTHERS
20' WATERMAIN EASEMENT
10' D&U EASEMENT
60' BUILDING SETBACK
ALL AGES BUILDING
FFE: 880.00
LOWER LEVEL: 868.00
280 UNITS
SPACE DEDICATED TO MOVE-IN
MATCH LINE SEE SHEET C405
MATCH LINE SEE SHEET C401
DUMPSTER PAD
TRANSFORMER PAD, SEE MEP PLANS
PROOF OF PARKING (6 STALLS)
BMP #2: UNDERGROUND SYSTEM, SEE SHEETS C501 & C508
5-FT PARKING SETBACK
PROPERTY LINE
D&U EASEMENT

LEGEND

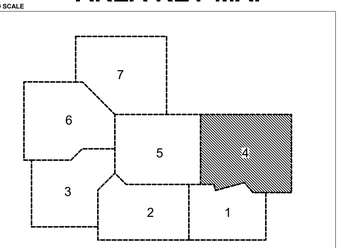
- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

A	SIDEWALK, SEE INSET A
B	MATCH EXISTING CURB & GUTTER
C	B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
D	SURMOUNTABLE CURB & GUTTER
E	TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
F	FLAT CURB
G	LANDSCAPE AREA, SEE LANDSCAPE PLANS
H	MATCH EXISTING EDGE OF PAVEMENT
I	ACCESSIBLE PARKING
J	ACCESSIBLE PEDESTRIAN CURB RAMP
K	ACCESSIBLE PARKING SIGN
L	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
M	NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



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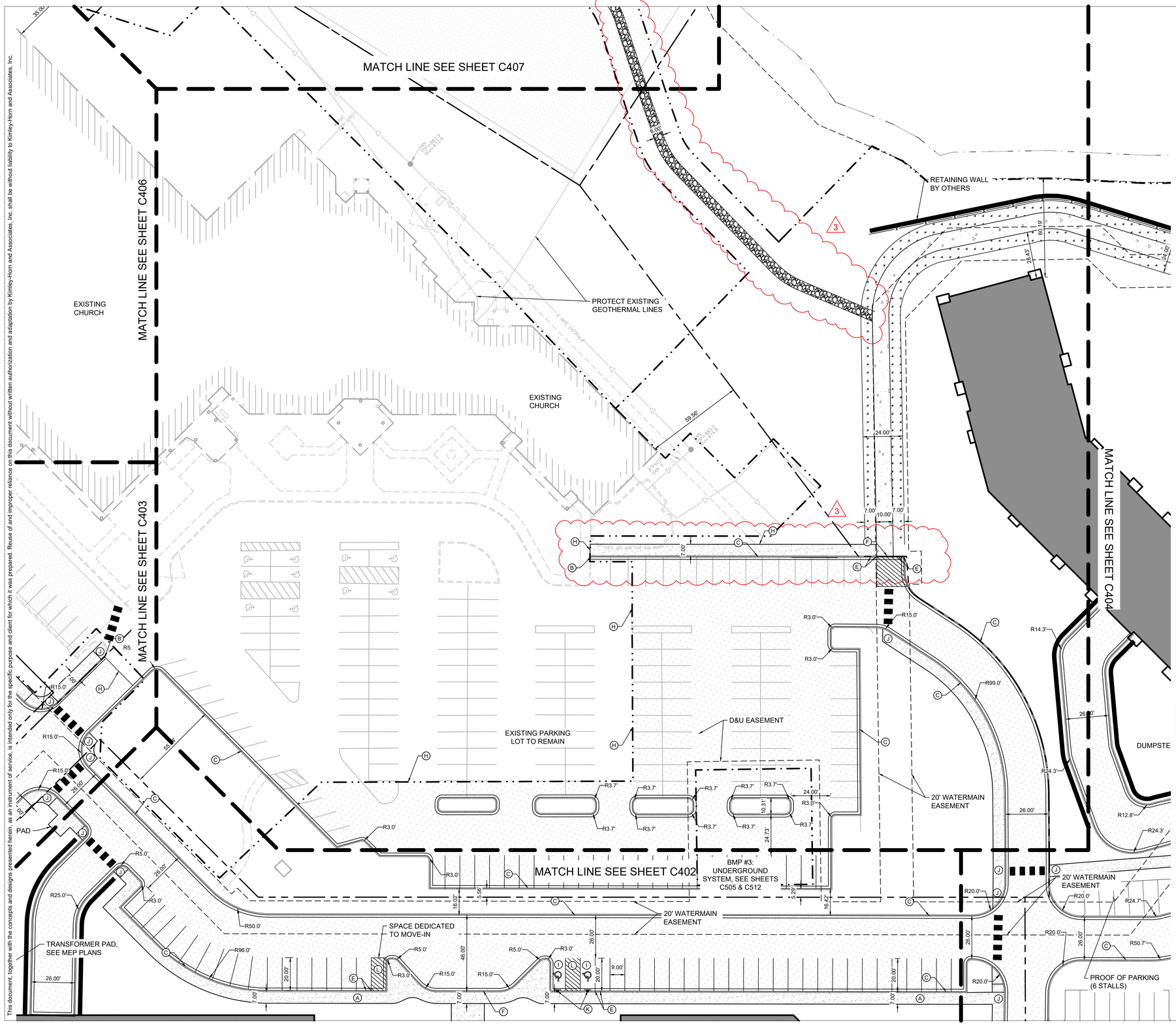

LEGEND

- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
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- PROPOSED CURB AND GUTTER
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KEYNOTE LEGEND

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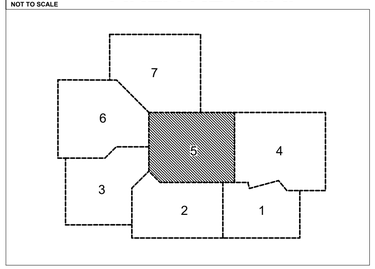
- (L) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (M) NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



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SHEET NUMBER

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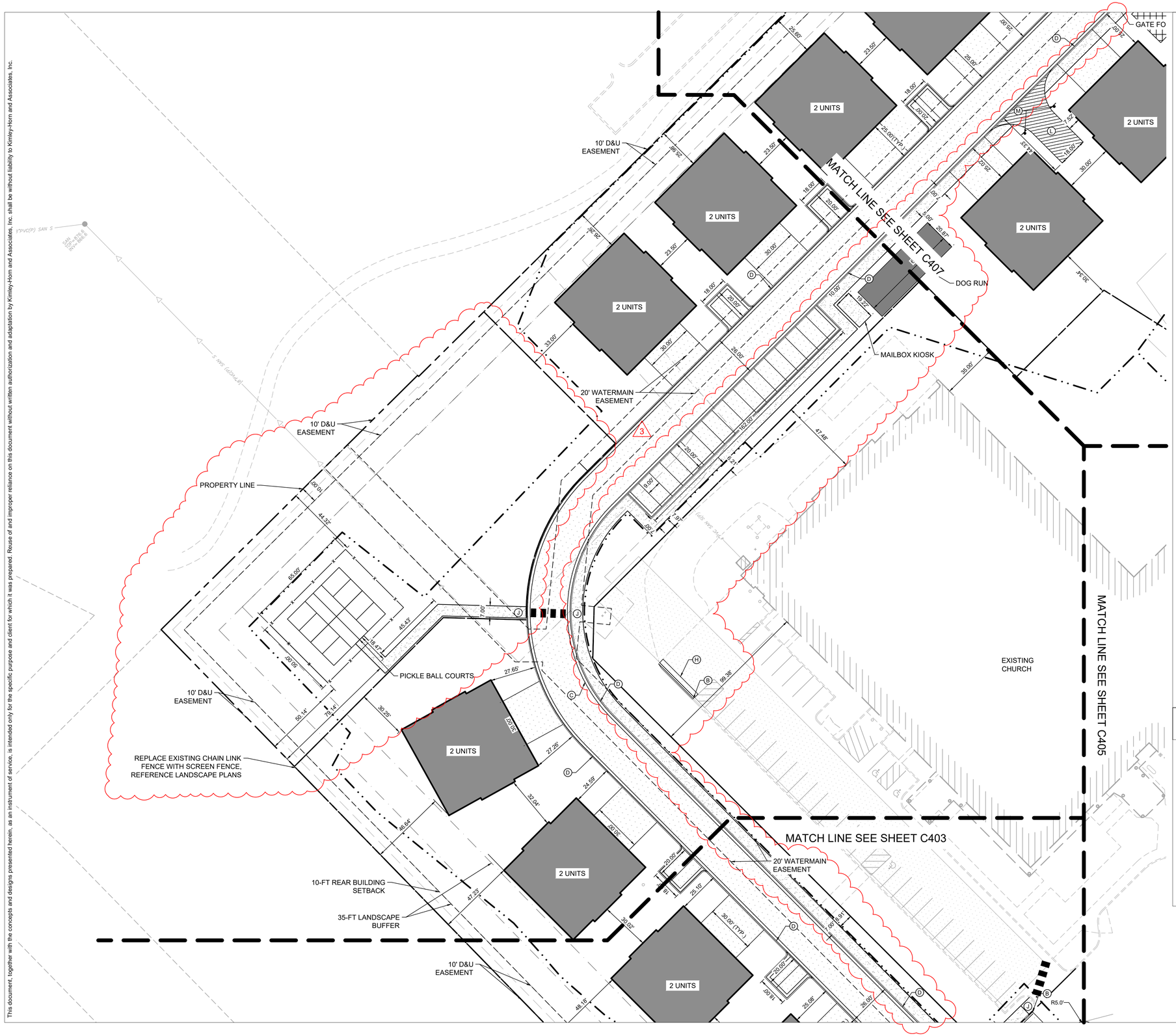

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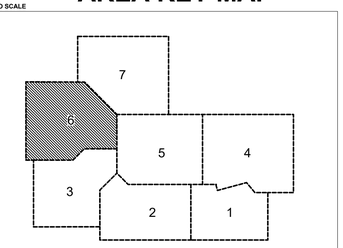
AREA KEY MAP

NOT TO SCALE



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SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

C406

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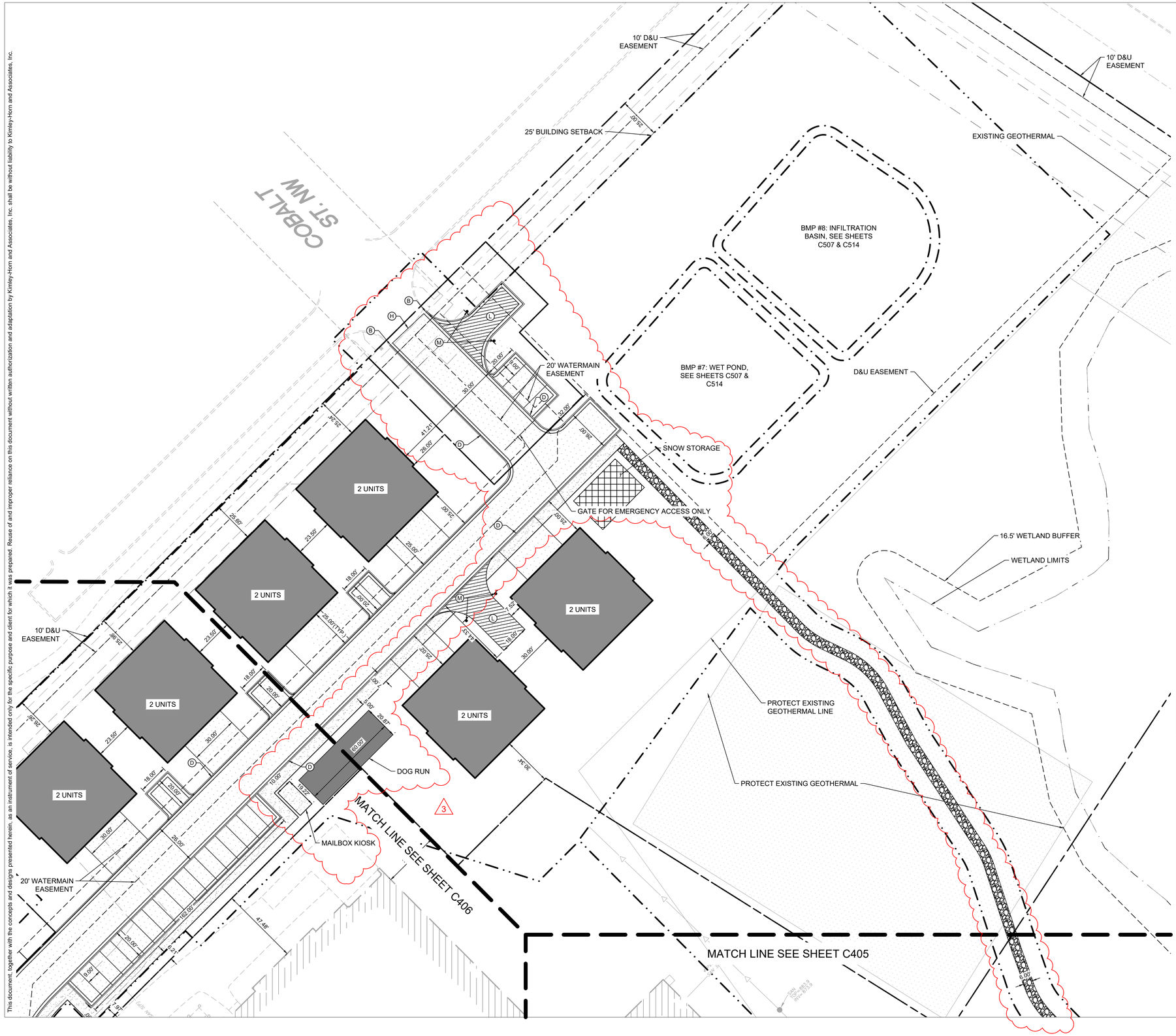

LEGEND

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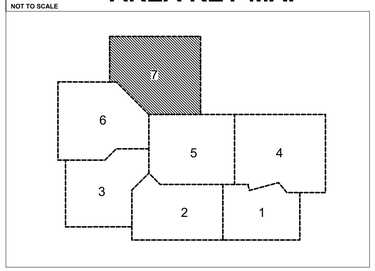
AREA KEY MAP

NOT TO SCALE



GRAPHIC SCALE IN FEET
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SITE PLAN ENLARGEMENTS

SHEET NUMBER

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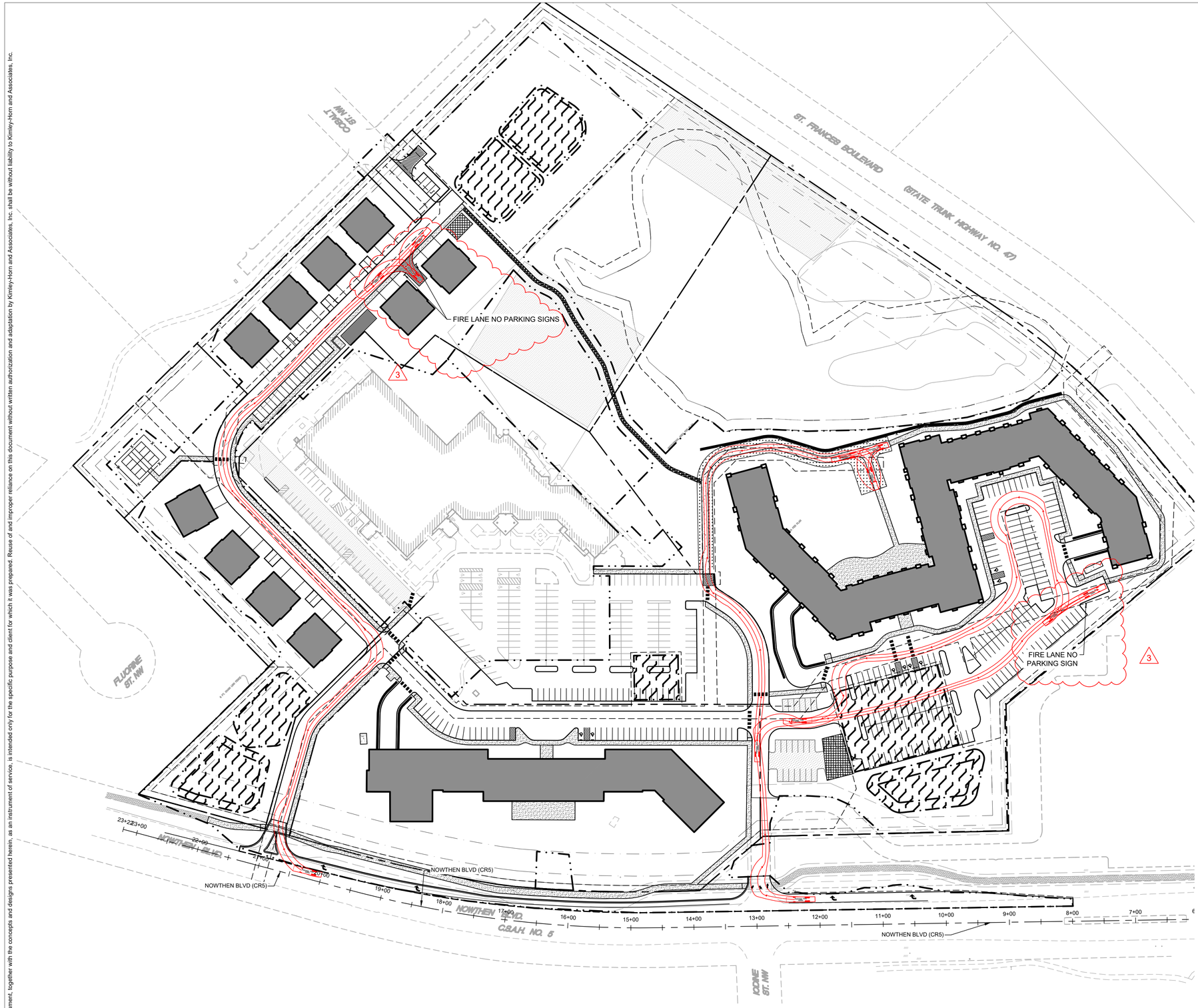

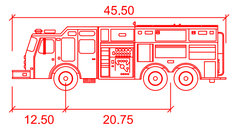

Ramsey Fire

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

GRAPHIC SCALE IN FEET
0 40 80 160

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SHEET TITLE

VEHICLE MOVEMENTS

SHEET NUMBER

C408

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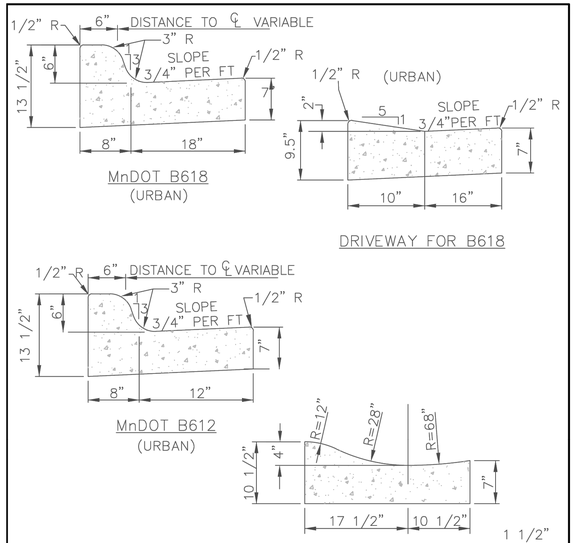
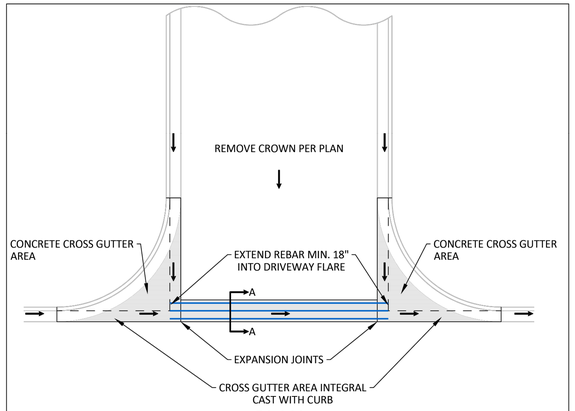


NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

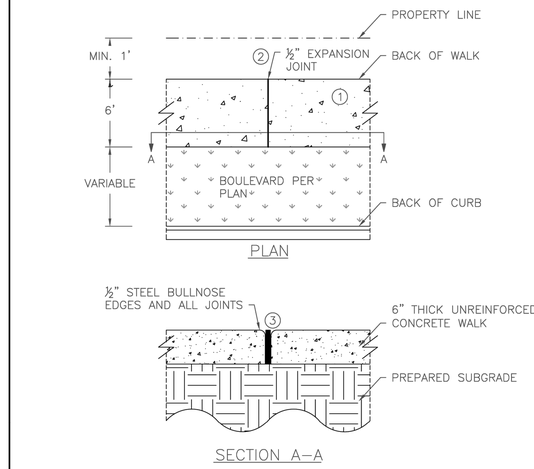


NOTE: NOT TO SCALE

NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 – 2017	City of RAMSEY	STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2

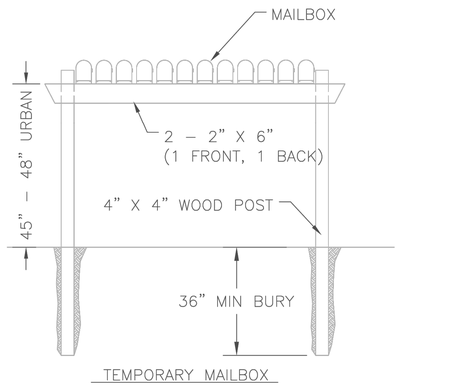


NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3



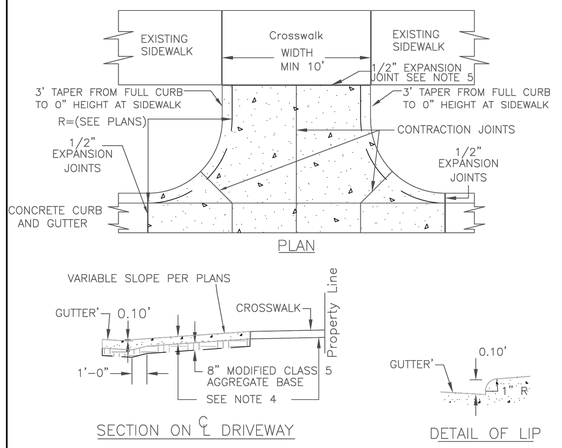
NOTES:

MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORT DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

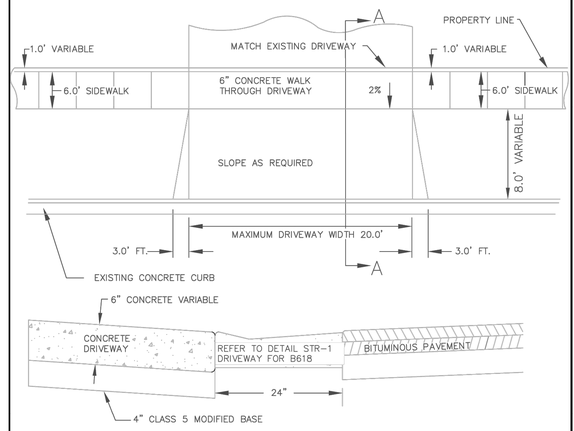
APPROVED: 9 – 2011	City of RAMSEY	STANDARD DETAILS: NESTED MAILBOX CLUSTER
		CITY PLATE No. STR-10



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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2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL. 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 – 2004	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY
		CITY PLATE No. STR-19

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COMMISSION NUMBER	

SHEET TITLE

SITE DETAILS

SHEET NUMBER

C409

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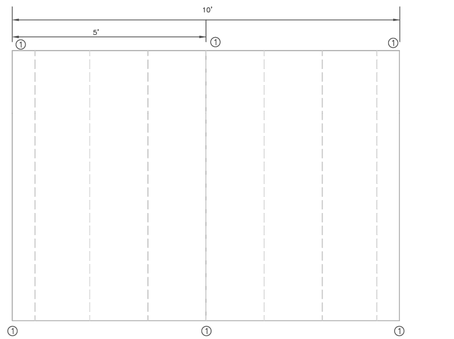
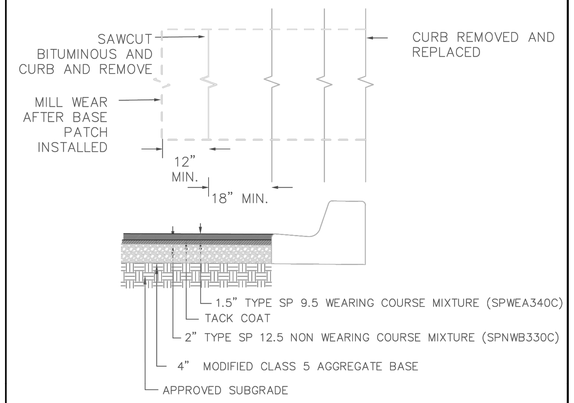


CONCRETE VALLEY GUTTER

NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED: 9 – 2011	City of RAMSEY	STANDARD DETAILS: 10' CROSS GUTTER – OVERLAYS
		CITY PLATE No. STR–20



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

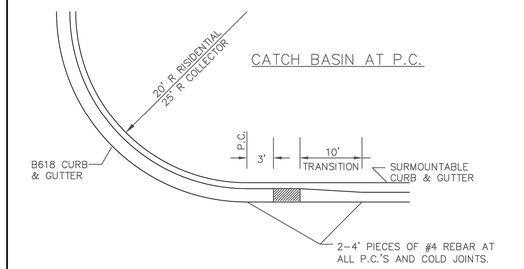
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

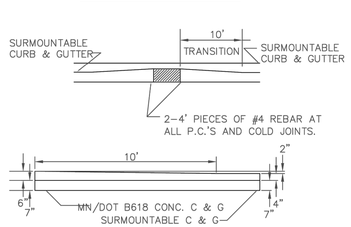
% PASSING

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

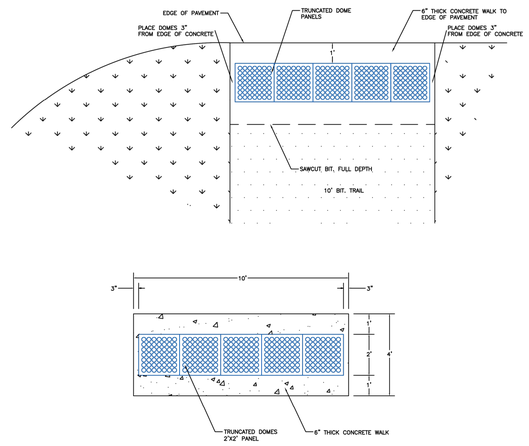
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. 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





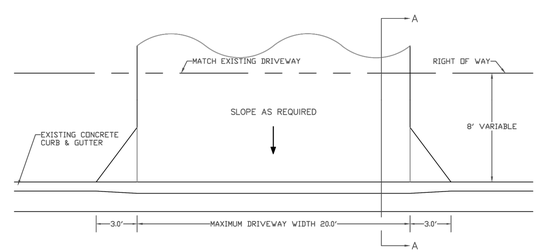
APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CATCHBASIN PLACEMENT – SURMOUNTABLE CURB
		CITY PLATE No. STR–27



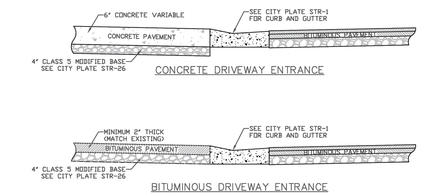
NOTE:
1. SAWCUT BIT, FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

NOTE: NOT TO SCALE

APPROVED: 7 – 2015	City of RAMSEY	STANDARD DETAILS: TRUNCATED DOME PLACEMENT – BITUMINOUS TRAIL NO CURB
		CITY PLATE No. STR–28



SECTION A–A



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY – NO SIDEWALK
		CITY PLATE No. STR–30

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PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

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CERTIFICATION

NOT FOR CONSTRUCTION

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COMMISSION NUMBER	

SHEET TITLE

SITE DETAILS

SHEET NUMBER

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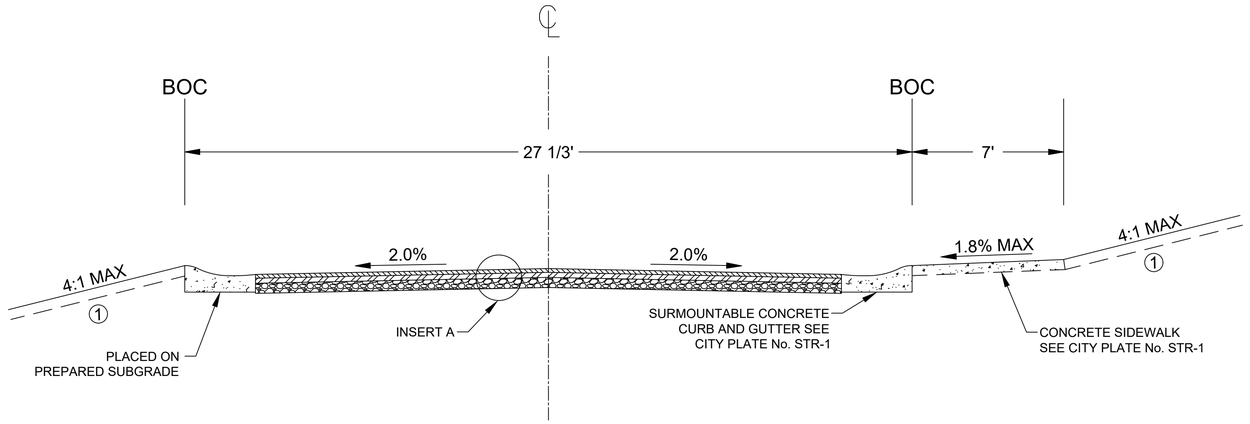
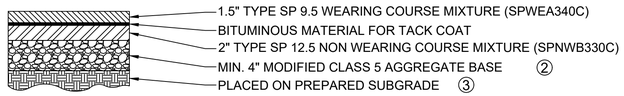
PRIVATE STREET TYPICAL SECTION



INSERT A: TYPICAL SECTION



REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE
MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS.
SEE CITY PLATE No. ERO-6

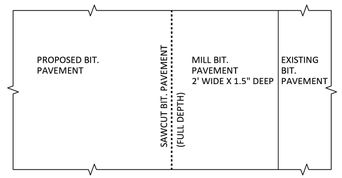
② CLASS 5 GRADATION IS MODIFIED PER
CITY PLATE No. STR-26

③ CONTRACTOR SHALL SCARIFY AND COMPACT,
ACCORDING TO THE SPECIFIED DENSITY
METHOD, THE TOP 12 INCHES OF MATERIAL
PRIOR TO PLACING ANY FILL MATERIALS OR
CLASS 5 AGGREGATE BASE.

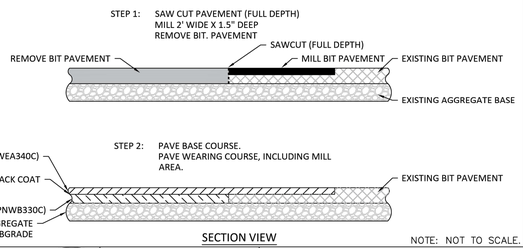
NOTE: NOT TO SCALE

NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



PLAN VIEW



SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN

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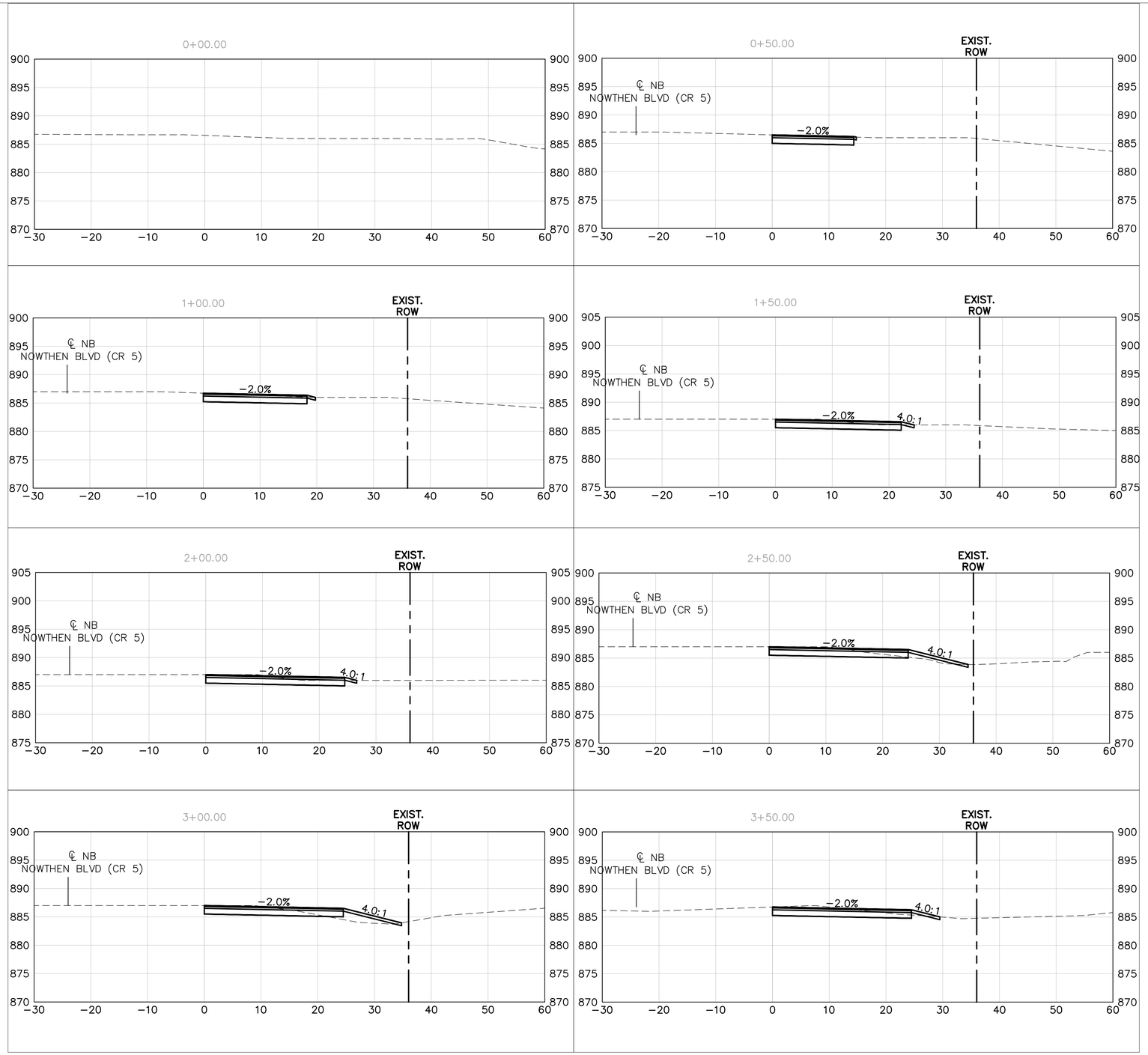

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ROADWAY SECTIONS

SHEET NUMBER

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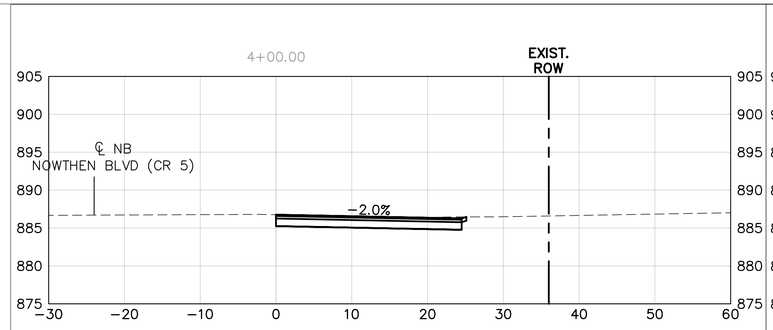

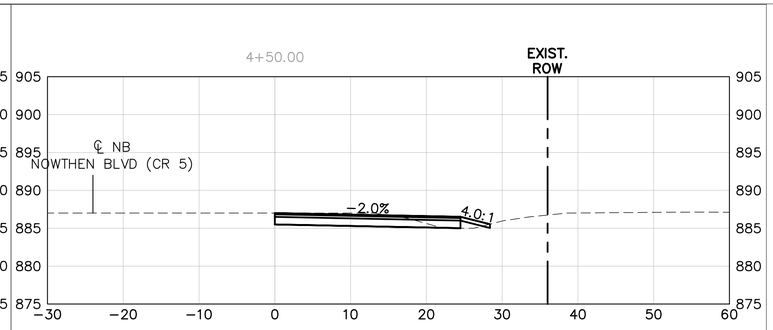

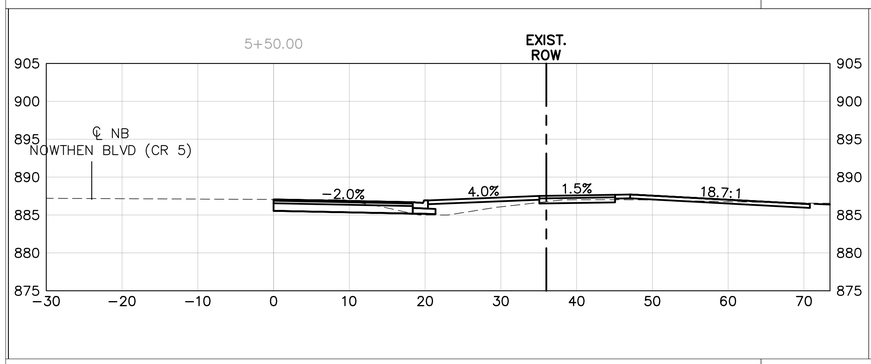

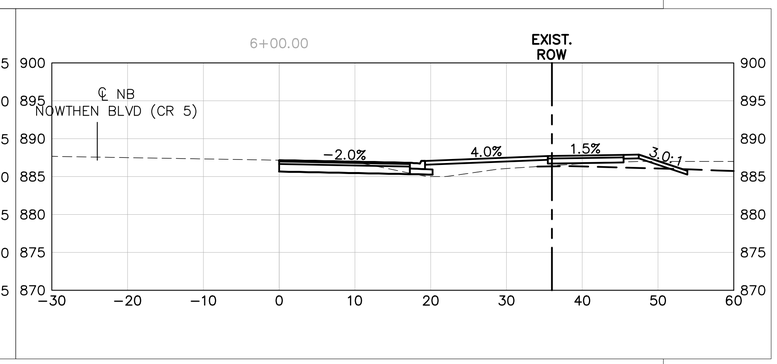

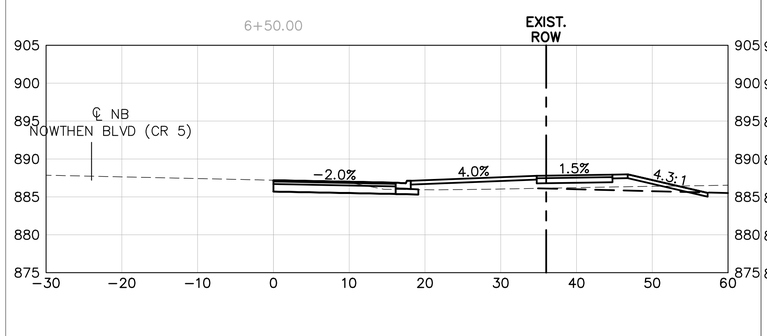

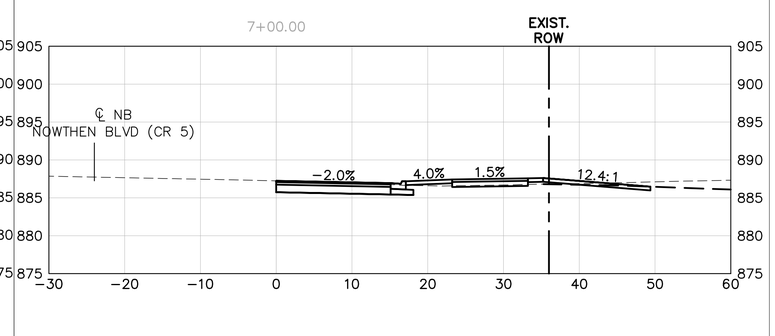

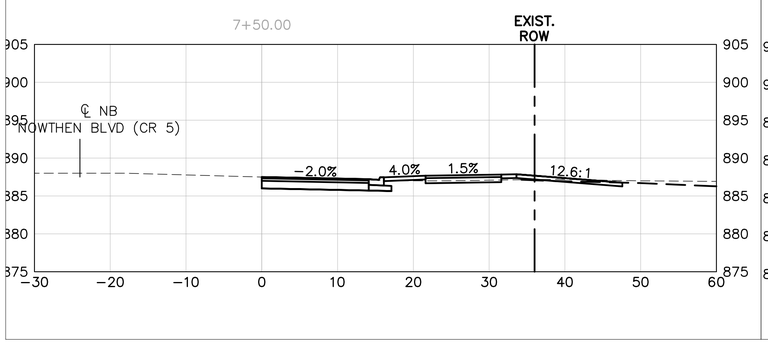

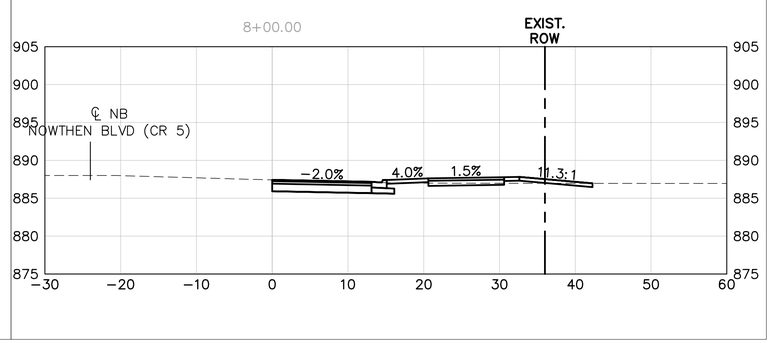

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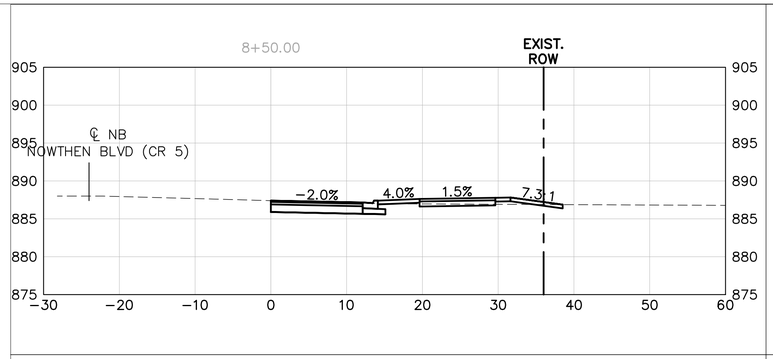

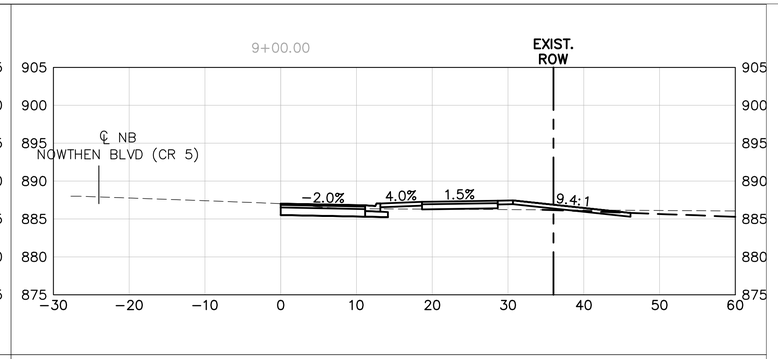

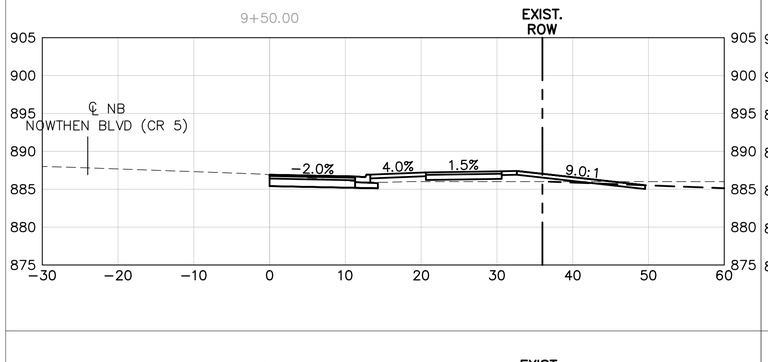

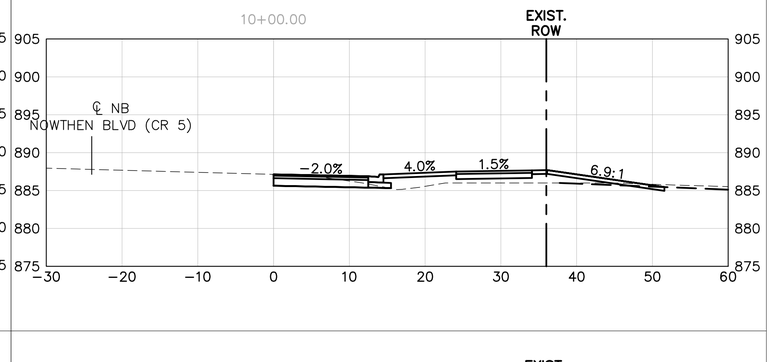

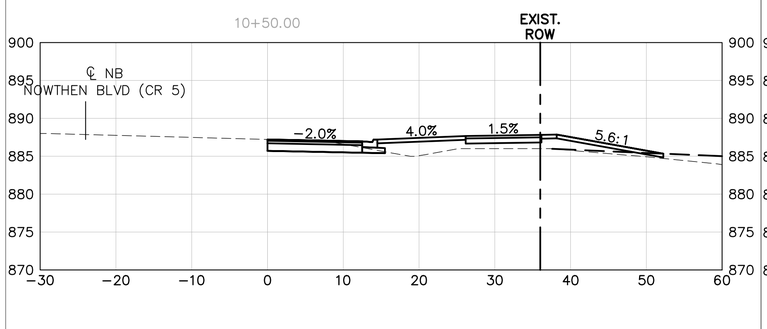

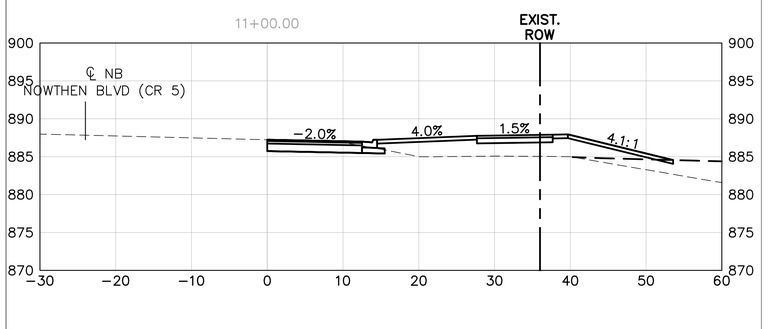

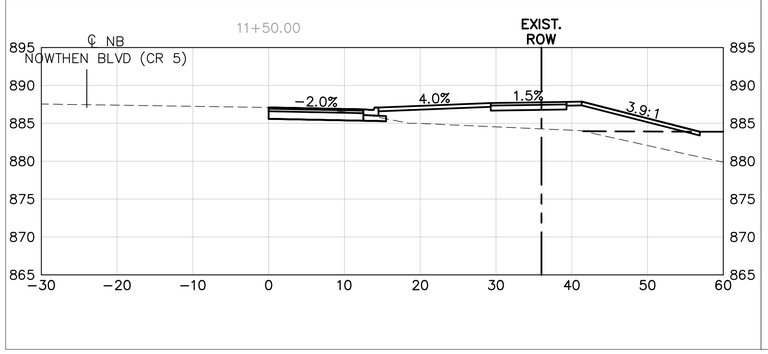

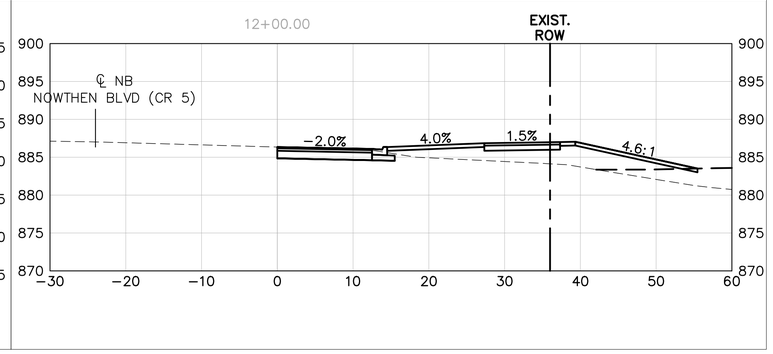

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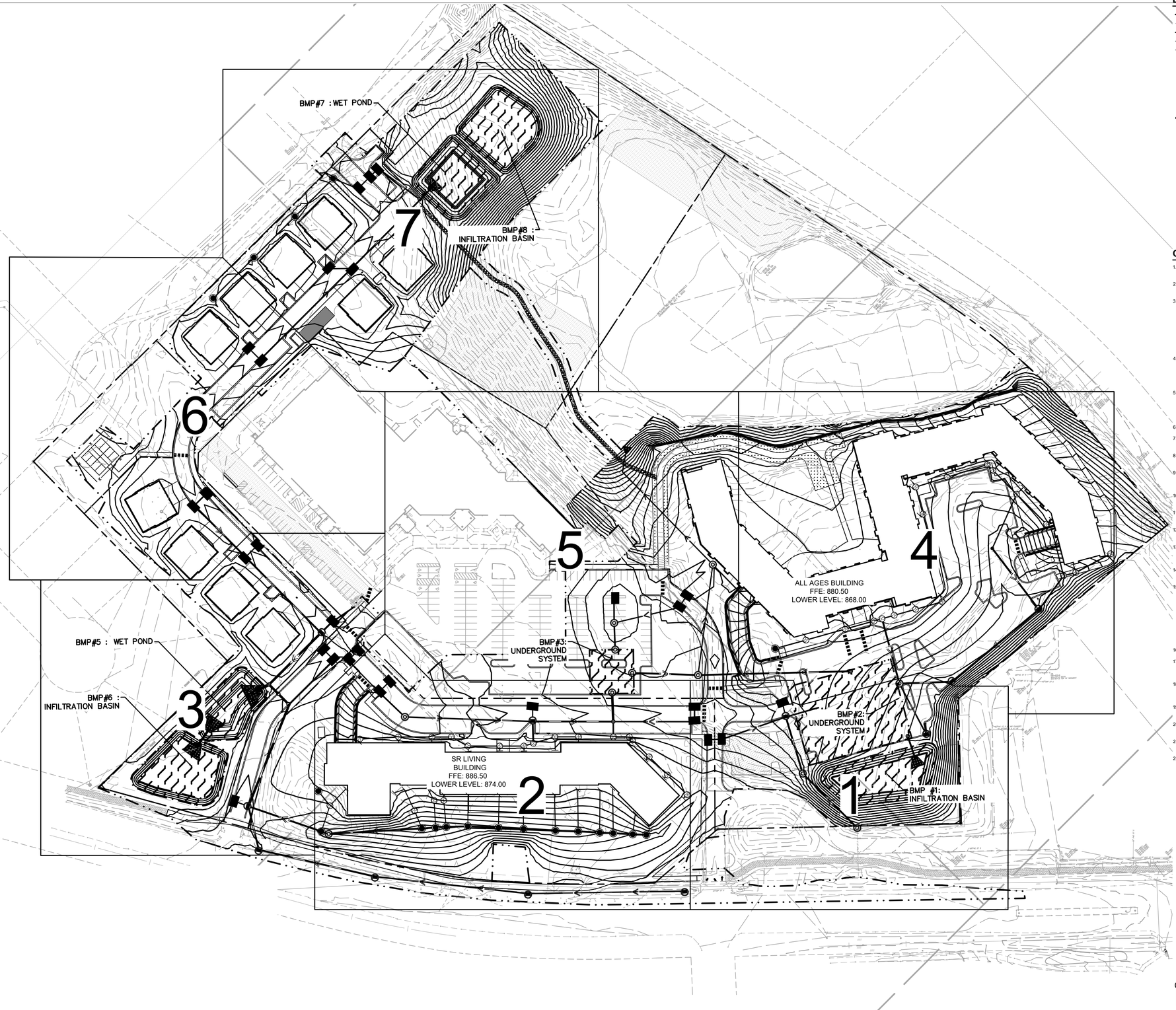

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP 0.0 PROPOSED HIGH POINT ELEVATION
- LP 0.0 PROPOSED LOW POINT ELEVATION
- G 0.00 PROPOSED GUTTER ELEVATION
- T 0.00 PROPOSED TOP OF CURB ELEVATION
- TF 0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME 0.0 MATCH EXISTING ELEVATION
- EOF 0.0 PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW 0.0 / BW 0.0 PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED ADA SLOPE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

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SHEET TITLE

GRADING PLAN

SHEET NUMBER

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LOWER LEVEL: 868.00

TRENCH DRAIN, SEE SHEET C511

MATCH LINE SEE SHEET C505

MATCH LINE SEE SHEET C504

MATCH LINE SEE SHEET C502

REGRADE DITCH TO EXISTING DOWNSTREAM FLARED END

NOWTHEN BLVD (CR5)

NOWTHEN BLVD

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
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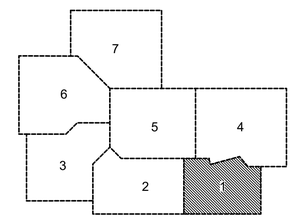
- PROPOSED ADA SLOPE

AREA KEY MAP

NOT TO SCALE



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SHEET TITLE

GRADING PLAN ENLARGEMENTS

SHEET NUMBER

C501

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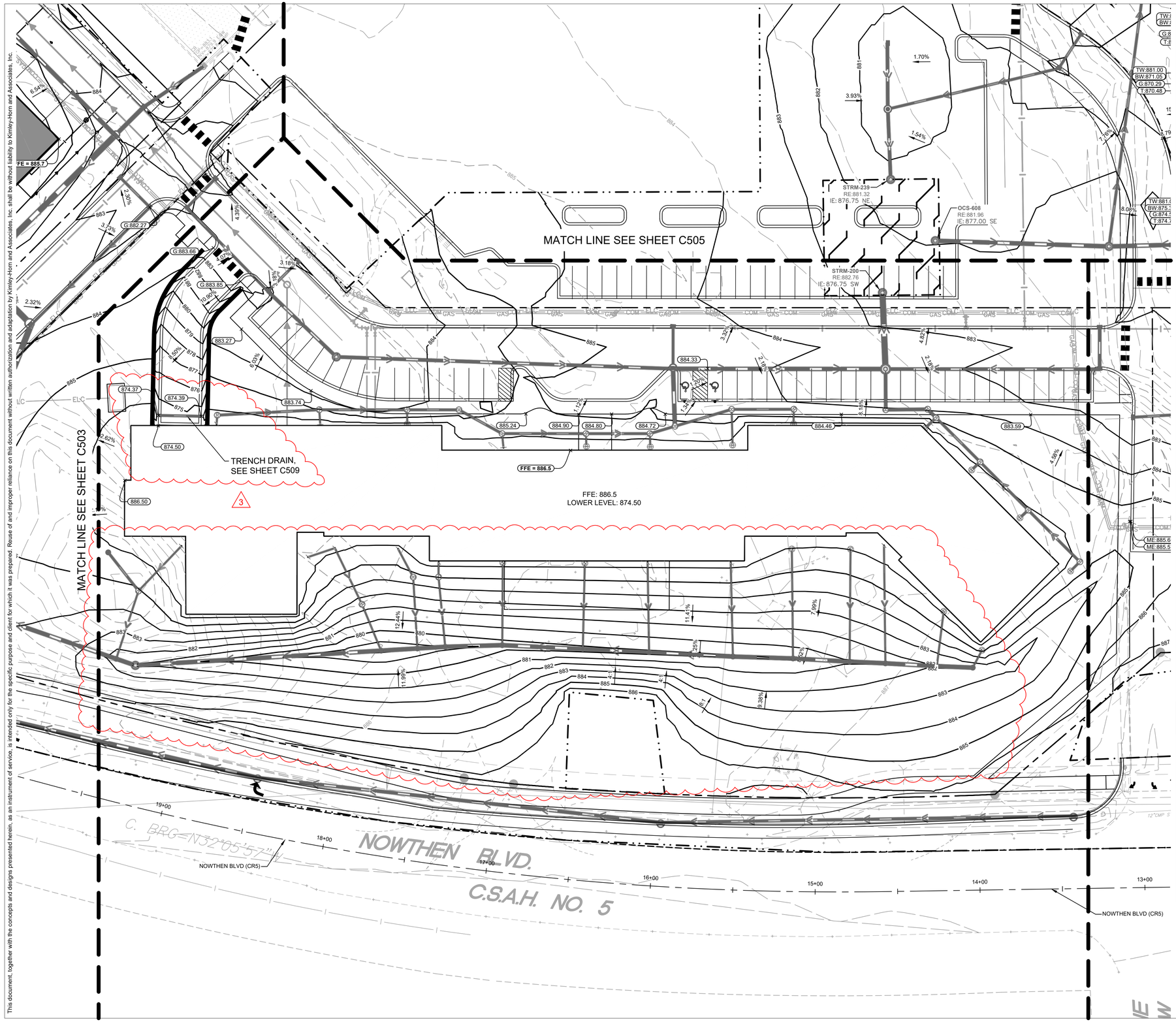

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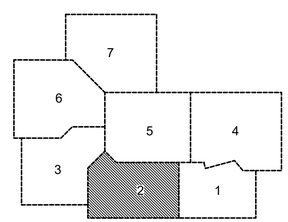
AREA KEY MAP

NOT TO SCALE



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CERTIFICATION

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SHEET TITLE

GRADING PLAN ENLARGEMENTS

SHEET NUMBER

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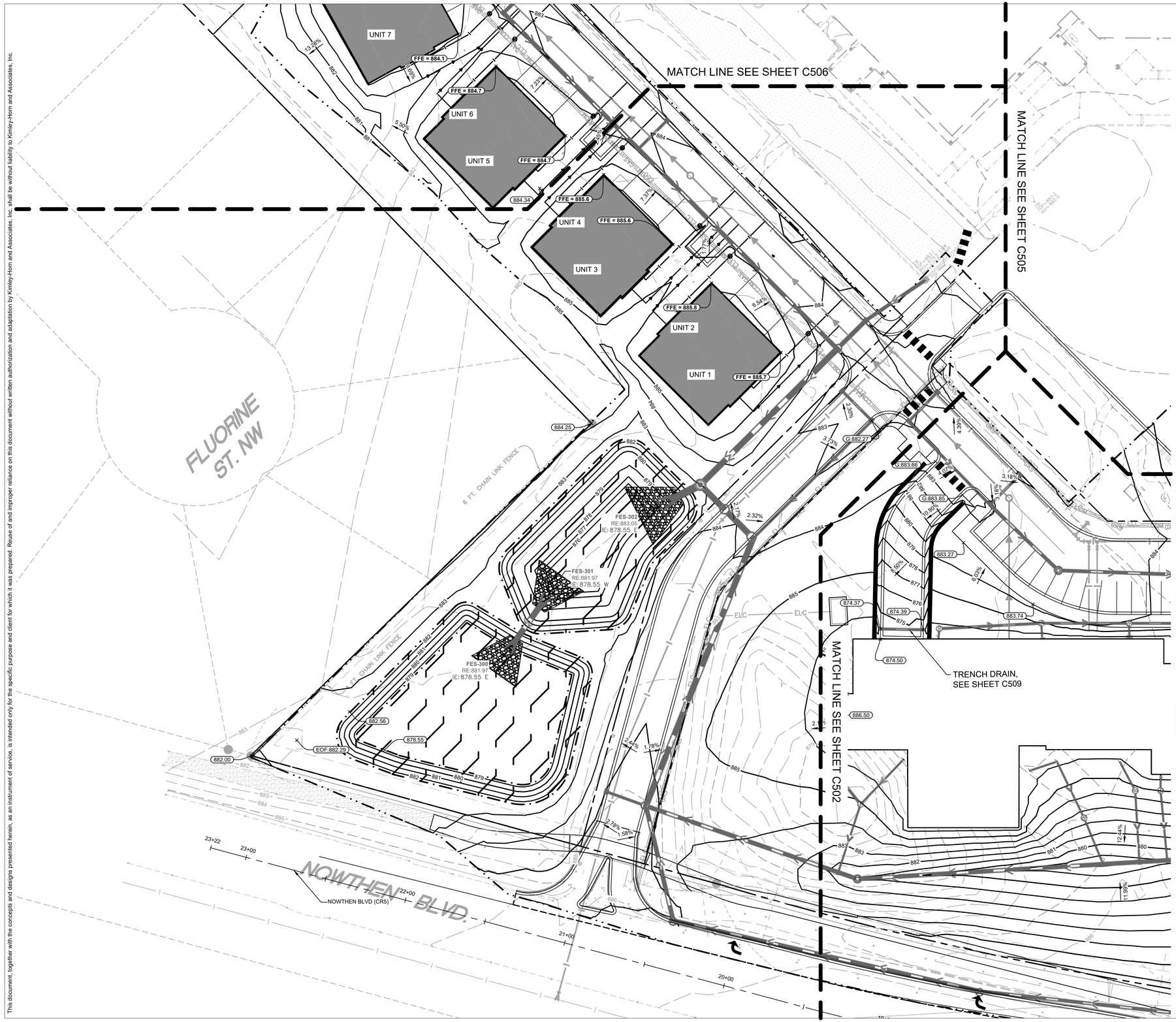

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AREA KEY MAP

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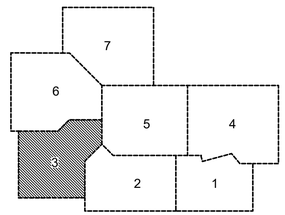

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2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

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SHEET NUMBER

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AREA KEY MAP

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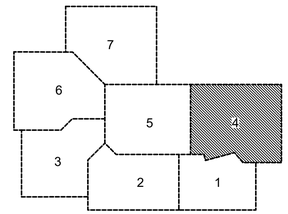

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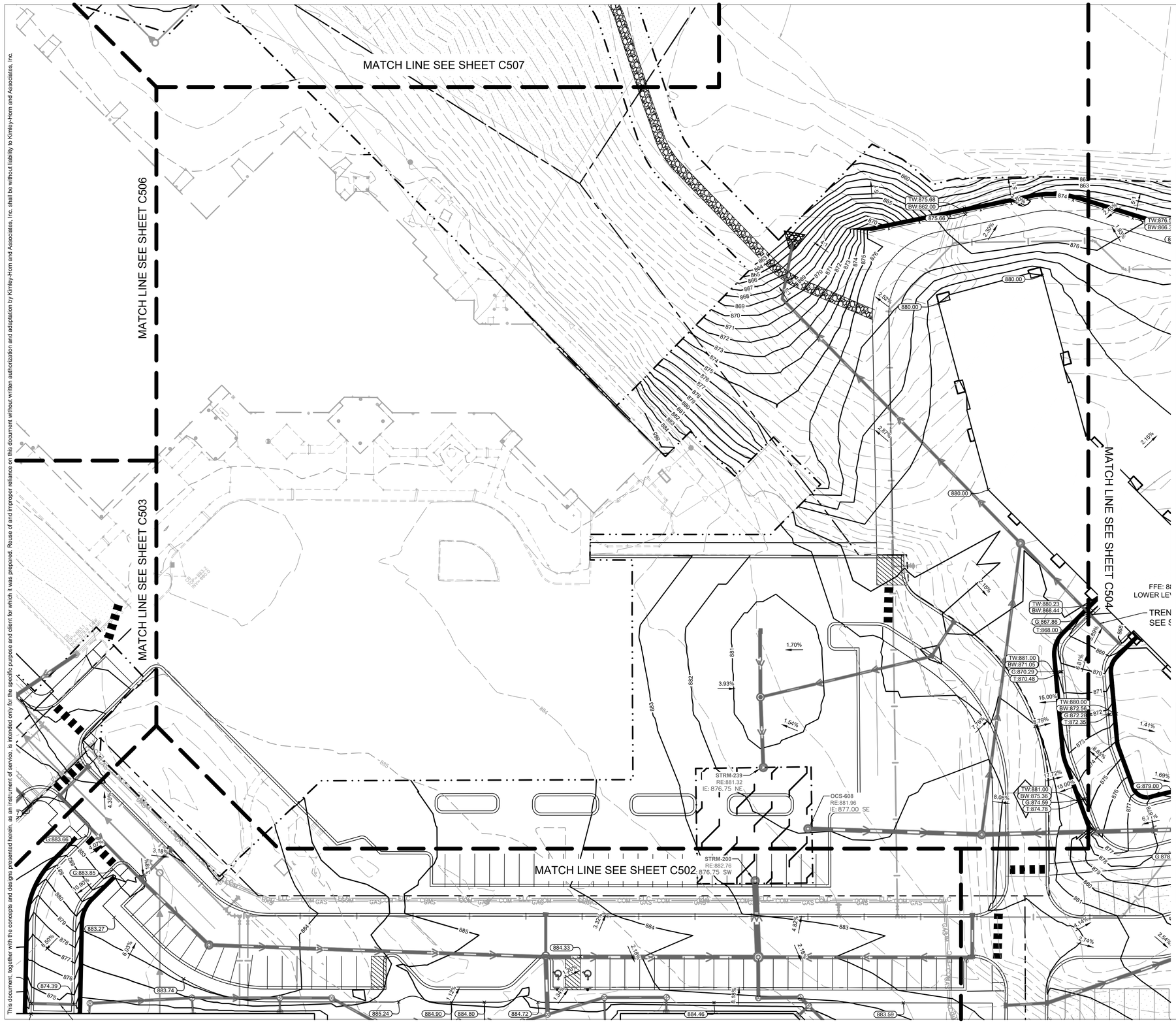

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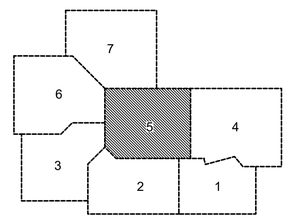
AREA KEY MAP

NOT TO SCALE



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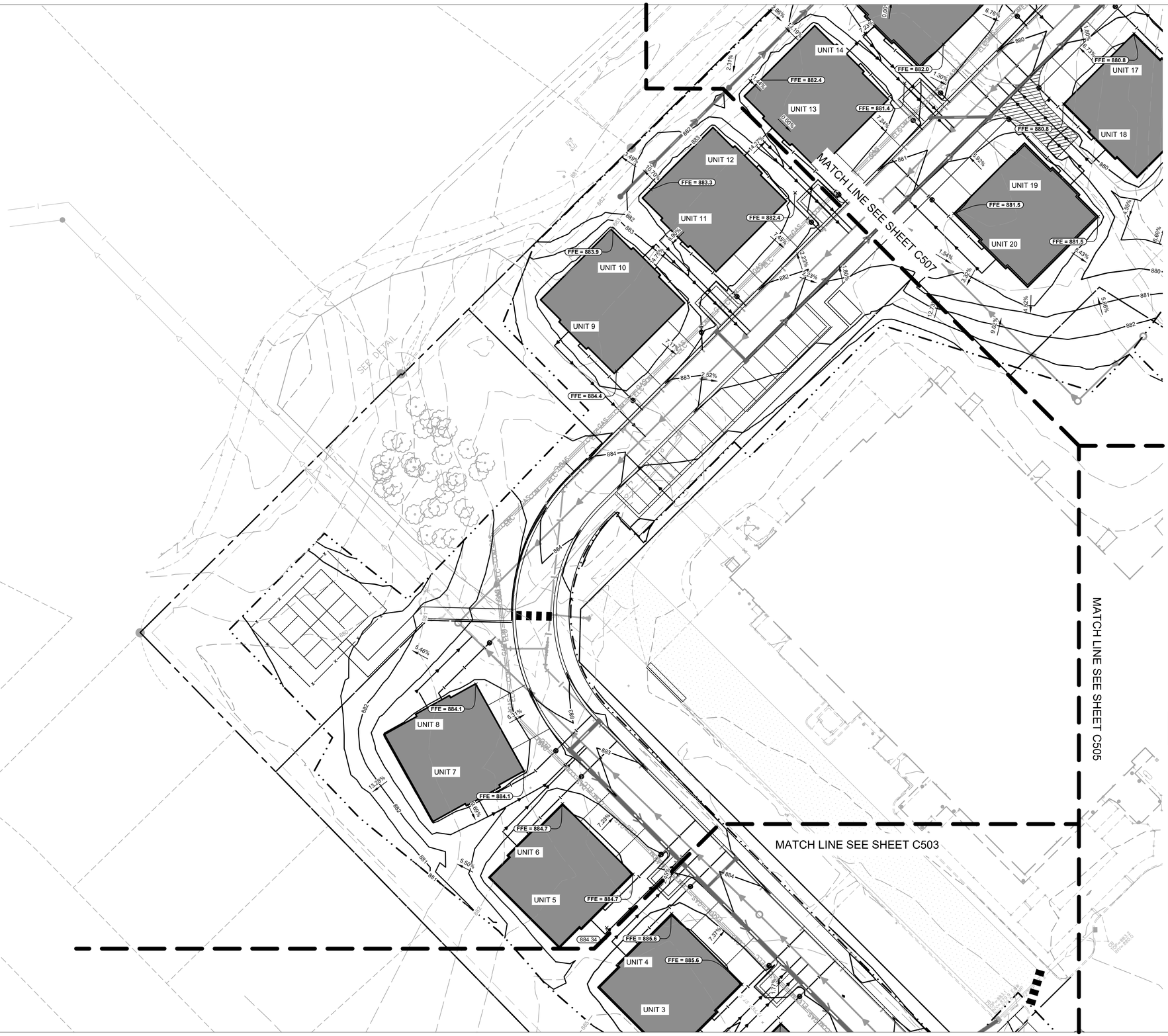

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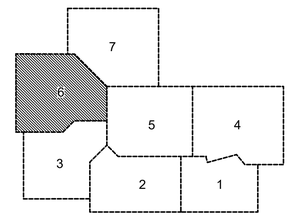

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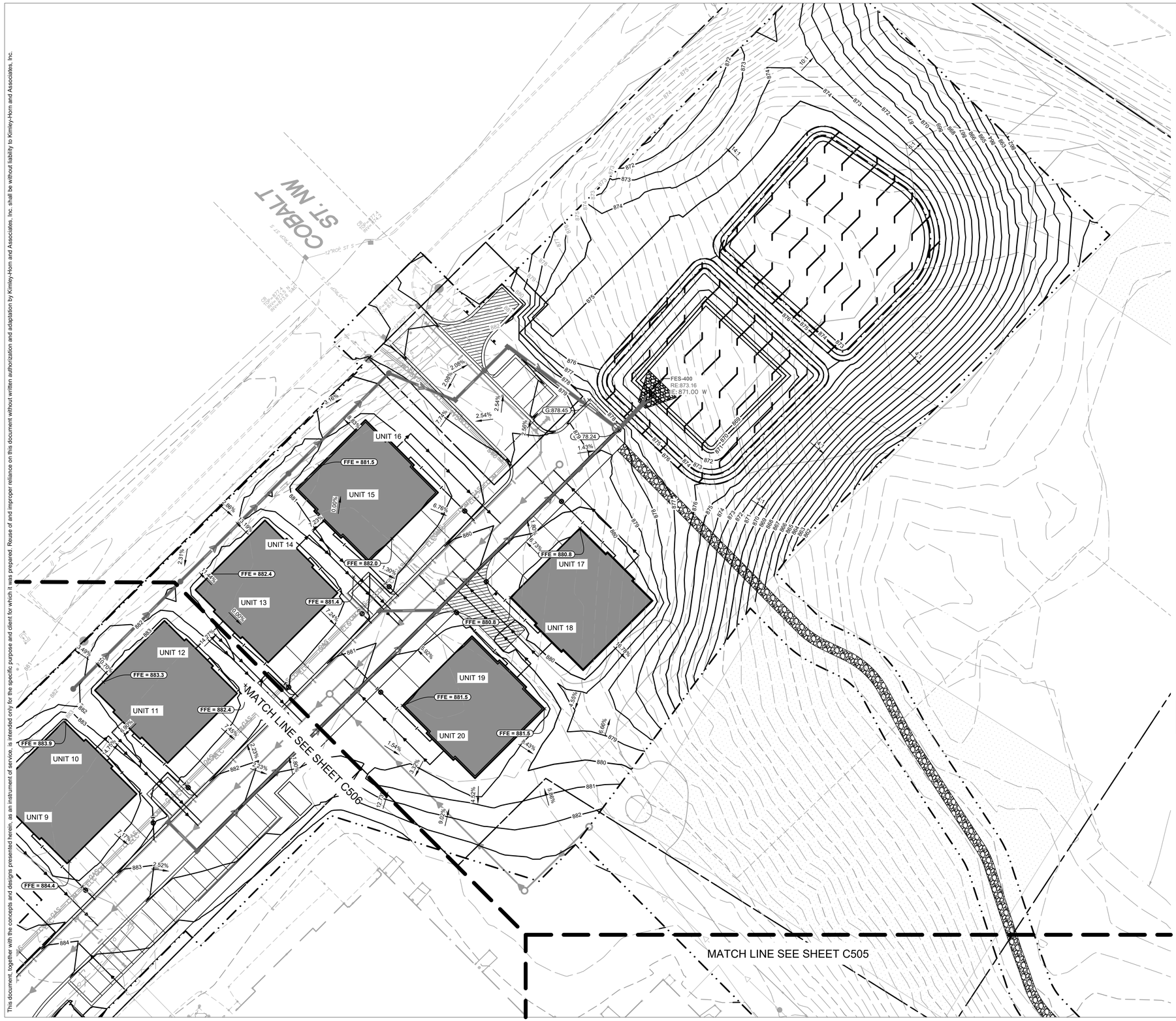

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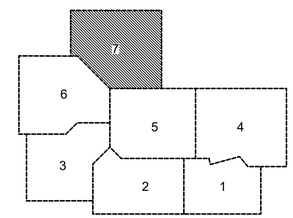
AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

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CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

GRADING PLAN ENLARGEMENTS

SHEET NUMBER

C507

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STRM-243
RE:879.82
IE: 877.27 W
STRM-242
RE:879.84
IE: 877.21 E
IE: 877.21 NW
25 LF - 12" HDPE @ 0.24%
178 LF - 12" HDPE @ 2.33%
MATCH LINE SEE SHEET C512
STRM-131
RE:879.24
IE: 875.19 SE
STRM-130
RE:879.82
IE: 872.65 NW
IE: 872.65 NE
IE: 872.65 SE
RD-138
RE:880.17
IE: 873.45 SW
65 LF - 12" PVC @ 1.00%
7 LF - 6" PVC @ 2.00%
RD-139
IE: 873.74 SW
21 LF - 6" PVC @ 10.75%
STRM-128
RE:879.63
IE: 871.52 NW
IE: 871.52 NE
IE: 871.52 SE
STRM-129
RE:879.80
IE: 872.00 NW
IE: 872.00 NE
IE: 872.00 SE
STRM-606
RE:877.61
IE: 872.12 SW
IE: 872.19 NW
RD-142
IE: 874.22 SW
RD-141
IE: 873.68 SW
7 LF - 6" PVC @ 2.00%
11 LF - 6" PVC @ 2.00%
44 LF - 12" PVC @ 2.62%
STRM-134
RE:878.25
IE: 874.00 NE
IE: 874.00 NW
STRM-133
RE:879.54
IE: 872.85 SE
IE: 873.54 NE
IE: 872.85 NW
36 LF - 12" PVC @ 2.62%
20 LF - 6" PVC @ 2.00%
STRM-127
RE:879.48
IE: 871.39 SE
IE: 871.39 NW
IE: 871.39 SW
20 LF - 12" PVC @ 2.62%
STRM-132
RE:879.68
IE: 871.92 SE
IE: 873.53 NE
IE: 871.92 NW
48 LF - 12" PVC @ 1.00%
21 LF - 6" PVC @ 7.02%
107 LF - 24" HDPE @ 1.34%
STRM-107
RE:875.11
IE: 869.89 SE
85 LF - 24" HDPE @ 0.49%
123 LF - 24" HDPE @ 0.24%
STRM-111
RE:873.82
IE: 871.24 N
IE: 871.24 E
IE: 871.24 W
180 LF - 24" HDPE @ 0.49%
67 LF - 18" HDPE @ 0.74%
STRM-112
RE:874.93
IE: 871.74 SE
IE: 871.74 W
STRM-110
RE:872.94
IE: 870.36 E
IE: 870.36 NW
STRM-108
RE:874.96
IE: 869.95 SE
IE: 869.95 S
IE: 869.95 NE
IE: 869.95 NW
MATCH LINE SEE SHEET C511
STRM-605
RE:882.35
IE: 869.31 NW
IE: 869.31 SE
IE: 869.31 NE
STRM-106
RE:878.65
IE: 874.82 SW
105 LF - 24" HDPE @ 7.30%
STRM-203
RE:882.29
IE: 877.56 SW
26 LF - 18" HDPE @ 0.40%
26 LF - 12" HDPE @ -4.00%
STRM-202
RE:882.29
IE: 877.45 NE
IE: 877.45 NW
130 LF - 18" HDPE @ 0.40%
26 LF - 12" HDPE @ 2.27%
STRM-104
RE:882.03
IE: 876.20 NW
IE: 876.20 SE
106 LF - 18" HDPE @ 2.27%
STRM-103
RE:879.00
IE: 873.79 NW
IE: -1.47 SW
IE: 873.79 SE
IE: 873.79 NE
93 LF - 18" HDPE @ 0.45%
OCS-101
RE:873.03
IE: 869.90 SW
STRM-109
RE:872.85
IE: 870.37 N
39 LF - 24" RCP @ 0.25%
STRM-100
IE: 869.80 NE
STRM-213
IE: 884.50
877.57 S
877.57 W
877.57 N
STRM-214
RE:885.82
IE: 877.99 S
IE: 877.99 W
IE: 877.99 N
STRM-105
RE:882.04
IE: 876.78 SE
41 LF - 12" PVC @ 1.10%
STRM-215
RE:886.06
IE: 878.44 S
IE: 878.44 W
IE: 878.44 N
44 LF - 12" PVC @ 1.10%
STRM-216
RE:885.53
IE: 878.93 W
IE: 878.93 N
RD-227
RE:885.62
IE: 879.09 E
8 LF - 10" PVC @ 2.00%
RD-329A
RE:885.17
IE: 881.61 W
12 LF - 6" PVC @ 0.12%
STRM-503
RE:885.61
IE: 883.67 NW
MATCH LINE SEE SHEET C509
12"CMP, ST S
18"PVC, ST S
42"CMP, ST S
15"RCP, ST S
CB TOP=878.8 INV=874.3 BOTH INV=874.0 TOP OF SEDIMENT
CB TOP=878.8 INV=874.3 SW INV=874.3 NW INV=874.3 SE

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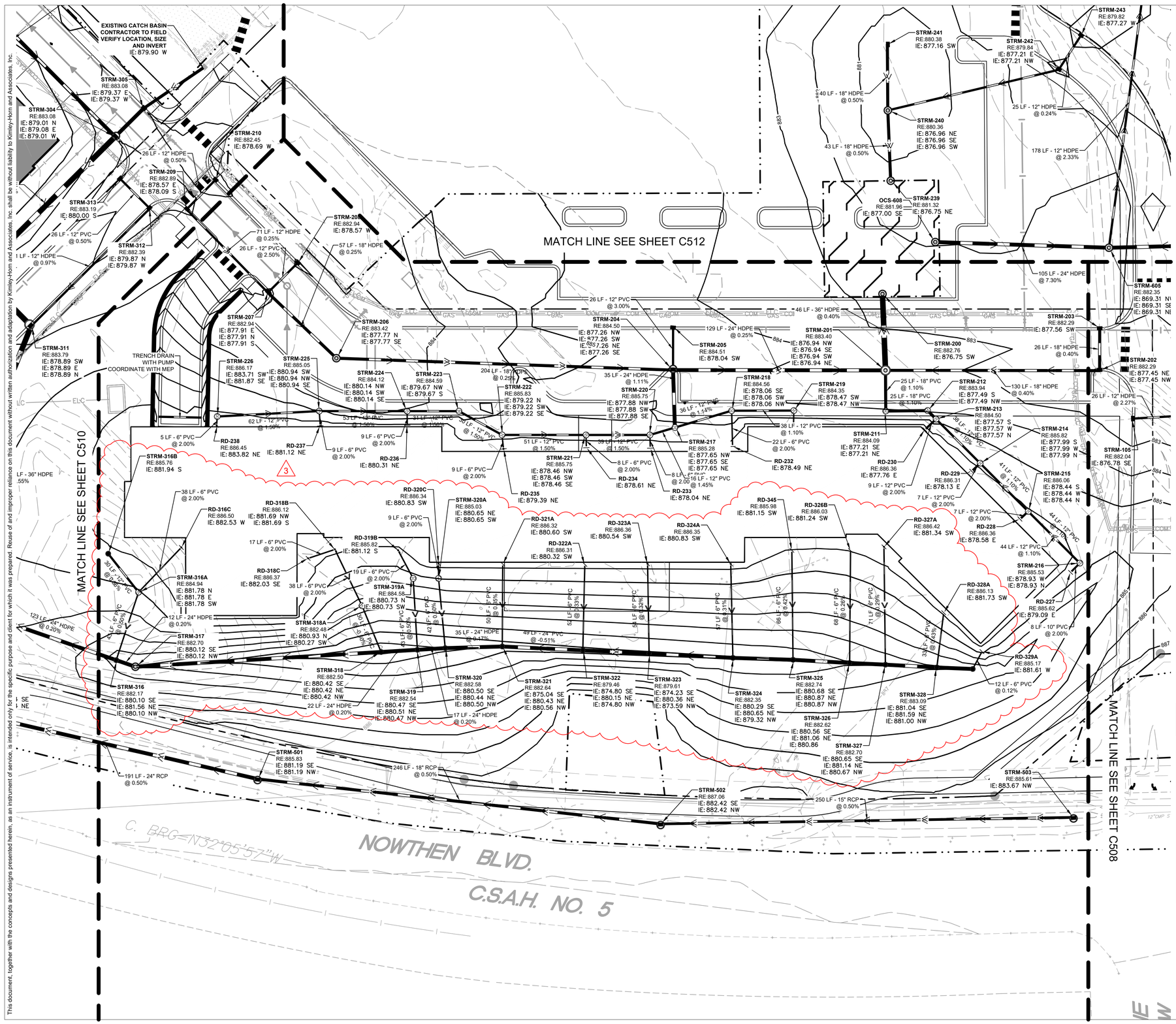
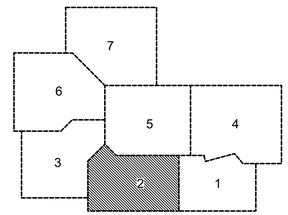


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

NOT TO SCALE



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SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C509

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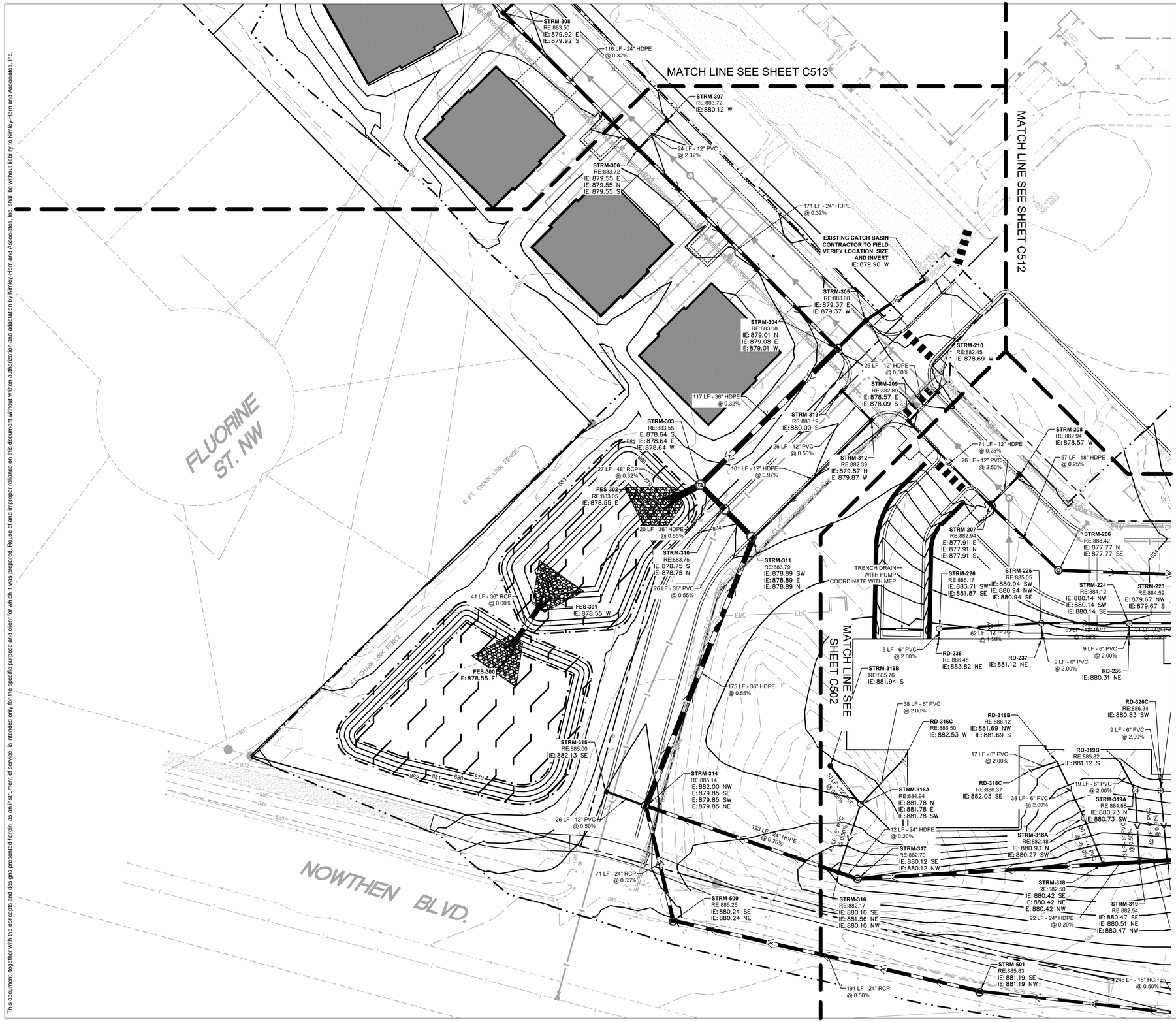

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- PROPOSED LOW POINT ELEVATION
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- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

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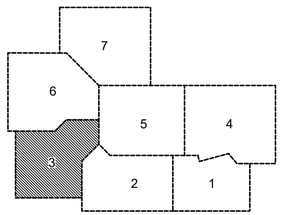

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STORM SEWER PLAN

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LEGEND

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AREA KEY MAP

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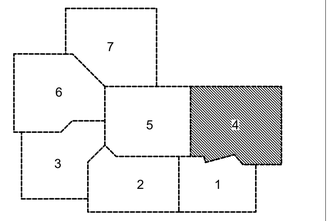

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CERTIFICATION

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SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C511

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MATCH LINE SEE SHEET C514

MATCH LINE SEE SHEET C513

MATCH LINE SEE SHEET C510

MATCH LINE SEE SHEET C511

MATCH LINE SEE SHEET C509

FES 600
IE: 864.00 SW

34 LF - 12" HDPE
@ 0.48%

207 LF - 12" HDPE
@ 0.48%

STRM-602
RE:879.99
IE: 865.16 S
IE: 865.16 SW
IE: 865.16 N

STRM-243
RE:879.82
IE: 877.27 W

STRM-241
RE:880.38
IE: 877.16 SW

STRM-242
RE:879.84
IE: 877.21 E
IE: 877.21 NW

40 LF - 18" HDPE
@ 0.50%

25 LF - 12" HDPE
@ 0.24%

STRM-240
RE:880.36
IE: 876.96 NE
IE: 876.96 SE
IE: 876.96 SW

43 LF - 18" HDPE
@ 0.50%

178 LF - 12" HDPE
@ 2.33%

OCS-608
RE:881.96
IE: 877.00 SE

STRM-239
RE:881.32
IE: 876.75 NE

STRM-131
RE:879.24
IE: 875.19 SE

STRM-210
RE:882.45
IE: 878.69 W

26 LF - 12" HDPE
@ 0.50%

STRM-209
RE:882.89
IE: 878.57 E
IE: 878.09 S

STRM-208
RE:882.94
IE: 878.57 W

71 LF - 12" HDPE
@ 0.25%

57 LF - 18" HDPE
@ 0.25%

26 LF - 12" PVC
@ 2.50%

105 LF - 24" HDPE
@ 7.30%

STRM-605
RE:882.35
IE: 869.31 NW
IE: 869.31 SE
IE: 869.31 NE

STRM-106
RE:878.65
IE: 874.82 SW

26 LF - 12" PVC
@ 3.00%

46 LF - 36" HDPE
@ 0.40%

STRM-204
RE:884.50
IE: 877.26 NW
IE: 877.26 SW
IE: 877.26 NE
IE: 877.26 SE

129 LF - 24" HDPE
@ 0.25%

STRM-205
RE:884.51
IE: 878.04 SW

STRM-201
RE:883.40
IE: 876.94 NW
IE: 876.94 SE
IE: 876.94 SW
IE: 876.94 NE

STRM-200
RE:882.76
IE: 876.75 SW

STRM-203
RE:882.29
IE: 877.56 SW

26 LF - 18" HDPE
@ 0.40%

26 LF - 12" HDPE
@ -4.00%

STRM-202
RE:882.29
IE: 877.45 NE
IE: 877.45 NW

STRM-104
RE:882.03
IE: 876.20 NW
IE: 876.20 SE

STRM-207
RE:882.94
IE: 877.91 E
IE: 877.91 N
IE: 877.91 S

STRM-206
RE:883.42
IE: 877.77 N
IE: 877.77 SE

STRM-226
RE:886.17
IE: 883.71 SW
IE: 881.87 SE

STRM-225
RE:885.05
IE: 880.94 SW
IE: 880.94 NW
IE: 880.94 SE

STRM-224
RE:884.12
IE: 880.14 NW
IE: 880.14 SW
IE: 880.14 SE

STRM-223
RE:884.59
IE: 879.67 NW
IE: 879.67 S

204 LF - 18" HDPE
@ 0.25%

STRM-222
RE:885.83
IE: 879.22 N
IE: 879.22 SW
IE: 879.22 SE

35 LF - 24" HDPE
@ 1.11%

STRM-220
RE:885.75
IE: 877.88 NW
IE: 877.88 SW
IE: 877.88 SE

STRM-218
RE:884.56
IE: 878.06 SE
IE: 878.06 SW
IE: 878.06 NW

STRM-219
RE:884.35
IE: 878.47 SW
IE: 878.47 NW

25 LF - 18" PVC
@ 1.10%

25 LF - 18" PVC
@ 1.10%

STRM-212
RE:883.94
IE: 877.49 S
IE: 877.49 NW

130 LF - 18" HDPE
@ 0.40%

26 LF - 12" HDPE
@ 2.27%

STRM-213
RE:884.50
IE: 877.57 S
IE: 877.57 W

STRM-214

62 LF - 12" PVC
@ 1.56%

53 LF - 12" PVC
@ 1.56%

36 LF - 12" PVC
@ 1.14%

38 LF - 12" PVC
@ 1.10%

NCH DRAIN
WITH PUMP
: WITH MEP

H BASIN
'O FIELD
ON, SIZE
I INVERT
'9.90 W

LEGEND

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AREA KEY MAP

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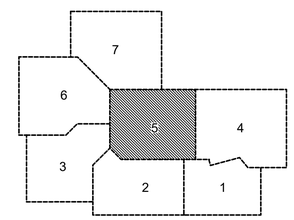

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STORM SEWER PLAN

SHEET NUMBER

C512

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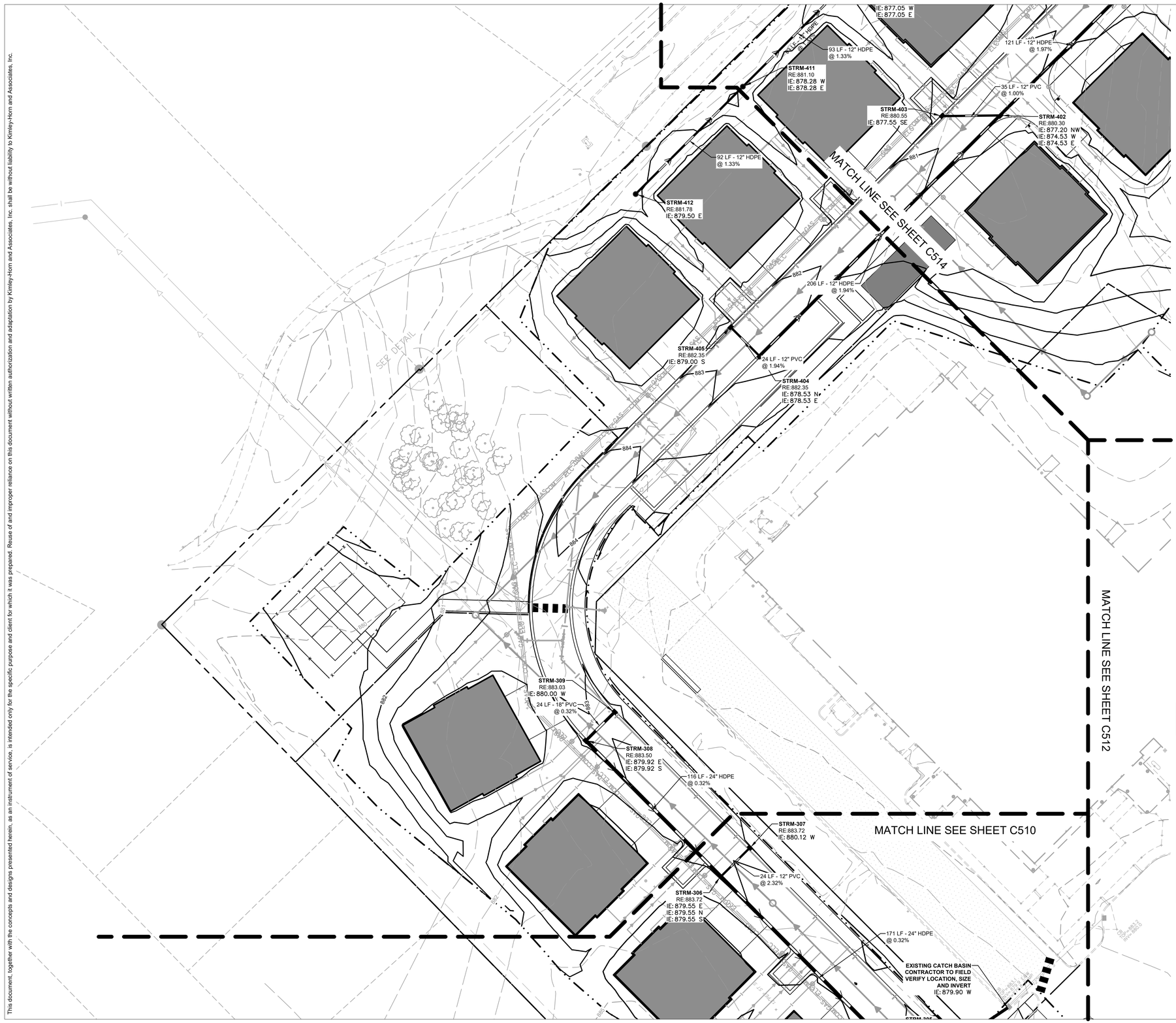

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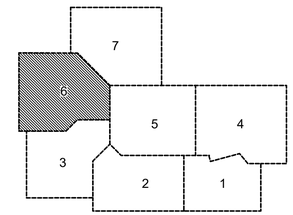
AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

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Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C513

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\\kimley-horn.com\MW_TWC\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\STORM SEWERENlargements.dwg May 07, 2024 - 3:12pm
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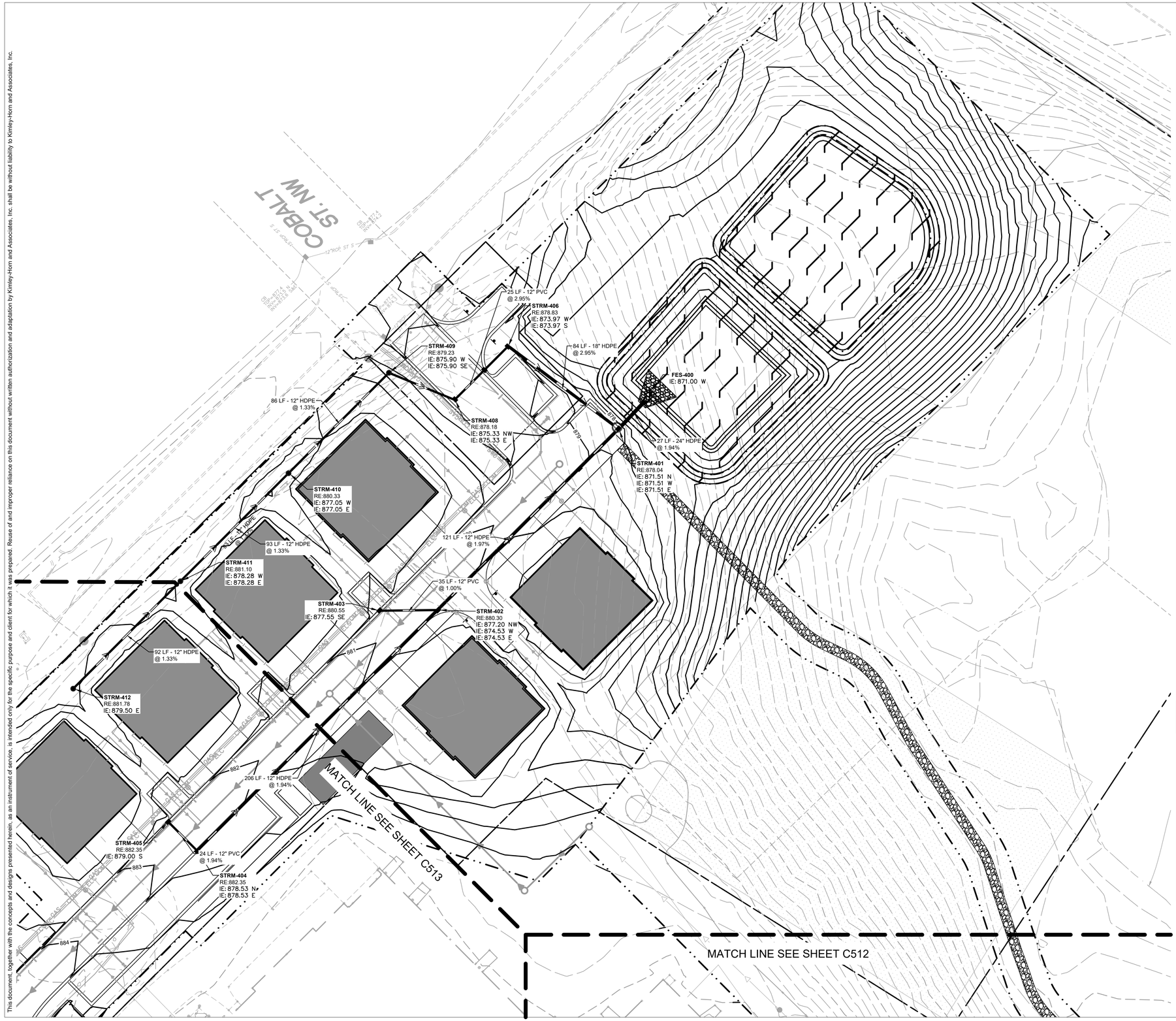
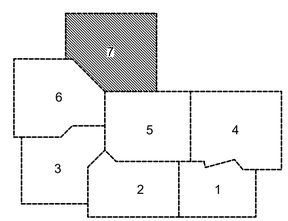


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

NOT TO SCALE



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DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C514

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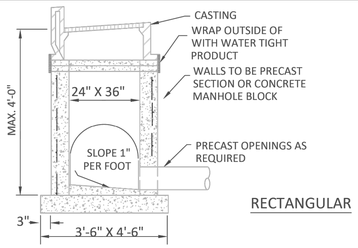
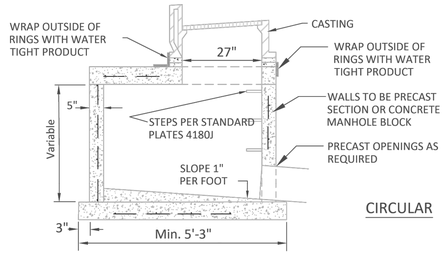
A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



RECTANGULAR



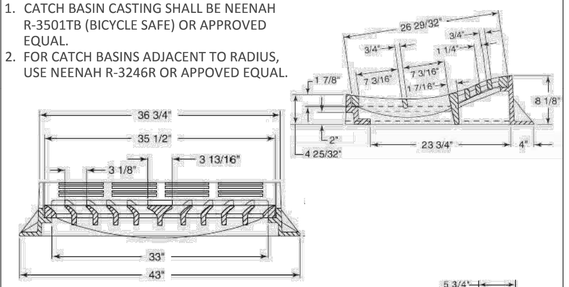
CIRCULAR

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1

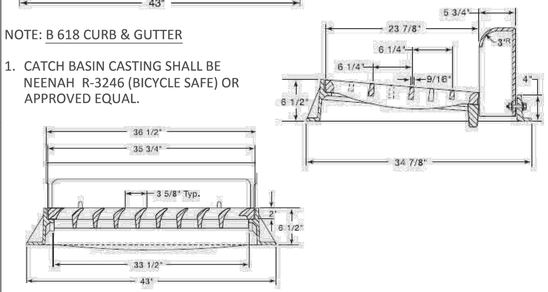
NOTE: SURMOUNTABLE CURB & GUTTER

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.



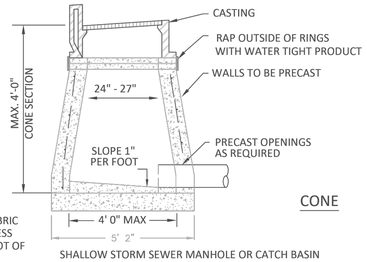
NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246 (BICYCLE SAFE) OR APPROVED EQUAL.



STANDARD CATCHBASIN CASTING

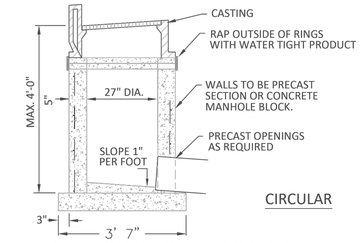
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4



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

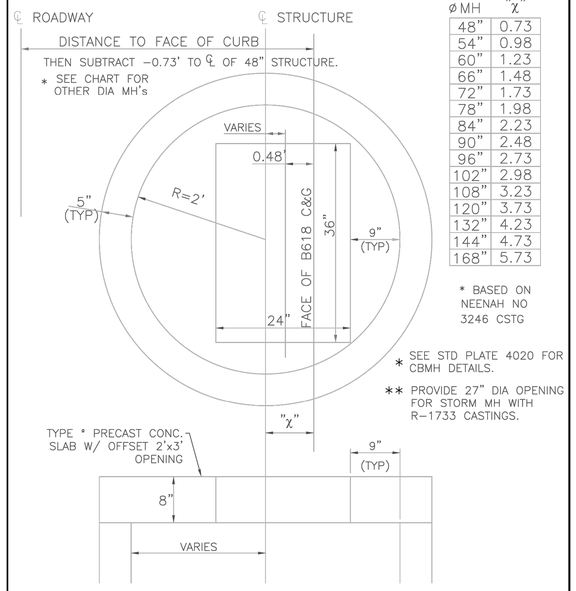


CIRCULAR

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



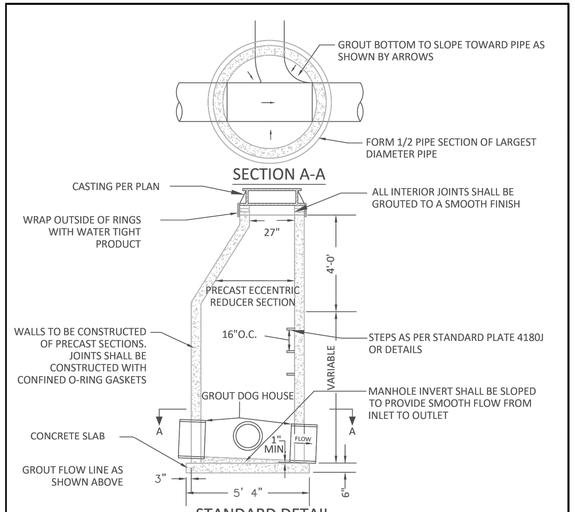
ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

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

APPROVED: 4 – 2005	City of RAMSEY	STANDARD DETAILS: SLAB TOP MANHOLE COVER
		CITY PLATE No. STO–5



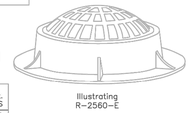
STANDARD DETAIL

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
5. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: STORM MANHOLE
		CITY PLATE No. STO-3

R–2560 Series or Approved Equal.
Beehive Grates with Frames

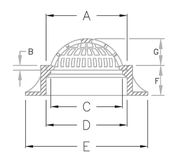
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R–2560–E

Catalog No.	Dimensions in inches A	B	C	D	E	F	G	Wt. LBS
R–2560–A	12	1	11	12 1/2	19	4	4	80
R–2560–B	15 1/2	1 1/4	15	15	21	5	3	120
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R–2560–C1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	23	28 1/4	4	7	210
R–2560–D2	22	1 1/2	20 1/2	24	35	6	7	285
R–2560–D3	22	1 1/2	20	24 1/2	36	9	7	345
R–2560–E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R–2560–EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535

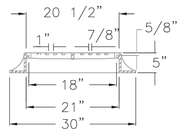
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



Furnished standard with ground bearing surfaces.

STORM CASTINGS FOR NON–TRAFFIC AREAS
NTS

APPROVED: 9 – 2011	City of RAMSEY	STANDARD DETAILS: STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6

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CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

STORM DETAILS

SHEET NUMBER

C515

PRELIMINARY - NOT FOR CONSTRUCTION

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K:\TWC_LDE\VBKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C5-GRADING DETAILS.dwg May 07, 2024 - 3:12pm

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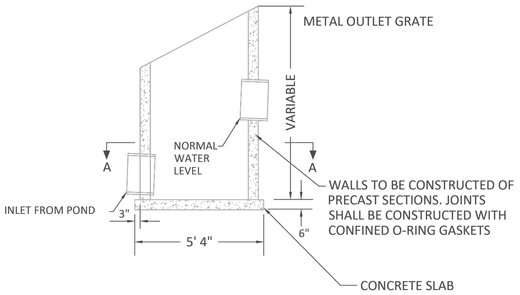


SUBMERGED OUTLET

NOTES:
1. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE 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. 6" BASE FOR ALL MANHOLES LESS THAN 14FT. DEEP, INCREASE BASE 2" PER 6 FT OF DEPTH BEYOND 14 FT. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP

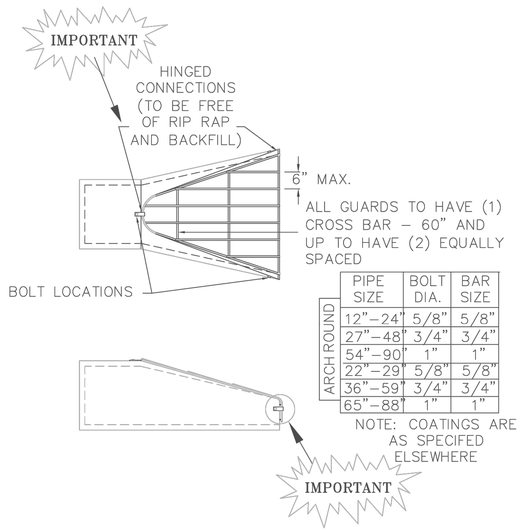
APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: POND OUTLET

CITY PLATE No. STO-7

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

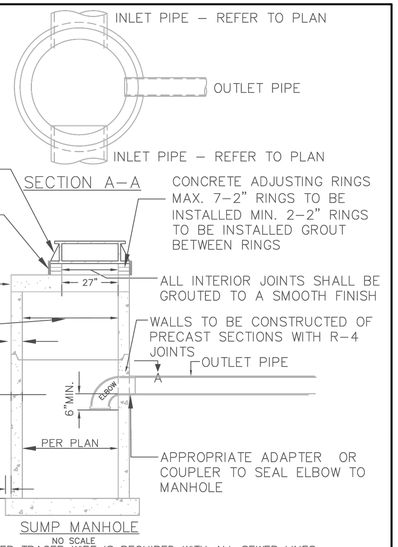
NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

APPROVED: 2 – 2006

City of RAMSEY

STANDARD DETAILS: TRASH GUARD

CITY PLATE No. STO–8



NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. 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 – 2016

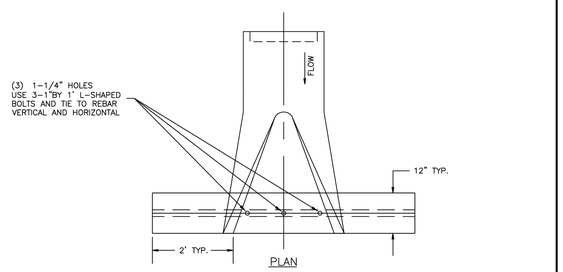
City of RAMSEY

STANDARD DETAILS: SUMP MANHOLE

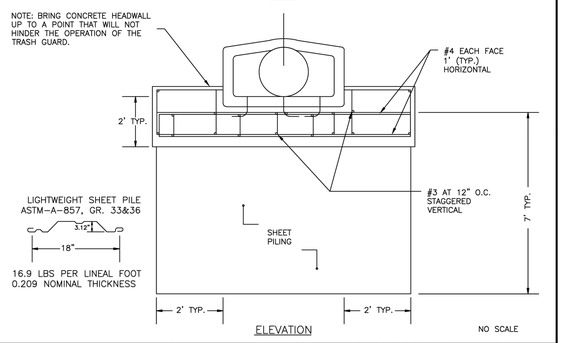
CITY PLATE No. STO–9

NOTE: TRASH GUARDS SEE DETAIL STO–12

NOTE: FOR USE WITH PIPE 36" DIA. OR GREATER



PLAN



ELEVATION

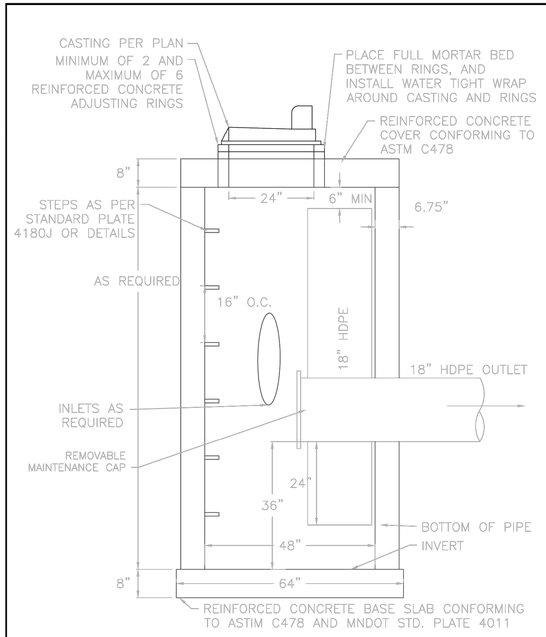
NO SCALE

APPROVED: 9 – 2016

City of RAMSEY

STANDARD DETAILS: STORM SEWER PILING & CONCRETE END SECTION

CITY PLATE No. STO–10

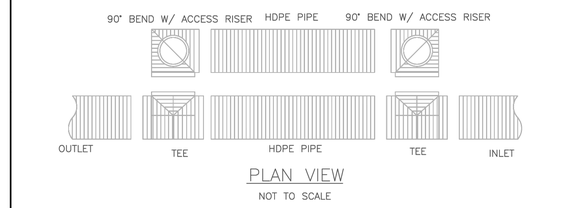


APPROVED: 4 – 2016

City of RAMSEY

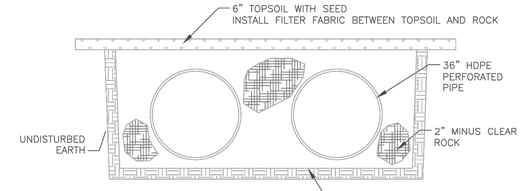
STANDARD DETAILS: OIL SKIMMER CATCH BASIN

CITY PLATE No. STO–11



PLAN VIEW

NOT TO SCALE



MINIMUM SPACINGS
PIPE COVER 12"
PIPE TO TRENCH SIDEWALL 18"
PIPE CENTER TO PIPE CENTER 63"
PIPE WALL TO PIPE WALL 22"

INSTALL GEOTEXTILE FILTER FABRIC BETWEEN ROCK AND ADJACENT SOIL ON BOTTOM, SIDES AND TOP OF TRENCH.

SECTION VIEW

NOT TO SCALE

APPROVED: 9 – 2011

City of RAMSEY

STANDARD DETAILS: HDPE DRAINAGE STRUCTURE

CITY PLATE No. STO–12

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DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

STORM DETAILS

SHEET NUMBER

C516

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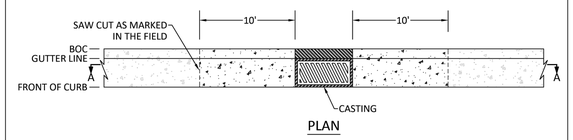

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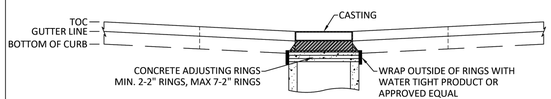


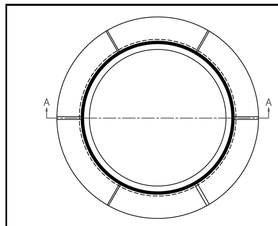
SECTION A-A

NOTE: NOT TO SCALE

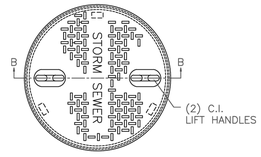
NOTE:

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.

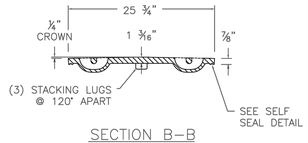
APPROVED: 3 – 2017	City of RAMSEY	STANDARD DETAILS: RESET CATCH BASIN CASTING
		CITY PLATE No. STO–13



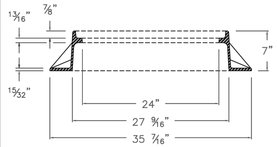
FRAME



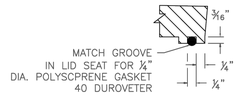
COVER



SECTION B–B



SECTION A–A



SELF SEAL DETAIL

NOTE: NOT TO SCALE

APPROVED: 2 – 2019	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. STO–14

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

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CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

STORM DETAILS

SHEET NUMBER

C517

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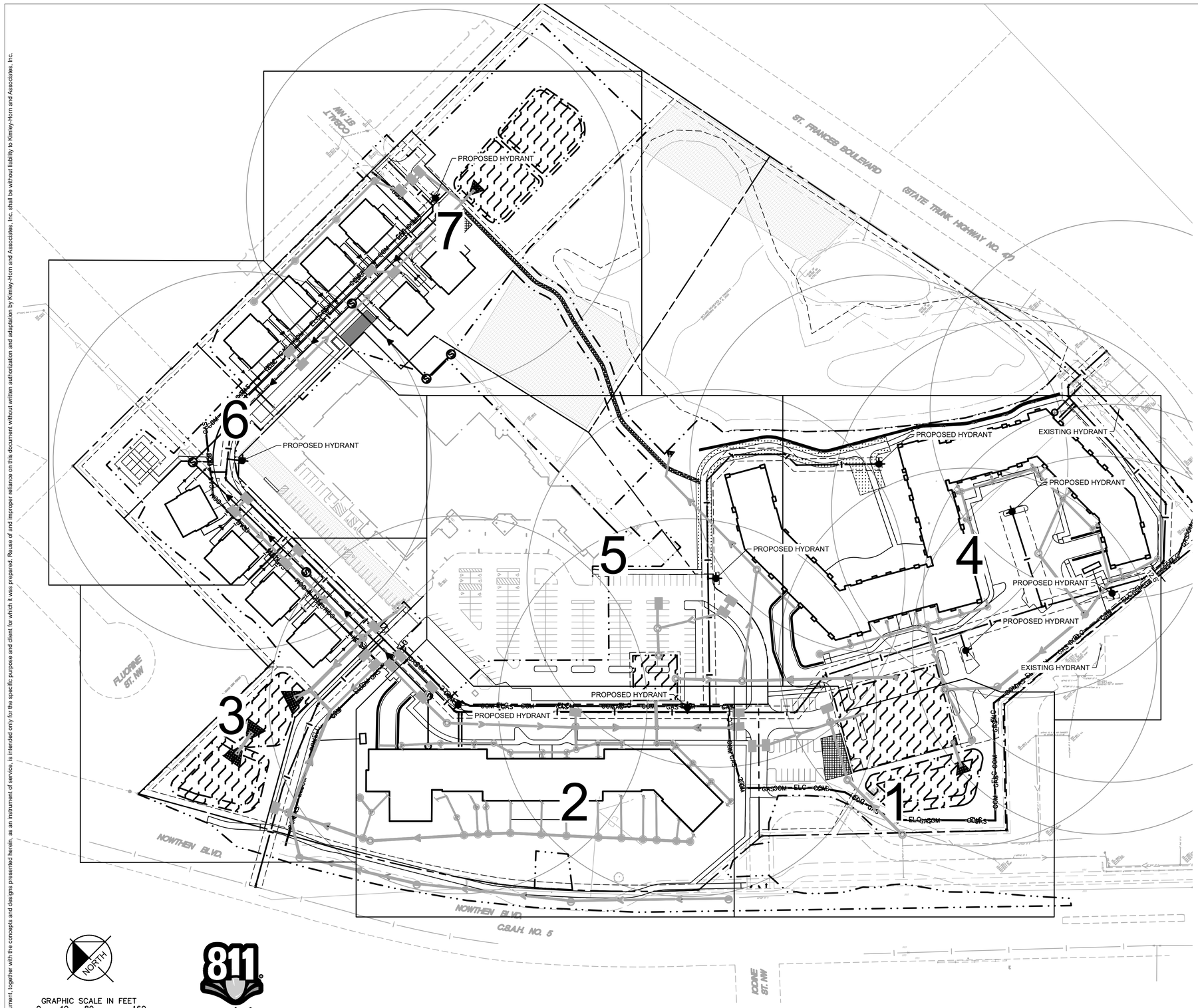

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANNHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 13' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 13' DEEP
   4" PVC SDR26 PER ASTM D-3034
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, C-900 PVC PER AWWA
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER
4. MINIMUM TRENCH WIDTH SHALL BE 3 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE SANITARY SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C600

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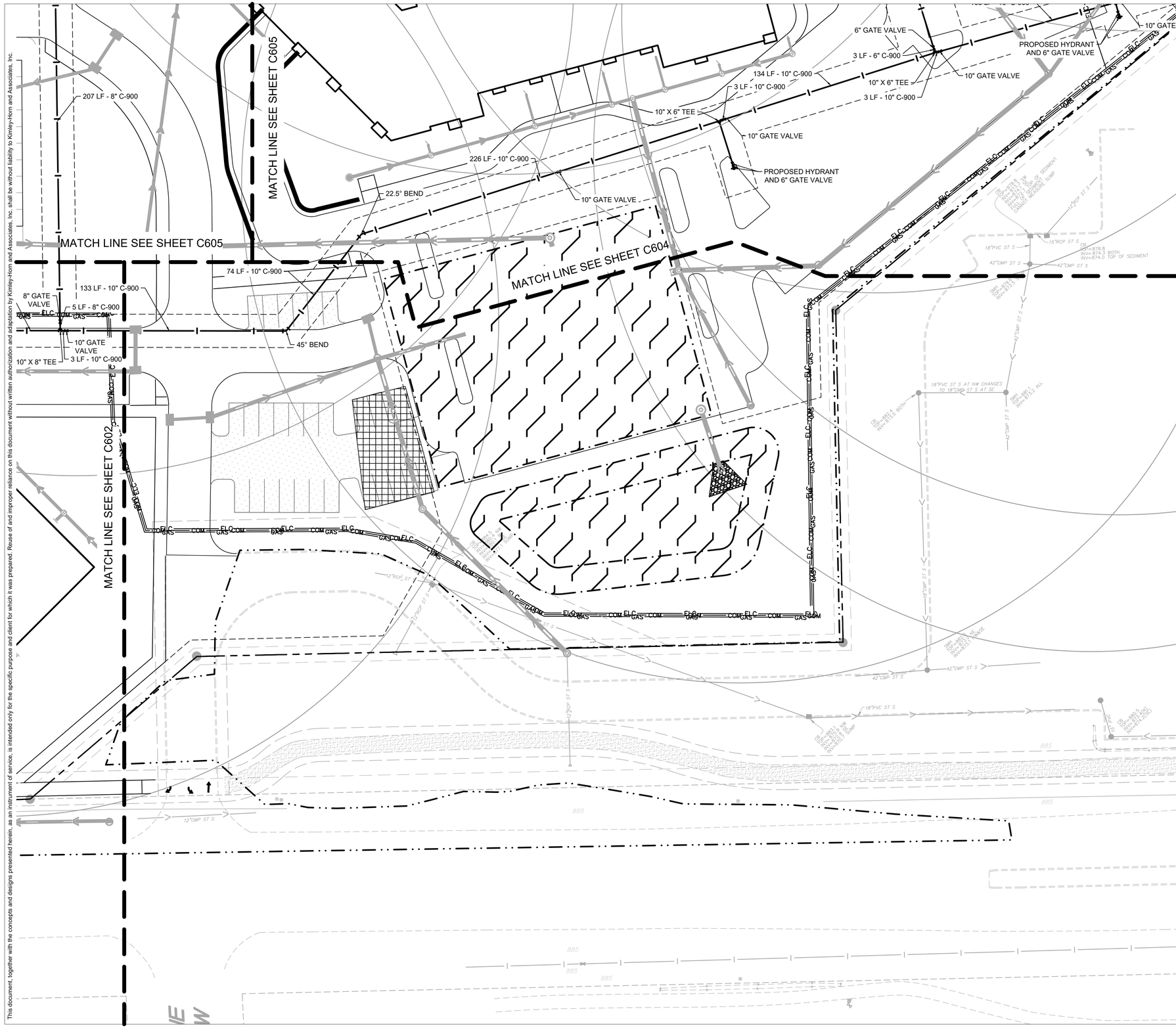

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
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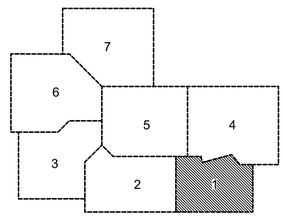
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
		SANITARY SEWER TO BE REMOVED

NOT TO SCALE

AREA KEY MAP



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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CERTIFICATION

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COMMISSION NUMBER	

SHEET TITLE

UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

C601

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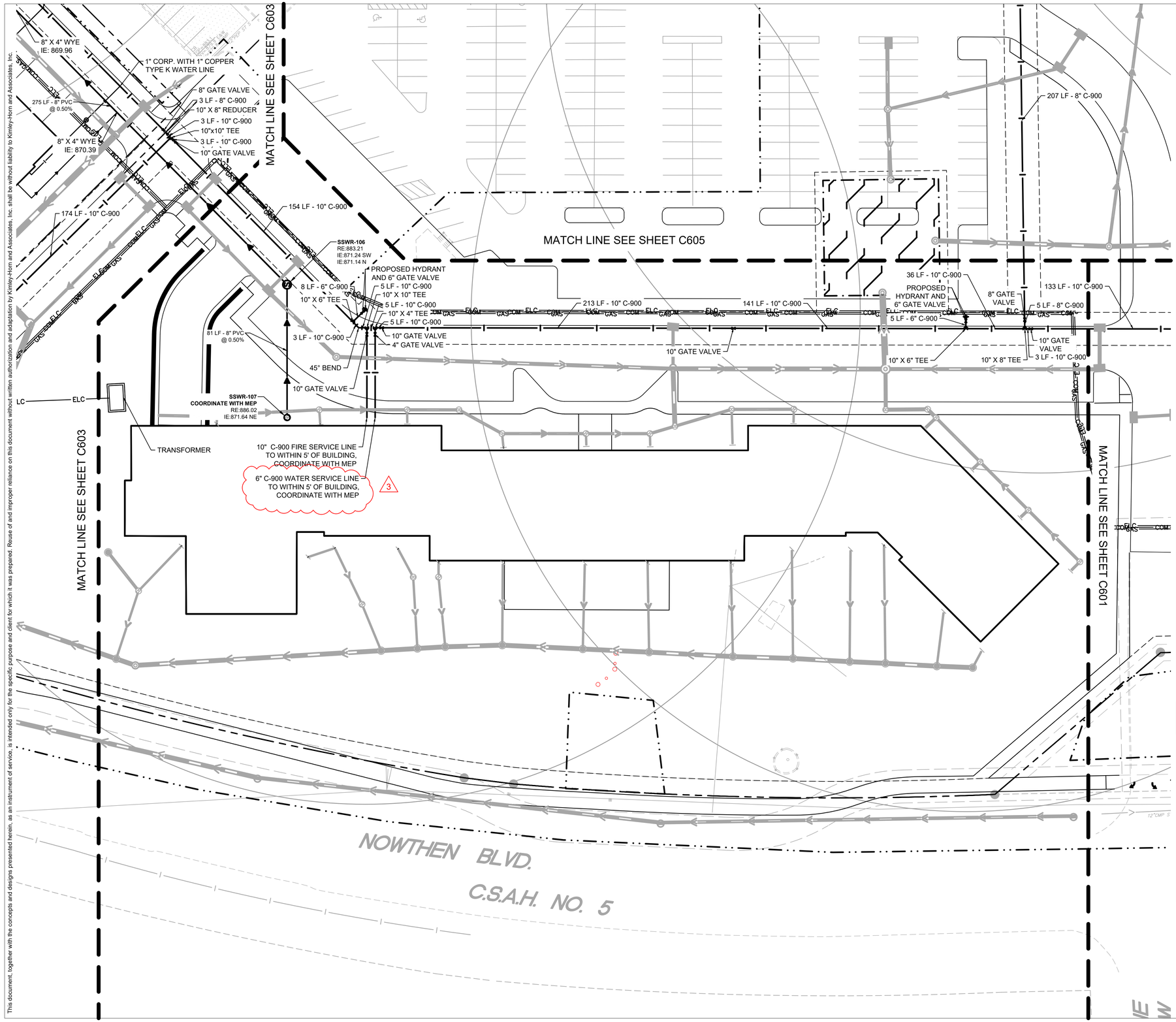

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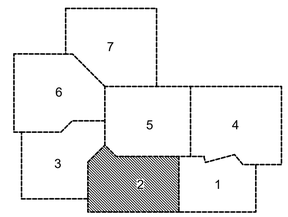
NOT TO SCALE

AREA KEY MAP



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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SHEET TITLE

UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

C602

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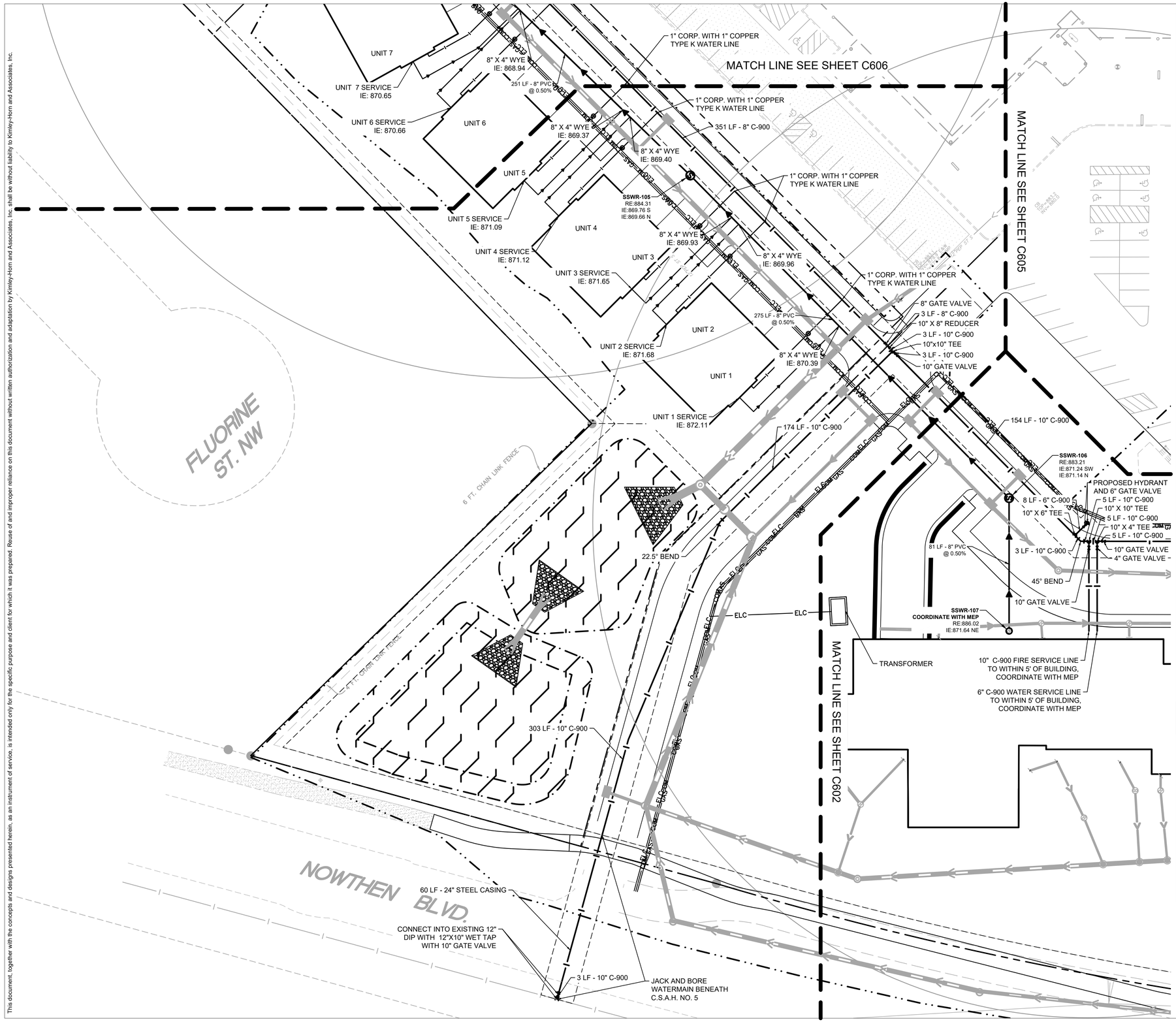

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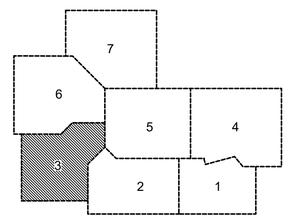
AREA KEY MAP

NOT TO SCALE



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SHEET TITLE

UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

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MATCH LINE SEE SHEET C605

MATCH LINE SEE SHEET C601

CONNECT INTO EXISTING 12" DIP WITH 12"X10" WET TAP WITH 10" GATE VALVE
50 LF - 24" STEEL CASING
79 LF - 10" C-900
45° BEND
79 LF - 10" C-900
18 LF - 10" C-900
45° BEND
JACK AND BORE WATERMAIN BENEATH MNDOT STATE HIGHWAY 47
EX-SSWR-200
RE:850.63
IE:849.90 W
IE:849.80 E
10" X 10" TEE
13 LF - 10" C-900
10" X 8" TEE
8" GATE VALVE
10" GATE VALVE
CORE DRILL AND CONNECT TO EXISTING MANHOLE IE:849.90. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION.
57 LF - 8" PVC @ 0.50%
SSWR-201
COORDINATE WITH MEP
RE:868.39
IE:850.19 E
10" C-900 FIRE SERVICE LINE TO WITHIN 5' OF BUILDING, COORDINATE WITH MEP
8" C-900 WATER SERVICE LINE TO WITHIN 5' OF BUILDING, COORDINATE WITH MEP
208 LF - 10" C-900
10" GATE VALVE
45° BEND
20 LF - 10" C-900
93 LF - 10" C-900
45° BEND
42 LF - 10" C-900
22.5° BEND
TRANSFORMER
3 LF - 10" C-900
10" X 6" TEE
108 LF - 10" C-900
51 LF - 10" C-900
10" GATE VALVE
PROPOSED HYDRANT AND 6" GATE VALVE
6" GATE VALVE
3 LF - 6" C-900
10" GATE VALVE
134 LF - 10" C-900
3 LF - 10" C-900
10" X 6" TEE
3 LF - 10" C-900
10" GATE VALVE
PROPOSED HYDRANT AND 6" GATE VALVE
226 LF - 10" C-900
22.5° BEND
10" GATE VALVE
74 LF - 10" C-900
45° BEND
85 LF - 8" C-900
45° BEND
25 LF - 8" C-900
108 LF - 8" C-900
8"X6" REDUCER
PROPOSED HYDRANT AND 6" GATE VALVE
20 LF - 6" C-900
PROPOSED HYDRANT
154 LF - 6" C-900
3
CB INV=878.8 INV=874.3 BOTH INV=874.0 TOP OF SEDIMENT
CB INV=878.8 INV=874.3 BOTH INV=874.0 TOP OF SEDIMENT
DEPTH OF SEDIMENT 3.8' DEPTH TO BOTTOM OF CURBED MEADOW SUMP
12"RCP ST S
15"RCP ST S
18"PVC ST S
42"CMP ST S
42"CMP ST S
42"CMP ST S
24"RCP ST S
COM
ELC
GAS
SAN
STM

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
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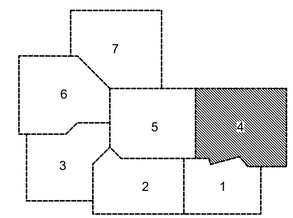
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
		SANITARY SEWER TO BE REMOVED

AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

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SHEET TITLE

UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

C604

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MATCH LINE SEE SHEET C607

MATCH LINE SEE SHEET C606

MATCH LINE SEE SHEET C603

MATCH LINE SEE SHEET C604

MATCH LINE SEE SHEET C602

85 LF - 8" C-900

45° BEND

25 LF - 8"

57 LF - 8" C-900

45° BEND

45° BEND

45° BEND

152 LF - 8" C-900

8" GATE VALVE

10 LF - 6" C-900

PROPOSED HYDRANT AND 6" GATE VALVE

3 LF - 8" C-900

8" X 6" TEE

207 LF - 8" C-900

1" CORP. WITH 1" COPPER TYPE K WATER LINE

8" GATE VALVE

3 LF - 8" C-900

10" X 8" REDUCER

3 LF - 10" C-900

10"x10" TEE

3 LF - 10" C-900

10" GATE VALVE

154 LF - 10" C-900

SSWR-106
RE:883.21
IE:871.24 SW
IE:871.14 N

PROPOSED HYDRANT AND 6" GATE VALVE

8 LF - 6" C-900

10" X 6" TEE

5 LF - 10" C-900

10" X 10" TEE

5 LF - 10" C-900

10" X 4" TEE

5 LF - 10" C-900

10" GATE VALVE

4" GATE VALVE

3 LF - 10" C-900

81 LF - 8" PVC @ 0.50%

45° BEND

10" GATE VALVE

SSWR-107
COORDINATE WITH MEP
RE:886.02
IE:871.64 NE

213 LF - 10" C-900

141 LF - 10" C-900

36 LF - 10" C-900

PROPOSED HYDRANT AND 6" GATE VALVE

5 LF - 6" C-900

8" GATE VALVE

133 LF - 10" C-900

5 LF - 8" C-900

74 LF - 10" C-900

10" GATE VALVE

10" X 6" TEE

10" X 8" TEE

3 LF - 10" C-900

10" GATE VALVE

45° BEND

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
		SANITARY SEWER TO BE REMOVED

AREA KEY MAP

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7 6 5 4 3 2 1

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UTILITY PLAN ENLARGEMENTS

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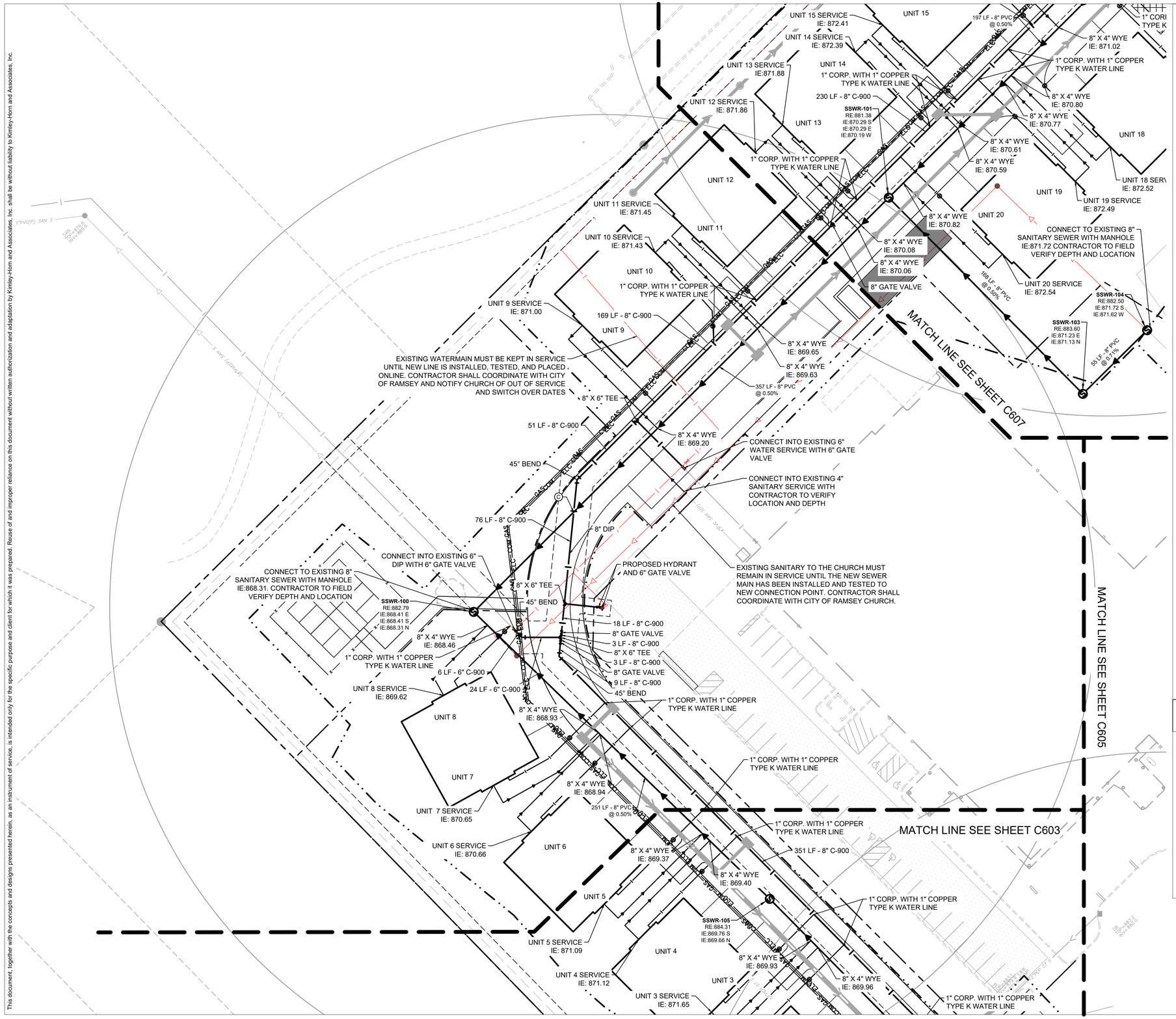
UNIT 15 SERVICE IE: 872.41
UNIT 14 SERVICE IE: 872.39
UNIT 13 SERVICE IE:871.88
UNIT 12 SERVICE IE: 871.86
UNIT 11 SERVICE IE: 871.45
UNIT 10 SERVICE IE: 871.43
UNIT 9 SERVICE IE: 871.00
UNIT 8 SERVICE IE: 869.62
UNIT 7 SERVICE IE: 870.65
UNIT 6 SERVICE IE: 870.66
UNIT 5 SERVICE IE: 871.09
UNIT 4 SERVICE IE: 871.12
UNIT 3 SERVICE IE: 871.65
UNIT 19 SERVICE IE: 872.49
UNIT 20 SERVICE IE: 872.54
UNIT 18 SERV IE: 872.52
UNIT 15
UNIT 14
UNIT 13
UNIT 12
UNIT 11
UNIT 10
UNIT 9
UNIT 8
UNIT 7
UNIT 6
UNIT 5
UNIT 4
UNIT 3
UNIT 18
UNIT 19
UNIT 20
1" CORP. WITH 1" COPPER TYPE K WATER LINE
197 LF - 8" PVC @ 0.50%
230 LF - 8" C-900
SSWR-101
RE:881.38
IE:870.29 S
IE:870.29 E
IE:870.19 W
169 LF - 8" C-900
357 LF - 8" PVC @ 0.50%
51 LF - 8" C-900
45° BEND
76 LF - 8" C-900
8" DIP
18 LF - 8" C-900
8" GATE VALVE
3 LF - 8" C-900
8" X 6" TEE
3 LF - 8" C-900
8" GATE VALVE
9 LF - 8" C-900
45° BEND
6 LF - 6" C-900
24 LF - 6" C-900
251 LF - 8" PVC @ 0.50%
351 LF - 8" C-900
168 LF - 8" PVC @ 0.50%
55 LF - 8" PVC @ 2.18%
8" X 4" WYE IE: 871.02
8" X 4" WYE IE: 870.80
8" X 4" WYE IE: 870.77
8" X 4" WYE IE: 870.61
8" X 4" WYE IE: 870.59
8" X 4" WYE IE: 870.82
8" X 4" WYE IE: 870.08
8" X 4" WYE IE: 870.06
8" GATE VALVE
8" X 4" WYE IE: 869.65
8" X 4" WYE IE: 869.63
8" X 6" TEE
8" X 4" WYE IE: 869.20
8" X 4" WYE IE: 868.46
8" X 4" WYE IE: 868.93
8" X 4" WYE IE: 868.94
8" X 4" WYE IE: 869.37
8" X 4" WYE IE: 869.40
8" X 4" WYE IE: 869.93
8" X 4" WYE IE: 869.96
1" CORP. WITH 1" COPPER TYPE K WATER LINE
CONNECT TO EXISTING 8" SANITARY SEWER WITH MANHOLE IE:871.72 CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION
SSWR-104
RE:882.50
IE:871.72 S
IE:871.62 W
SSWR-103
RE:883.60
IE:871.23 E
IE:871.13 N
SSWR-105
RE:884.31
IE:869.76 S
IE:869.66 N
SSWR-100
RE:882.79
IE:868.41 E
IE:868.41 S
IE:868.31 N
EXISTING WATERMAIN MUST BE KEPT IN SERVICE UNTIL NEW LINE IS INSTALLED, TESTED, AND PLACED ONLINE. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY AND NOTIFY CHURCH OF OUT OF SERVICE AND SWITCH OVER DATES
CONNECT INTO EXISTING 6" WATER SERVICE WITH 6" GATE VALVE
CONNECT INTO EXISTING 4" SANITARY SERVICE WITH CONTRACTOR TO VERIFY LOCATION AND DEPTH
CONNECT TO EXISTING 8" SANITARY SEWER WITH MANHOLE IE:868.31. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION
CONNECT INTO EXISTING 6" DIP WITH 6" GATE VALVE
PROPOSED HYDRANT AND 6" GATE VALVE
EXISTING SANITARY TO THE CHURCH MUST REMAIN IN SERVICE UNTIL THE NEW SEWER MAIN HAS BEEN INSTALLED AND TESTED TO NEW CONNECTION POINT. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY CHURCH.
MATCH LINE SEE SHEET C607
MATCH LINE SEE SHEET C605
MATCH LINE SEE SHEET C603
3"PVC(P) SAN S
SAN INV=878.6 INV=868.6
6" WM (DIP)
6" WM (DIP)
6" WM (DIP)

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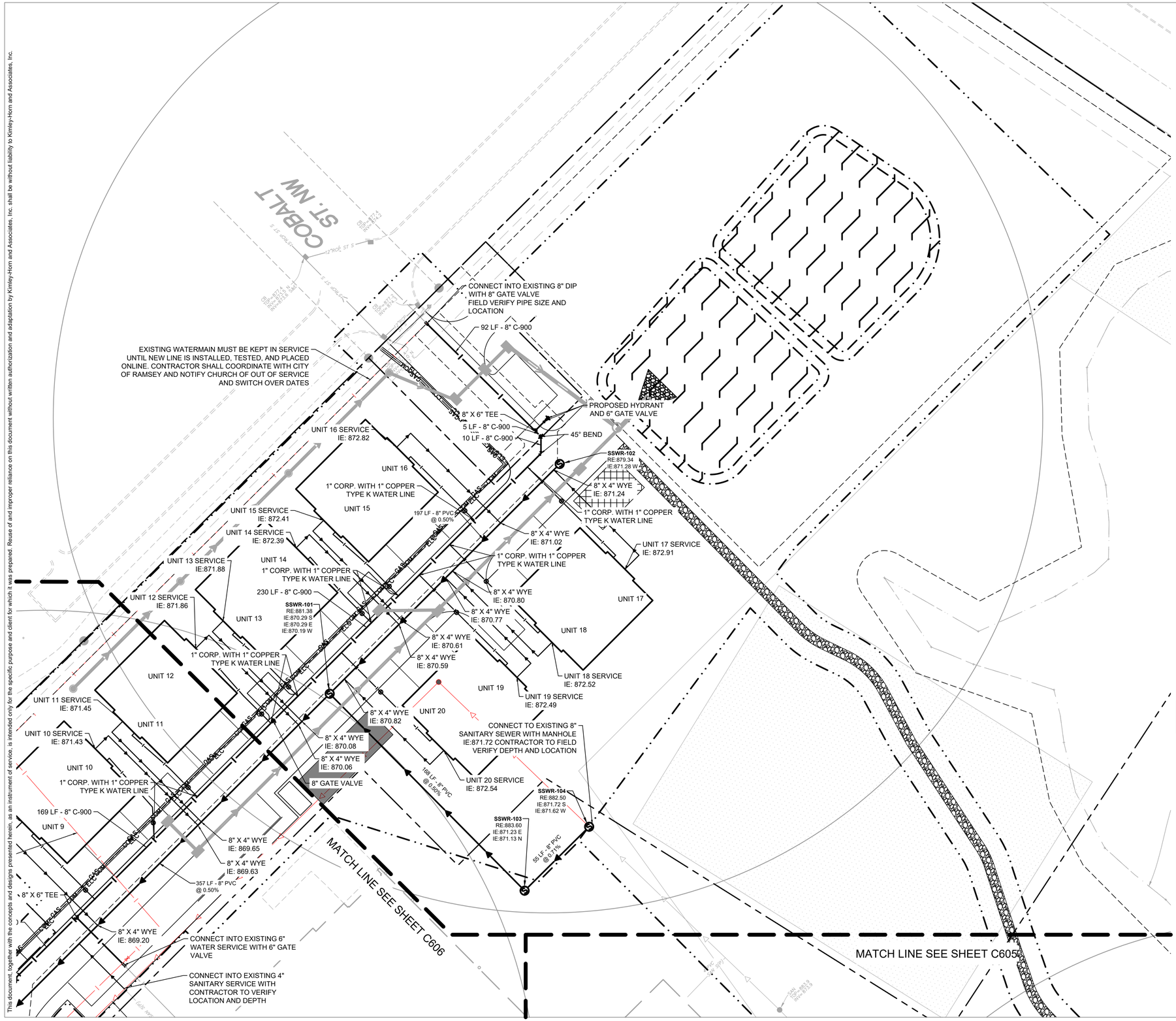
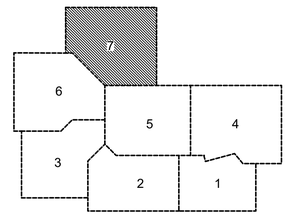


LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
		SANITARY SEWER TO BE REMOVED

AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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SHEET NUMBER

C607

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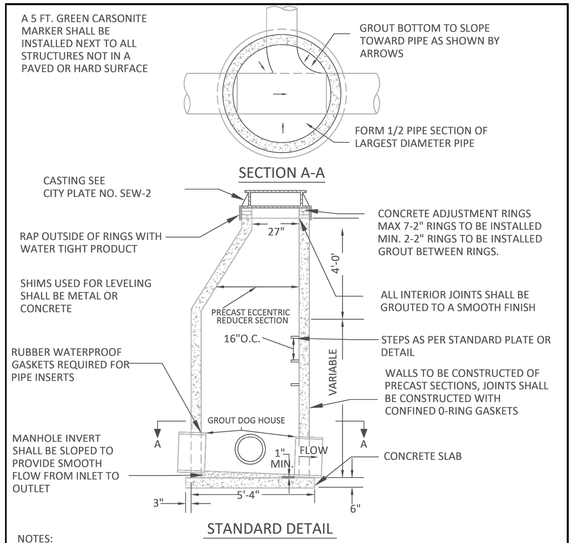
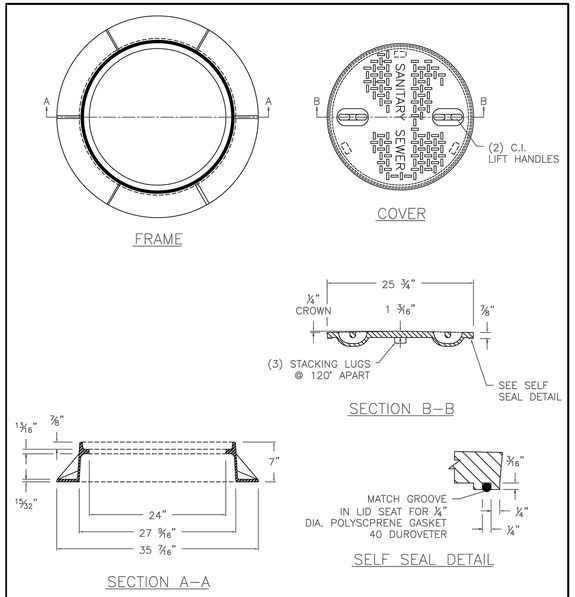


NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

APPROVED: 1 - 2024

STANDARD DETAILS: SANITARY MANHOLE

CITY PLATE No. SEW-1

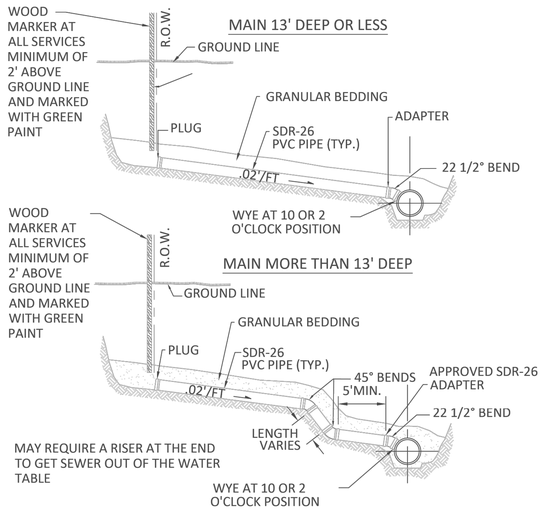


NOTE: NOT TO SCALE

APPROVED: 11 – 2015

STANDARD DETAILS: WATER TIGHT CASTING

CITY PLATE No. SEW–2

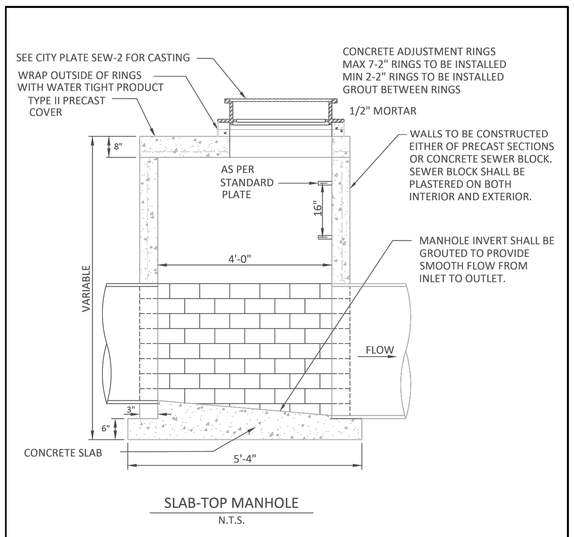


NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024

STANDARD DETAILS: SANITARY SEWER SERVICE

CITY PLATE No. SEW-3

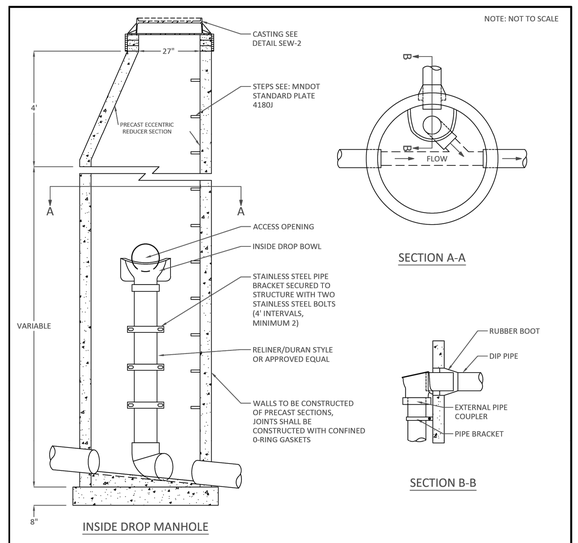


NOTE:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024

STANDARD DETAILS: SLAB-TOP MANHOLE

CITY PLATE No. SEW-4



NOTES:
1. CONCRETE ADJUSTMENT RINGS, MIN 2 MAX 7 - 2" RINGS TO BE INSTALLED. ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH. WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT
2. 8" BASE FOR ALL MANHOLES LESS THAN 14 FT. DEEP. INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT, & REINFORCEMENT WITH 6"X6" & 10"X10" MESH
3. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW INLET TO OUTLET. RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS
4. DUCTILE IRON PIPE TO BE USED FROM TEE TO UNDISTURBED SOIL
5. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024

STANDARD DETAILS: INSIDE DROP MANHOLE

CITY PLATE No. SEW-5

RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

1. PRODUCT NAME

RELINER® INSIDE DROP SYSTEM
U.S. Patent 6074130 Canadian Patent # 2269565
All RELINER Products are proudly made in the U.S.A.

2. MANUFACTURER

RELINER®/Duran Inc.
53 Mount Archer Rd.
Lyme CT 06371
Phone: (800) 508-6001, (860) 434-0277
Fax: (877) 434-3197
E Mail: info@reliner.com
Web site: http://www.reliner.com

3. PRODUCT DESCRIPTION

Basic Application: RELINER® INSIDE DROP SYSTEM is a plastic composite collection device that facilitates the controlled drop of effluent into the main stream flow of a sanitary manhole. The Drop Bowl permits easy inspection and cleaning without the need to enter the structure. The custom made adjustable stainless steel straps fully support the drop pipe.

Advantages of the INSIDE DROP SYSTEM by RELINER®

- Reduce maintenance
- Eliminate confined space entry
- Speed Inspection
- Simplify cleaning
- Reduce turbulence and odor
- Solids and liquids remain together
- Erosion of structure eliminated
- High corrosion resistance
- Allow workers to enter structure without risk of effluent contact
- Increase pump life in Wet Wells

Composition and Materials: RELINER® DROP BOWL is hand fabricated in the USA from marine grade fiberglass. The clamping pipe supports are of 304 stainless steel with 18-8 stainless nuts and bolts.

These materials have extremely high resistance to sewer acids while providing very smooth, low maintenance assemblies.

The open design allows for grade level inspection and cleaning while containing the incoming material and conducting it smoothly into the main flow of the system.
The RELINER Drop system is compatible with virtually all types of manhole construction and rehabilitation technologies and materials.

RELINER® US Patent # 5553973 Drop Bowl US Patent # 6074130 Canadian DB Patent # 2269565 6/10/16
1

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UTILITY DETAILS

SHEET NUMBER

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RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

4. TECHNICAL DATA

RELINER® INSIDE DROP components consist of
1) Standard size composite Drop Bowls
2) Stainless steel adjustable clamping brackets

RELINER composite components are hand and chopper gun laminations of these properties:

Physical Properties of Unsaturated Polyester Resin Reinforced Laminates
(33 / 66 Glass / Resin 1.5 oz mat Laminates .125 in.)

Flexural Strength	(psi) ASTM D-790	27,100
Flexural Modulus	(psi) ASTM D-790	1,157,000
Tensile Strength	(psi) ASTM D-638	16,700
Tensile Modulus	(psi) ASTM D-638	1,457,000
Tensile Elongation (%)	ASTM D-638	1.54
Hardness, Barcol 934.1	ASTM D-2583	55 - 60

Physical Properties of ISO Gel Coat

	Room Temperature Cured for 45 hours	Post Cured at 50 for 24 hours
Tensile Strength	6,218	6,581
Elongation, %	2.70	1.90
Flexural Strength, psi	11,363	11,329
Heat Distortion, °F	0.544 x 10^6	0.713 x 10^6
Mandrel Flex, Mandrel Diameter in Inches	--	1.0

Stainless steel clamping bracket materials:
304 series non-magnetic stainless steel - 11GA
18-8 series non-magnetic stainless steel 3/8 x 18

Sample Specification for RELINER® INSIDE DROP SYSTEM:

All new and/or existing manhole structures employing inside drop connections for services and collector sewers shall use the RELINER® Inside Drop Bowl components as produced by RELINER® / Duran Inc. 53 Mt. Archer Rd. Lyme CT 06371 (800) 508-6001, fax (877) 434-3197 or equal. Bowl size shall be determined by incoming pipe sizes and flow rates. The bowl shall be installed as per manufacturer's instructions using stainless steel fasteners. The drop pipe of SDR 35, Schedule 40 or other shall be securely attached to the manhole wall using stainless steel RELINER® Adjustable Clamping Brackets and stainless steel fasteners. Bracket interval shall be 4 feet maximum (minimum of 2 brackets). The connection of Drop Bowl to drop pipe shall be by flexible external pipe coupler. The turn-out at the base end of the drop pipe shall be accomplished with an appropriately angled PVC pipe elbow (45 degree recommended).

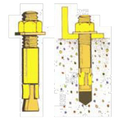
RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

5. INSTALLATION

1. Select **Drop Bowl** of size appropriate to flow rate and pipe diameter.
(Examples: The "A" Bowl with 4" outlet will service up through full 6" inlets. The "A" Bowl with 6" outlet will service up through full 8" inlets. Can be used for 10" & 12" inlet moderate flows.
The "B" Bowl with 8" outlet will service up through full 10" inlets. The "B" Bowl with 10" outlet will service up through full 12" inlets. Can be used for 15" and 16" moderate flows. Larger sizes and flat configurations are also available) A pipe downsize is possible in most applications.
2a. Trim incoming pipe so that only 2" maximum protrudes into manhole.
2b. For improved flow control, cut a "V" shaped notch at bottom edge of incoming pipe.
3. Center Drop Bowl directly under incoming pipe, allow approximately 1" clearance between pipe and bowl.
4. Attach Drop Bowl to manhole wall with 3/8" diameter stainless steel anchors (See following instructions).
NOTE: A & B Bowls are best installed with (4) 3/8" expansion anchors
NOTE: 24 & 30 Bowls are best installed with (6) 3/8" expansion anchors
NOTE: 36 & 48 Bowls require (8) & (10) respectively 3" Wedge Anchors – see install instructions on the other side
NOTE: Fiberglass Manhole Installation Requires Special bolts!!!!!!— see install instructions on the other side
(1) Drill a 3/4"hole into the base material to the required depth (approximately 1- 1/4" deep.)
(2) Blow the hole clean of dust and other material.
(3) Insert the anchor into the hole (Lead shield out).
(4) Position a setting tool or a 9/16 socket against the anchor outer cone. (The outer rim of the tool or socket should seat onto the lead shield rim.)
(5) Using the tool or socket, set the anchor by driving the lead sleeve over the cone using several sharp hammer blows. (Be sure the anchor is at the required embedment depth.)
(6) Position the fixture, insert screw or bolt and tighten.
5. Cut and mount SDR 35 PVC drop pipe of diameter appropriate to Drop Bowl size and flow using RELINER adjustable stainless steel clamping brackets. Use a minimum of 2 brackets with a maximum spacing of 4 feet (RELINER clamping brackets will adjust to allow drop pipe to maintain correct stand off from wall).
6. Connection from Drop Bowl to drop pipe shall be by flexible external pipe connector ("Fernco" recommended.)
7. Install appropriate pipe elbow to provide smooth transition into channel flow. (We recommend a 45 degree elbow.)
Our Drop Bowl warranty is void if the drop pipe is not installed with the correct RELINER pipe support brackets as these brackets fully support the drop pipe and hold it off the wall the correct distance. (see #5 above)
OPTIONAL DROP BOWL INSTALLATION ANCHORS -- These parts are shipped assembled.
3/8 X 1" X 16 18-8 stainless hex cap screw full thread, 3/8 18-8 stainless washers, 3/8 16 x 1-1/4 lead tamp-in expansion anchors

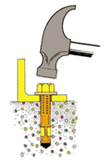
RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

Concrete Wedge Anchor Installation

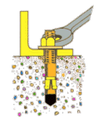


How to install

1. Drill hole in concrete (hole dia. same as thread dia.)= (3/8") maximum depth of hole could be any depth beyond minimum recommended depth. Clean out hole of all debris.



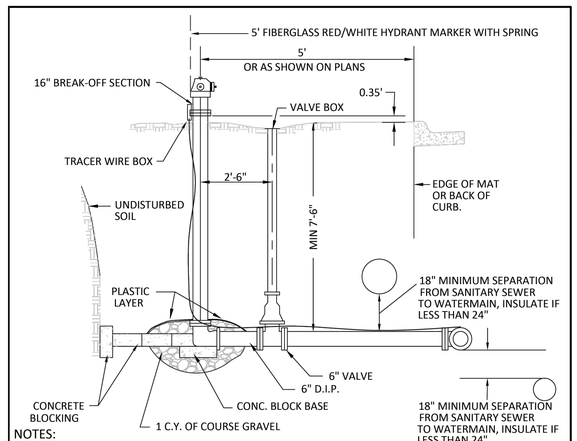
2. Place nut on the end of the wedge anchor (to protect the threads of the wedge anchor during installation) Drive wedge anchor into drilled hole through fixture so that nut is flush with fixture.



3. Tighten nut until wrench resistance is felt (approximately 3 to 4 turns of the nut after snugged up) anchorage is now complete.

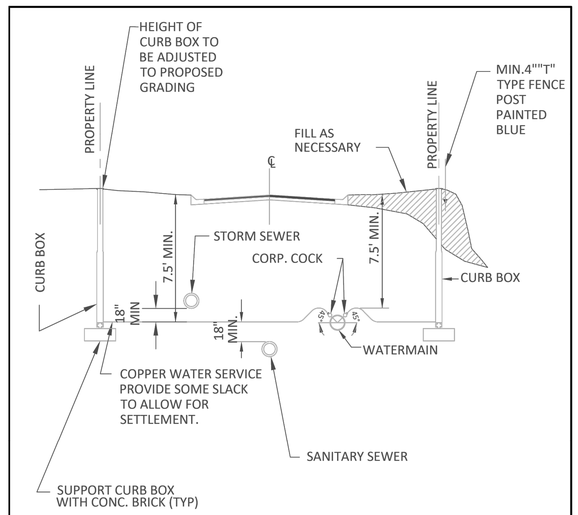
Stainless Drive Screw for Fiberglass Manholes Installation

(1) Drill a 1/4" pilot hole into the base material
(2) Insert the self-tapping 3/8" stainless hex head screw and turn clockwise.
(3) Run the screw in until the head flange is in contact with the structure.
(4) Remove the screw and install the part. Do not over-tighten, around 10 to 15 # of torque is all that is required. (if ground water is high, set screws with 3M 5200 sealant



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

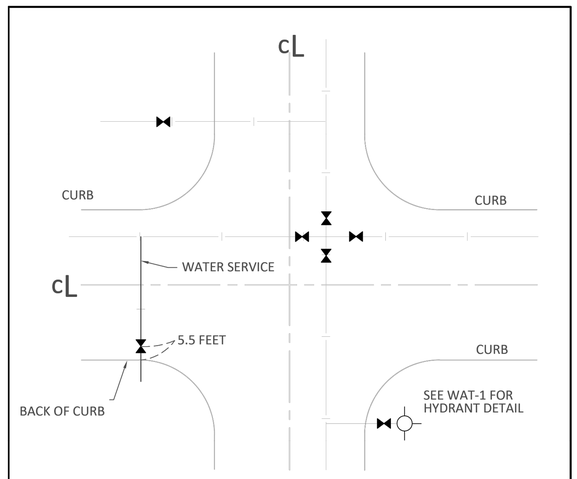


WATER SERVICE

NTS

NOTES:
1. 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: WATER SERVICE
		CITY PLATE No. WAT-2



NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

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COMMISSION NUMBER	

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C609

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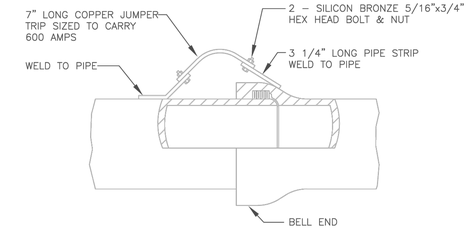
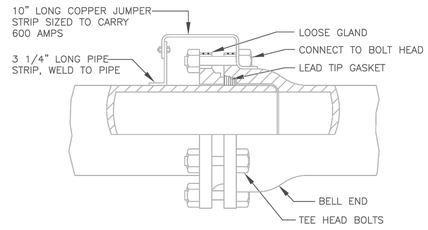


PUSH ON JOINT

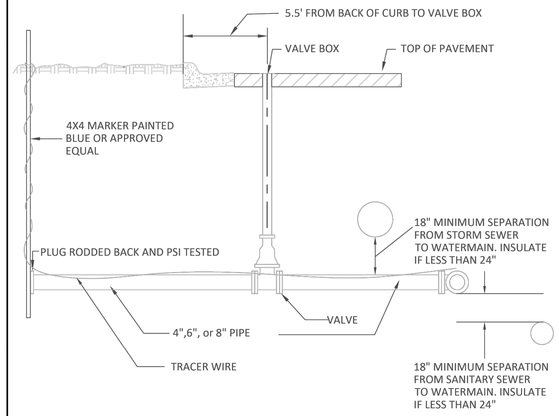
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



MECHANICAL JOINT

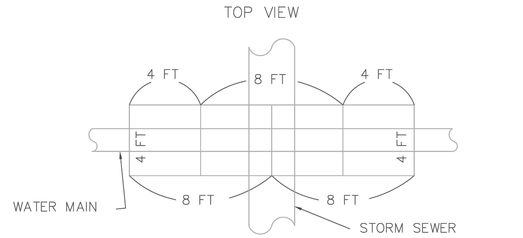
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT–4



NOTES:

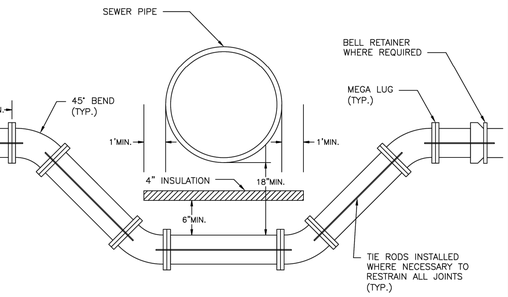
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

APPROVED: 3 – 2022	City of RAMSEY	STANDARD DETAILS: WATER MAIN INSULATION
		CITY PLATE No. WAT–6



NOTE:

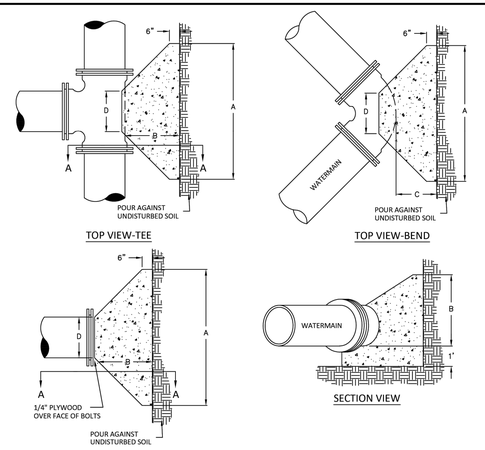
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINTS ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.

2. USE 2 – ¾" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.

3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT–6 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 – 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT–7



PIPE SIZE	22 ½° BEND			45° BEND			90° BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-2"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	--	--	3'-6"	9'-3"	6'-0"	3'-6"	17'-0"	6'-0"	3'-6"

DIMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

NOTES:

1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: THRUST BLOCKS
		CITY PLATE No. WAT-8

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

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CERTIFICATION

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SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C610

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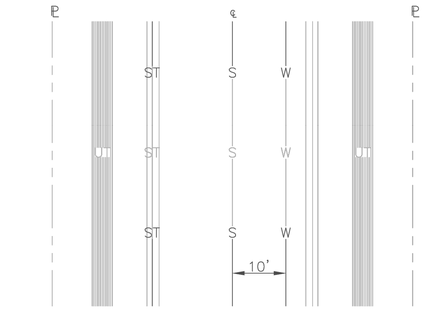


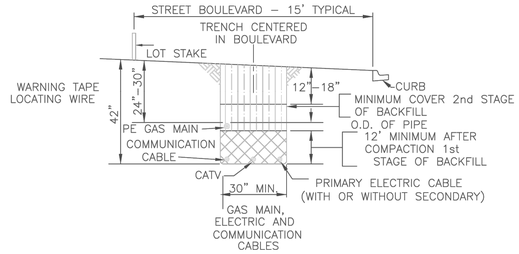
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UTILITY TRENCH
- ℄ PROPERTY LINE
- ℄ CENTERLINE OF STREET

NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

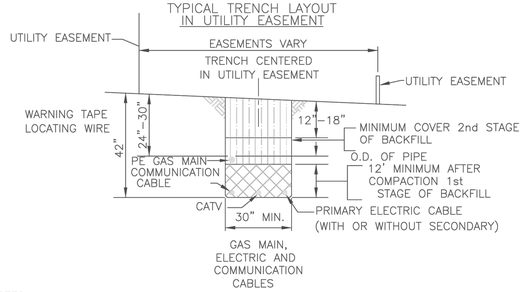
UTILITY LOCATIONS
N.T.S.

APPROVED: 7 – 1996	City of RAMSEY	STANDARD DETAILS: UTILITY LOCATIONS
		CITY PLATE No. UTL–1

TYPICAL TRENCH LAYOUT IN STREET BOULEVARD



TYPICAL TRENCH LAYOUT IN UTILITY EASEMENT

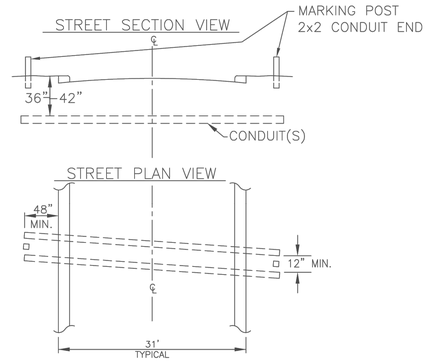


NOTES:
1. TRENCH AND UTILITY LOCATIONS SHALL CORRESPOND WITH STREET SERIES LAYOUT AND CONNEXUS PLANS.
2. WARNING TAPE AND LOCATING WIRE PLACED ABOVE GAS AND ELECTRIC

APPROVED: 7 – 1996	City of RAMSEY	STANDARD DETAILS: TYPICAL TRENCH LOCATION
		CITY PLATE No. UTL–2

CONDUIT INSTALLATION GUIDE

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



CONDUIT INSTALLATION
N.T.S.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CONDUIT INSTALLATION
		CITY PLATE No. UTL–3

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UTILITY DETAILS

SHEET NUMBER

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Luminaire Schedule							
Tag	Symbol	Qty	Description	Manufacturer's #	Luminaire Lumens	Luminaire Watts	LLF
UX		20	MINI WALL SCONCE MOUNTED AT 7 FT AFG	MAXIM LIGHTING CAT# 86199	143	6	0.900
UX1		40	ATLANTIS WALL SCONCE MOUNTED AT 10 FT AFG	HINKLEY CAT# 1646SK-LL	1100	12	0.900
XB		41	SQUARE BOLLARD	TRACE LITE CAT# AXB-VS-4K	3051	26	0.900
XD		32	4 IN. RECESSED DOWNLIGHT	NORA LIGHTING CAT# NOXTW-5631BB 4000K	1134	15.5	0.900
XP1		95	14 FT POLE ON 6 IN. BASE WITH HOUSE-SIDE SHIELD, SINGLE HEAD, TYPE IV DISTRIBUTION	LUMECON CAT# LDS-SAL-125-DB-T4-1-40-MAS-BL	8571	125	0.900
XP2		27	12 FT POLE ON 30 IN. BASE, DOUBLE HEAD, TYPE III DISTRIBUTION	LUMECON CAT# LDS-SAL-125-DB-T3-1-40-	17935	125	0.900
XW		5	WALL PACK MOUNTED AT 10 FT AFG	LUMECON CAT# LWS-SFC-30-DB-1-40	3089	30	0.900
XW1		16	DOWN SCONCE MOUNTED ON WALL AT 8 FT AFG	SATCO NUVO CAT# 62-1148	725	10	0.900
XW2		17	UP & DOWN SCONCE MOUNTED ON WALL AT 10 FT AFG	SATCO NUVO CAT# 62-1144R1	1472	20	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE_Top	Illuminance	Fc	1.31	60.7	0.0	N.A.	N.A.
PARKING LOTS & DRIVE AISLES	Illuminance	Fc	4.63	24.6	1.0	4.63	24.60
WALKING PATH - FAMILY NORTH	Illuminance	Fc	0.81	29.6	0.0	N.A.	N.A.
WALKING PATH - FAMILY SOUTH	Illuminance	Fc	3.85	10.2	0.3	12.83	34.00
WALKING PATH - SENIOR NORTH	Illuminance	Fc	3.09	18.2	0.1	30.90	182.00

TYPE UX

https://www.maximilighting.com/prodspec/86199BK

TYPE UX1

https://www.hinkley.com/product_spec_print/download/advancedpdf/product_id/53294/

TYPE XB

https://barronltg.com/pdf/axb.pdf

TYPE XD

https://noralighting.com/wp-content/uploads/2019/12/NOXTW-56_spec.pdf

TYPE XP1 & XP2

https://lumecon.com/wp-content/uploads/2024/02/Lumecon-LDS-SAL_02022024.pdf

TYPE XW

https://lumecon.com/wp-content/uploads/2023/10/Lumecon-LWS-SFC_10312023.pdf

TYPE XW1

https://media.satco.com/specsheetsp/pdf/62-1148

TYPE XW2

https://media.satco.com/specsheetsp/pdf/62-1144R1

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ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

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COMMISSION NUMBER	2236.10

SHEET TITLE

ELECTRICAL SITE PHOTOMETRICS

SHEET NUMBER

E015

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Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10 Lord of Life_AI_2023.rvt
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2	2024-03-12	SITE PLAN REVIEW r1

SHEET NUMBER	SHEET NAME	ISSUE 01	ISSUE 02	ISSUE 03	ISSUE 04	ISSUE 05	ISSUE 06	ISSUE 07
A - GENERAL								
L001	LANDSCAPE COVER SHEET	X	X					
L002	LANDSCAPE NOTES / GRAPHIC LEGEND	X	X					
L003	OVERALL SITE REFERENCE PLAN	X	X					
B - REMOVAL								
LD001	TREE PRESERVATION PLAN	X	X					
LD002	TREE PRESERVATION/REMOVALS INVENTORY	X	X					
D - LANDSCAPE								
LS1100	TOWNHOMES ZONE A - LANDSCAPE PLAN	X	X					
LS1101	TOWNHOMES ZONE B - LANDSCAPE PLAN	X	X					
LS1102	TOWNHOMES ZONE C - LANDSCAPE PLAN	X	X					
LS1103	TOWNHOMES ZONE D - LANDSCAPE PLAN	X	X					
LS1104	TOWNHOMES ZONE E - LANDSCAPE PLAN	X	X					
LS1105	TOWNHOMES ZONE F - LANDSCAPE PLAN	X	X					
LS2106	SENIOR BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS2201	SENIOR BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3108	ALL AGES BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS3109	ALL AGES BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3110	ALL AGES BUILDING ZONE C - LANDSCAPE PLAN	X	X					
LS3111	ALL AGES BUILDING ZONE D - LANDSCAPE PLAN	X	X					
LS3112	ALL AGES BUILDING ZONE E - LANDSCAPE PLAN	X	X					

TRUE NORTH PLAN NORTH

CERTIFICATION

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COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE COVER SHEET

SHEET NUMBER

L001

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REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:

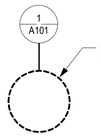
INDICATES DETAIL CALLOUT NUMBER

INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

REVISION:

REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:



INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

REVISION CLOUD:

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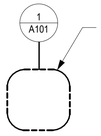
KEYNOTE:

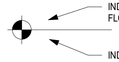
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:



INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:



INDICATES FLOOR LEVEL

INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:

INDICATES DETAIL NUMBER

INDICATES SHEET WHERE DETAIL IS DRAWN

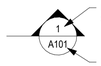
INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

EXTERIOR ELEVATION:

INDICATES EXTERIOR ELEVATION NUMBER

INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:



INDICATES BUILDING SECTION NUMBER

INDICATES SHEET WHERE BUILDING SECTION IS DRAWN

INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

C	CENTER LINE
	LIMIT OF WORK
	MATCH LINE
EJ	EXPANSION JOINT
	CONTROL JOINT
	STEEL EDGING
GB	GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
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GRADING LEGEND

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42.05 ME	MATCH EXISTING ELEVATION
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42.05 BS	BOTTOM OF STEP
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2% MAX.	SLOPE INDICATOR
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	GRADE BREAKLINE

FINISH GRADE (LANDSCAPE)	FG
FINISH SURFACE (HARDSCAPE)	FS
POOL COPING	PC
TOP OF DRAIN	TD
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WATER LEVEL	WL

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
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3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
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15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
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26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

PROJECT SUMMARY:

- PUD SITE AREA: XXXXX SF / XXX ACRES
- LOT 1 SIZE (EXISTING): XXXXX SF / XXX ACRES
- LOT 2 SIZE (NEW): XXXXX SF / XXX ACRES
- DWELLING UNITS: XXX
- BUILDING FOOTPRINT (INCLUDES PKG AREA): XXXXX SF
- (TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = XXXXX SF
- % LANDSCAPE REQ.: XXXXX SF
- PERVIOUS AREA ON-SITE (AT-GRADE): XXXXX SF
- PERVIOUS AREA ON-SITE (GREEN ROOF): XXXXX SF
- TOTAL PERVIOUS: XXXXX SF
- BIKE PARKING SPACES (ON SITE): X (X spaces per unit)
- BIKE PARKING SPACES (IN GARAGE): XXX

TRUE NORTH PLAN NORTH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10_Lord of Life_LAND_2023.rvt
2/9/2024 3:08:26 PM

REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:

INDICATES DETAIL CALLOUT NUMBER

INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

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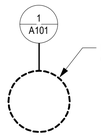

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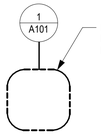

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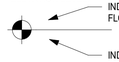

INDICATES FLOOR LEVEL

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INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

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INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

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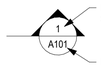

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27. ANY TREE CLEARING THAT INVOLVES OAK TREES SHALL BE COMPLETED PRIOR TO APRIL 15 OR AFTER JULY 15 TO HELP LIMIT THE INTRODUCTION OF OAK WILT INTO THE AREA.
28. PER THE CITY'S DEVELOPMENT AGREEMENT, ANY LANDSCAPE WORK COMPLETED ON SITE WILL INCLUDE A 2-YEAR MAINTENANCE GUARANTEE FROM THE DATE OF APPROVAL OF LANDSCAPE INSTALLATION BY THE CITY.
29. ALL AREAS INCLUDED IN THE LIMITS OF DISTURBANCE THAT ARE NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL WITH NO MORE THAN 35% SAND CONTENT.

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9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.
13. IRRIGATION SYSTEM TO INCLUDE RAIN SENSOR AND SOIL MOISTURE SENSOR AS PART OF THE INSTALLATION. THESE REQUIREMENTS TO BE CONFIRMED DURING PROJECT SUBMITTAL PROCESS.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

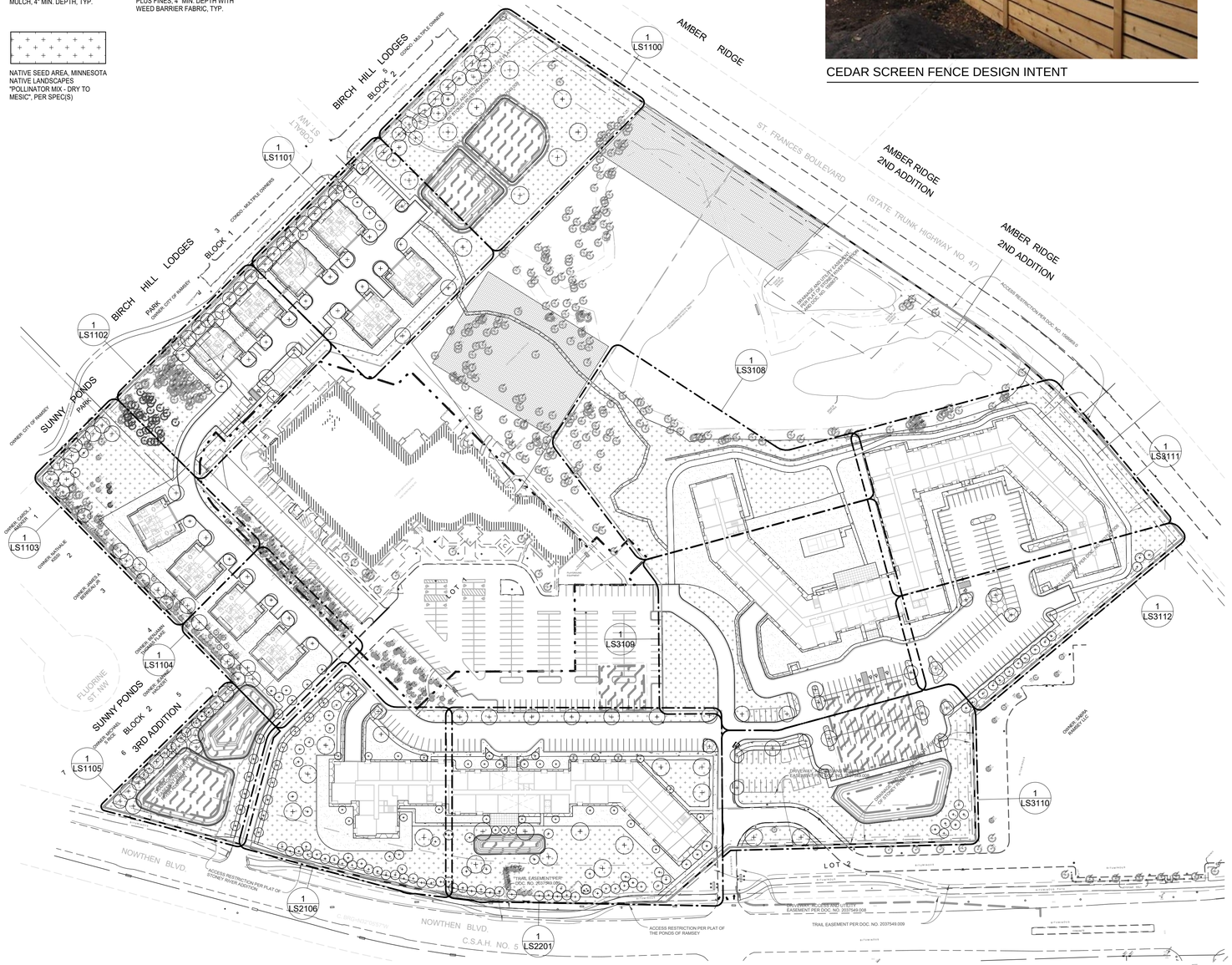
ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)



1 L003 OVERALL SITE - LANDSCAPE REFERENCE PLAN
1" = 100'-0"

CEDAR SCREEN FENCE DESIGN INTENT

Presbyterian Homes Lord of Life
Ramsey, MN

Landscape Summary
Required Landscape Canopy

Site Area (sf)	Impervious Area (sf)	Pervious Area	Impervious - toTotal Ratio
1547687	577170	970517	37.29%

Required canopy coverage for site equals Impervious to Total Ratio x Pervious Area (.374 x 971388) 361929 SF

Buffer Yard Trees

Key	Planting Size	Qantity	Canopy Size	Total Canopy Size	Common Name	Scientific Name
CO-B	2" B&B	35	922	32270	Common Hackberry	Celtis occidentalis
QB-B	2" B&B	35	718	25130	Swamp White Oak	Quercus bicolor
Buffer Yard Total Canopy				**57400**		
Deciduous Trees						
CO	1" CONT.	15	922	13830	Common Hackberry	Celtis occidentalis
QB	1" CONT.	15	718	10770	Swamp White Oak	Quercus bicolor
QM	1" CONT.	25	3910	97750	Burr Oak	Quercus macrocarpa
UA	1" CONT.	15	3910	58650	New Harmony American Elm	Ulmus americana 'New Harmony'
PT	1" CONT.	15	245	3675	Prairie Gold Aspen	Populus tremuloides 'NEArb'
GD	1" CONT.	15	629	9435	Kentucky Espresso Coffeetree	Gymnocladus dioicus 'Espresso-JFS
AS	1" CONT.	20	982	19640	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'
MP	1" CONT.	15	157	2355	Prairiefire Crab	Malus 'Prairiefire'
	1" CONT.	15	297	4455	Eastern Redbud	Cercis canadensis
Deciduous Trees Total Canopy				**220560**		
Evergreen Trees						
PS	5' H	60	1995	119700	Eastern White Pine	Pinus strobus
PA	5' H	34	626	21284	Norway Spruce	Picea abies
Evergreen Trees Total Canopy				**140984**		
Total Tree Canopy Inches				**418944**		

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

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DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
OVERALL SITE REFERENCE PLAN

SHEET NUMBER
L003

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TREE REMOVALS/PRESERVATION SUMMARY

NOTE: ANY TREE CLEARING THAT INVOLVES OAK TREES SHALL BE COMPLETED PRIOR TO APRIL 15 OR AFTER JULY 15 TO HELP LIMIT THE INTRODUCTION OF OAK WILT INTO THE AREA.

X - SIGNIFICANT TREE REMOVED FOR STORMWATER TREATMENT 1,201 TOTAL INCHES)

X - SIGNIFICANT TREE REMOVED FOR SITE IMPROVEMENTS (NON-STORMWATER) (6,110 TOTAL INCHES)

ALL TREES INSIDE CLOUDED AREA TO BE REMOVED

ALL TREES INSIDE CLOUDED AREA TO BE REMOVED

DARK TREE SYMBAL = TREE TO BE REMOVED

LIGHT TREE SYMBAL = TREE TO BE PRESERVED

TREE PRESERVATION/REMOVALS SUMMARY

15,714 = TOTAL INCHES OF SIGNIFICANT TREES EXISTING ON SITE
6,110 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR SITE WORK NOT RELATED TO STORMWATER

6,110/15,714 = 399% OF EXISTING TREES PROPOSED FOR REMOVAL NOT RELATED TO STORMWATER TREATMENT

1 LD001 OVERALL SITE - TREE PRESERVATION PLAN
1" = 80'-0"

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SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
LD001

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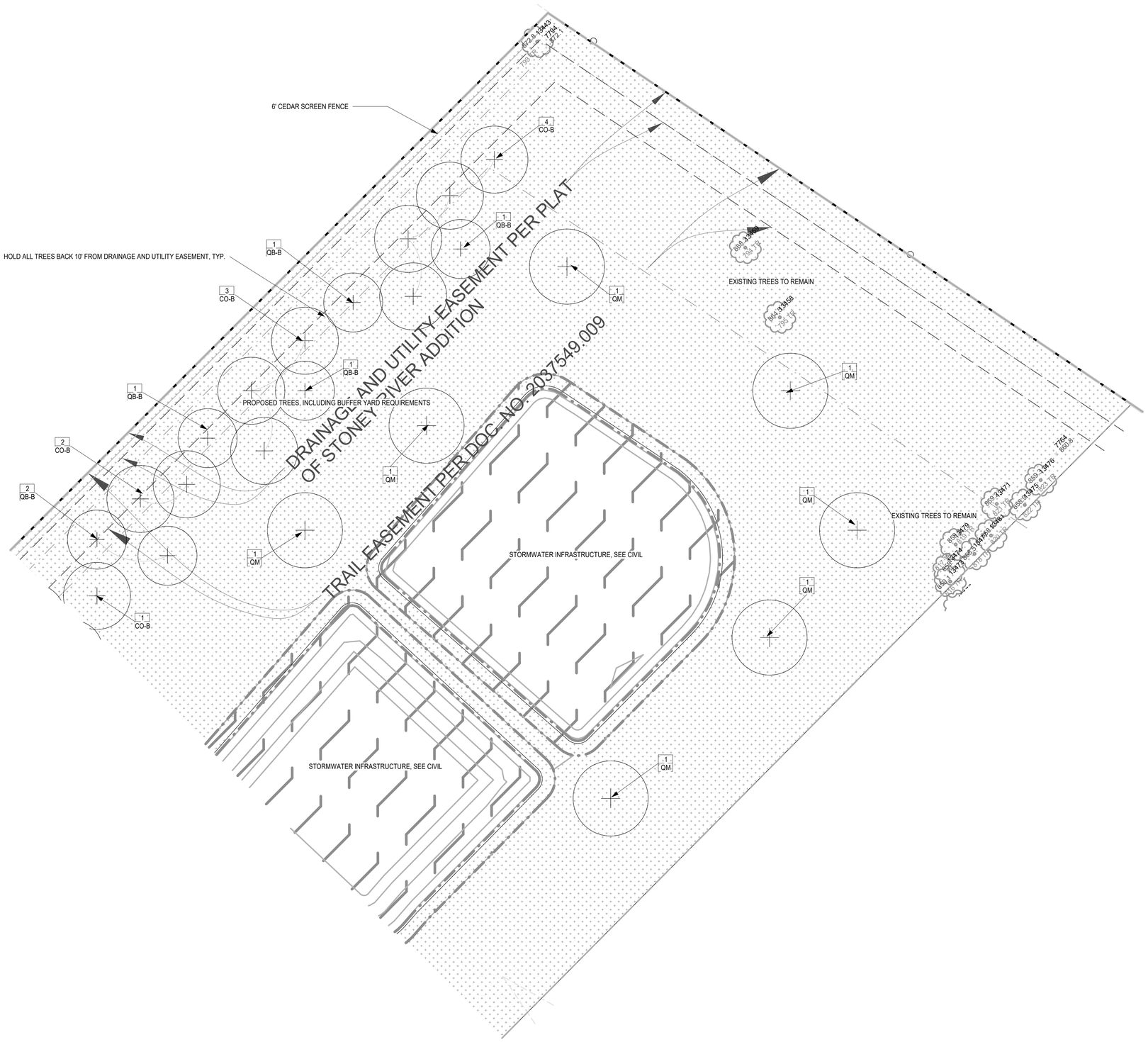
Tag Number	Scientific Name	Common Name	DBH	Condition	Notes
XP	1 Populus deltoides	Cottonwood	43	Good	
XG	2 Juniperus virginiana	Red Cedar	13	Good	
XP	3 Pinus sylvestris	Scotch Pine	13	Good	
XP	4 Ulmus pumila	Siberian Elm	11	Good	
XP	5 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XP	6 Juniperus virginiana	Red Cedar	6	Good	
XP	7 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	8 Pinus sylvestris	Scotch Pine	7	Good	
XP	9 Ulmus pumila	Siberian Elm	11	Good	
XG	10 Pinus sylvestris	Scotch Pine	7	Good	
XG	11 Ulmus pumila	Siberian Elm	10	Good	
XG	12 Ulmus pumila	Siberian Elm	9	Good	
XG	13 Ulmus pumila	Siberian Elm	17	Fair	
XG	14 Ulmus pumila	Siberian Elm	8	Good	
XP	15 Ulmus pumila	Siberian Elm	9	Fair	
XP	16 Ulmus pumila	Siberian Elm	11	Fair	
XP	17 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	18 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	19 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	20 Pinus sylvestris	Scotch Pine	5	Fair	
XP	21 Pinus sylvestris	Scotch Pine	12	Good	
XP	22 Ulmus pumila	Siberian Elm	8	Good	
XP	23 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	24 Juniperus virginiana	Red Cedar	9	Good	
XP	25 Juniperus virginiana	Red Cedar	5	Good	
XP	26 Ulmus pumila	Siberian Elm	17	Fair	
XP	27 Juniperus virginiana	Red Cedar	10	Good	
XP	28 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	29 Pinus sylvestris	Scotch Pine	9	Good	
XP	30 Juniperus virginiana	Red Cedar	8	Good	
XP	31 Juniperus virginiana	Red Cedar	6	Good	
XP	32 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	33 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	34 Ulmus pumila	Siberian Elm	13	Fair	
XP	35 Pinus sylvestris	Scotch Pine	6	Good	
XG	36 Ulmus pumila	Siberian Elm	12	Fair	
XP	37 Picea glauca	White Spruce	6	Good	
XP	38 Juniperus virginiana	Red Cedar	6	Good	
XP	39 Juniperus virginiana	Red Cedar	8	Good	
XP	40 Ulmus pumila	Siberian Elm	8	Fair	
XP	41 Ulmus pumila	Siberian Elm	8	Good	
XP	42 Picea glauca	White Spruce	4	Good	
XG	43 Ulmus pumila	Siberian Elm	8	Fair	
XP	44 Pinus sylvestris	Scotch Pine	11	Fair	
XP	45 Juniperus virginiana	Red Cedar	6	Good	
XP	46 Pinus resinosa	Red Pine	12	Good	
XP	47 Pinus resinosa	Red Pine	14	Good	
XP	48 Ulmus pumila	Siberian Elm	9	Good	
XP	49 Ulmus pumila	Siberian Elm	19	Good	
XP	50 Juniperus virginiana	Red Cedar	6	Good	
XP	51 Pinus resinosa	Red Pine	15	Good	
XP	52 Pinus resinosa	Red Pine	252	Poor	
XP	53 Pinus sylvestris	Scotch Pine	8	Good	
XP	54 Juniperus virginiana	Red Cedar	5	Good	
XP	55 Juniperus virginiana	Red Cedar	6	Good	
XP	56 Juniperus virginiana	Red Cedar	8	Fair	
XP	57 Pinus resinosa	Red Pine	13	Fair	
XP	58 Ulmus pumila	Siberian Elm	13	Good	
XP	59 Pinus resinosa	Red Pine	12	Fair	
XP	60 Ulmus pumila	Siberian Elm	11	Fair	
XG	61 Pinus resinosa	Red Pine	14	Fair	
XG	62 Quercus rubra	Red Oak	7	Good	
XG	63 Pinus resinosa	Red Pine	7	Good	
	64 Pinus sylvestris	Scotch Pine	5	Good	
	65 Pinus resinosa	Red Pine	14	Fair	
	66 Ulmus pumila	Siberian Elm	21	Good	
	67 Pinus resinosa	Red Pine	13	Fair	
	68 Pinus sylvestris	Scotch Pine	12	Good	
	69 Pinus resinosa	Red Pine	4	Good	
	70 Ulmus pumila	Siberian Elm	12	Good	
	71 Ulmus pumila	Siberian Elm	12	Good	
	72 Ulmus pumila	Siberian Elm	8	Fair	
	73 Pinus sylvestris	Scotch Pine	9	Fair	
	74 Pinus sylvestris	Scotch Pine	9	Fair	
	75 Quercus rubra	Red Oak	4	Good	
	76 Pinus resinosa	Red Pine	13	Fair	
	77 Pinus resinosa	Red Pine	14	Fair	
	78 Pinus resinosa	Red Pine	14	Fair	
	79 Pinus resinosa	Red Pine	12	Fair	
	80 Pinus resinosa	Red Pine	11	Fair	
	81 Pinus resinosa	Red Pine	11	Fair	
	82 Pinus resinosa	Red Pine	7	Fair	
	83 Pinus resinosa	Red Pine	10	Fair	
	84 Pinus sylvestris	Scotch Pine	10	Good	
	85 Juniperus virginiana	Red Cedar	6	Good	
	86 Pinus resinosa	Red Pine	12	Good	
	87 Pinus resinosa	Red Pine	11	Good	
	88 Juniperus virginiana	Red Cedar	6	Good	
	89 Pinus resinosa	Red Pine	16	Good	
	90 Pinus sylvestris	Scotch Pine	5	Fair	
	91 Pinus resinosa	Red Pine	14	Fair	
	92 Pinus resinosa	Red Pine	10	Good	
	93 Juniperus virginiana	Red Cedar	7	Good	
	94 Juniperus virginiana	Red Cedar	4	Good	
	95 Ulmus pumila	Siberian Elm	19	Good	
	96 Pinus resinosa	Red Pine	12	Good	
	97 Pinus resinosa	Red Pine	15	Good	
	98 Juniperus virginiana	Red Cedar	7	Good	
	99 Juniperus virginiana	Red Cedar	8	Good	
	100 Juniperus virginiana	Red Cedar	6	Good	
	101 Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
	102 Pinus resinosa	Red Pine	8	Fair	Multi-stem
	103 Pinus sylvestris	Scotch Pine	15	Fair	
	104 Pinus resinosa	Red Pine	13	Fair	
	105 Pinus resinosa	Red Pine	10	Fair	
	106 Ulmus pumila	Siberian Elm	9	Fair	
	107 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	108 Ulmus pumila	Siberian Elm	16	Fair	
	109 Juniperus virginiana	Red Cedar	6	Good	
	110 Pinus resinosa	Red Pine	14	Fair	
	111 Pinus resinosa	Red Pine	11	Fair	
	112 Pinus resinosa	Red Pine	9	Fair	Multi-stem
	113 Pinus resinosa	Red Pine	12	Fair	
	114 Pinus resinosa	Red Pine	12	Fair	
	115 Juniperus virginiana	Red Cedar	4	Good	
	116 Juniperus virginiana	Red Cedar	6	Good	
	117 Pinus resinosa	Red Pine	15	Good	
	118 Pinus resinosa	Red Pine	10	Good	
	119 Pinus sylvestris	Scotch Pine	8	Good	
	120 Pinus resinosa	Red Pine	14	Fair	
	121 Ulmus pumila	Siberian Elm	10	Good	
	122 Pinus resinosa	Red Pine	4	Good	
	123 Ulmus pumila	Siberian Elm	15	Good	
	124 Juniperus virginiana	Red Cedar	8	Fair	
	125 Pinus resinosa	Red Pine	14	Fair	
	126 Pinus resinosa	Red Pine	10	Fair	Multi-stem
	127 Pinus sylvestris	Scotch Pine	6	Good	
	128 Pinus sylvestris	Scotch Pine	6	Good	
	129 Pinus sylvestris	Scotch Pine	10	Good	
	130 Pinus sylvestris	Scotch Pine	5	Fair	
	131 Juniperus virginiana	Red Cedar	6	Good	
	132 Pinus sylvestris	Scotch Pine	4	Fair	
	133 Ulmus pumila	Siberian Elm	8	Fair	
	134 Pinus sylvestris	Scotch Pine	11	Fair	
	135 Pinus sylvestris	Scotch Pine	5	Fair	
	136 Pinus resinosa	Red Pine	9	Fair	Multi-stem
	137 Pinus sylvestris	Scotch Pine	6	Good	
	138 Pinus resinosa	Red Pine	4	Good	
	139 Ulmus pumila	Siberian Elm	15	Good	
	140 Pinus sylvestris	Scotch Pine	4	Good	
	141 Pinus resinosa	Red Pine	13	Fair	
	142 Pinus resinosa	Red Pine	4	Good	
	143 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
	144 Juniperus virginiana	Red Cedar	10	Good	
	145 Juniperus virginiana	Red Cedar	10	Good	
	146 Pinus sylvestris	Scotch Pine	12	Good	
	147 Juniperus virginiana	Red Cedar	14	Good	
	148 Pinus resinosa	Red Pine	8	Good	
	149 Pinus sylvestris	Scotch Pine	13	Good	
	150 Pinus sylvestris	Scotch Pine	12	Good	
	151 Juniperus virginiana	Red Cedar	6	Good	
	152 Juniperus virginiana	Red Cedar	10	Good	
	153 Pinus sylvestris	Scotch Pine	10	Good	
	154 Pinus sylvestris	Scotch Pine	16	Good	
	155 Pinus sylvestris	Scotch Pine	6	Fair	
	156 Pinus sylvestris	Scotch Pine	15	Fair	
	157 Pinus sylvestris	Scotch Pine	6	Good	
	158 Pinus sylvestris	Scotch Pine	8	Fair	
	159 Pinus sylvestris	Scotch Pine	8	Fair	
	160 Pinus sylvestris	Scotch Pine	6	Good	
	161 Pinus sylvestris	Scotch Pine	6	Good	
	162 Pinus sylvestris	Scotch Pine	14	Fair	
	163 Pinus sylvestris	Scotch Pine	4	Fair	
	164 Pinus sylvestris	Scotch Pine	13	Good	
	165 Pinus sylvestris	Scotch Pine	8	Fair	
	166 Pinus sylvestris	Scotch Pine	5	Fair	
	167 Pinus sylvestris	Scotch Pine	8	Fair	
	168 Pinus sylvestris	Scotch Pine	10	Fair	
	169 Pinus resinosa	Red Pine	16	Fair	
	170 Juniperus virginiana	Red Cedar	10	Good	
	171 Pinus sylvestris	Scotch Pine	11	Fair	
	172 Pinus sylvestris	Scotch Pine	5	Fair	
	173 Pinus resinosa	Red Pine	14	Fair	
	174 Juniperus virginiana	Red Cedar	9	Fair	
	175 Pinus resinosa	Red Pine	11	Fair	
	176 Juniperus virginiana	Red Cedar	10	Fair	
	177 Pinus resinosa	Red Pine	12	Fair	Multi-stem
	178 Pinus sylvestris	Scotch Pine	9	Good	
	179 Pinus sylvestris	Scotch Pine	4	Fair	
	180 Pinus sylvestris	Scotch Pine	4	Good	
	181 Pinus sylvestris	Scotch Pine	6	Fair	
	182 Pinus sylvestris	Scotch Pine	14	Fair	
	183 Pinus sylvestris	Scotch Pine	14	Fair	
	184 Pinus sylvestris	Scotch Pine	5	Fair	
	185 Pinus sylvestris	Scotch Pine	12	Fair	
	186 Pinus sylvestris	Scotch Pine	5	Fair	
	187 Pinus sylvestris	Scotch Pine	12	Fair	
	188 Pinus sylvestris	Scotch Pine	13	Good	
	189 Pinus sylvestris	Scotch Pine	7	Fair	
	190 Pinus sylvestris	Scotch Pine	6	Fair	
	191 Pinus sylvestris	Scotch Pine	9	Fair	
	192 Juniperus virginiana	Red Cedar	5	Fair	
	193 Pinus sylvestris	Scotch Pine	8	Fair	
	194 Ulmus pumila	Siberian Elm	9	Fair	
	195 Juniperus virginiana	Red Cedar	14	Fair	
	196 Juniperus virginiana	Red Cedar	8	Fair	
	197 Pinus resinosa	Red Pine	16	Fair	
	198 Juniperus virginiana	Red Cedar	11	Fair	
XG	199 Juniperus virginiana	Red Cedar	9	Fair	
XG	200 Juniperus virginiana	Red Cedar	15	Fair	
XG	201 Pinus sylvestris	Scotch Pine	9	Fair	
	202 Pinus sylvestris	Scotch Pine	7	Good	
	203 Pinus sylvestris	Scotch Pine	12	Good	
	204 Pinus sylvestris	Scotch Pine	10	Good	
	205 Pinus sylvestris	Scotch Pine	7	Good	
	206 Pinus sylvestris	Scotch Pine	9	Fair	
	207 Pinus sylvestris	Scotch Pine	14	Good	
XG	208 Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
XG	209 Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
	210 Juniperus virginiana	Red Cedar	10	Fair	
XG	211 Juniperus virginiana	Red Cedar	5	Fair	
XG	212 Pinus sylvestris	Scotch Pine	6	Good	
XG	213 Pinus sylvestris	Scotch Pine	13	Fair	
XG	214 Pinus sylvestris	Scotch Pine	7	Fair	
XG	215 Juniperus virginiana	Red Cedar	6	Fair	
XG	216 Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
	217 Pinus sylvestris	Scotch Pine	6	Fair	
XG	218 Pinus sylvestris	Scotch Pine	7	Good	
XG	219 Pinus sylvestris	Scotch Pine	6	Good	
XG	220 Pinus sylvestris	Scotch Pine	10	Fair	
XG	221 Pinus sylvestris	Scotch Pine	11	Fair	
XG	222 Pinus sylvestris	Scotch Pine	16	Good	
	223 Ulmus pumila	Siberian Elm	16	Fair	
XG	224 Pinus sylvestris	Scotch Pine	7	Good	
XG	225 Pinus sylvestris	Scotch Pine	11	Good	
XG	226 Pinus sylvestris	Scotch Pine	9	Fair	
XG	227 Pinus sylvestris	Scotch Pine	5	Fair	
XG	228 Quercus rubra	Red Oak	8	Fair	
XG	229 Pinus sylvestris	Scotch Pine	10	Fair	
XG	230 Pinus sylvestris	Scotch Pine	5	Fair	
XG	231 Juniperus virginiana	Red Cedar	6	Fair	
XG	232 Pinus sylvestris	Scotch Pine	4	Fair	
XG	233 Ulmus pumila	Siberian Elm	8	Fair	
XG	234 Pinus sylvestris	Scotch Pine	11	Fair	
XG	235 Pinus sylvestris	Scotch Pine	11	Fair	Multi-stem
XG	236 Juniperus virginiana	Red Cedar	7	Good	
	237 Pinus sylvestris	Scotch Pine	16	Fair	
	238 Pinus sylvestris	Scotch Pine	12	Fair	
	239 Pinus sylvestris	Scotch Pine	5	Fair	
	240 Pinus sylvestris	Scotch Pine	11	Good	
	241 Pinus sylvestris	Scotch Pine	5	Fair	
	242 Quercus rubra	Red Oak	7	Good	
	243 Juniperus virginiana	Red Cedar	6	Fair	
	244 Ulmus pumila	Siberian Elm	12	Fair	
	245 Pinus sylvestris	Scotch Pine	12	Fair	
	246 Pinus sylvestris	Scotch Pine	12	Good	
	247 Pinus sylvestris	Scotch Pine	7	Fair	
	248 Pinus sylvestris	Scotch Pine	9	Good	
	249 Pinus sylvestris	Scotch Pine	6	Fair	
	250 Pinus sylvestris	Scotch Pine	7	Fair	
	251 Juniperus virginiana	Red Cedar	5	Fair	
	252 Pinus sylvestris	Scotch Pine	7	Fair	
	253 Juniperus virginiana	Red Cedar	5	Fair	
	254 Pinus sylvestris	Scotch Pine	8	Fair	
	255 Pinus sylvestris	Scotch Pine	6	Fair	
	256 Pinus sylvestris	Scotch Pine	6	Good	
	257 Pinus sylvestris	Scotch Pine	9	Fair	
	258 Pinus sylvestris	Scotch Pine	9	Fair	
	259 Pinus sylvestris	Scotch Pine	12	Fair	
	260 Pinus sylvestris	Scotch Pine	12	Fair	
	261 Pinus sylvestris	Scotch Pine	9	Fair	
	262 Pinus sylvestris	Scotch Pine	6	Fair	
	263 Ulmus pumila	Siberian Elm	9	Fair	
	264 Pinus sylvestris	Scotch Pine	5	Good	
	265 Pinus sylvestris	Scotch Pine	7	Fair	
	266 Pinus sylvestris	Scotch Pine	5	Fair	
	267 Pinus sylvestris	Scotch Pine	6	Good	
	268 Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
	269 Pinus sylvestris	Scotch Pine	4	Good	
	270 Ulmus pumila	Siberian Elm	15	Fair	
	271 Pinus sylvestris	Scotch Pine	10	Fair	
	272 Pinus sylvestris	Scotch Pine	10	Fair	
	273 Pinus sylvestris	Scotch Pine	13	Good	
	274 Pinus sylvestris	Scotch Pine	5	Fair	
	275 Pinus sylvestris	Scotch Pine	8	Fair	
	276 Pinus sylvestris	Scotch Pine	8	Fair	
	277 Pinus sylvestris	Scotch Pine	14	Fair	
	278 Pinus sylvestris	Scotch Pine	7	Fair	
	279 Pinus sylvestris	Scotch Pine	7	Fair	
	280 Pinus sylvestris	Scotch Pine	6	Good	
	281 Pinus sylvestris	Scotch Pine	6	Fair	
	282 Pinus sylvestris	Scotch Pine	5	Fair	
	283 Pinus sylvestris	Scotch Pine	7	Fair	
	284 Pinus sylvestris	Scotch Pine	6	Fair	
	285 Pinus sylvestris	Scotch Pine	9	Fair	
	286 Pinus sylvestris	Scotch Pine	7	Fair	
	287 Juniperus virginiana	Red Cedar	6	Fair	Multi-stem
	288 Pinus sylvestris	Scotch Pine	8	Good	
	289 Pinus sylvestris	Scotch Pine	7	Fair	
	290 Pinus sylvestris	Scotch Pine	6	Fair	
	291 Pinus sylvestris	Scotch Pine	6	Fair	
	292 Juniperus virginiana	Red Cedar	4	Fair	
	293 Pinus sylvestris	Scotch Pine	6	Fair	
	294 Pinus sylvestris	Scotch Pine	10	Fair	
	295 Pinus sylvestris	Scotch Pine	7	Fair	
XG	296 Pinus sylvestris	Scotch Pine	5	Fair	
XG	297 Ulmus pumila	Siberian Elm	15	Good	
	298 Pinus sylvestris	Scotch Pine	8	Poor	Decay
	299 Pinus sylvestris	Scotch Pine	8	Fair	
	300 Pinus sylvestris	Scotch Pine	11	Good	
	301 Pinus sylvestris	Scotch Pine	10	Fair	
	302 Pinus sylvestris	Scotch Pine	8	Fair	
	303 Pinus sylvestris	Scotch Pine	4	Fair	
	304 Pinus sylvestris	Scotch Pine	6	Fair	
	305 Pinus sylvestris	Scotch Pine	7	Good	
	306 Pinus sylvestris	Scotch Pine	9	Fair	
	307 Pinus sylvestris	Scotch Pine	8	Fair	
	308 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	309 Pinus sylvestris	Scotch Pine	9	Fair	
	310 Pinus sylvestris	Scotch Pine	7	Good	
	311 Pinus sylvestris	Scotch Pine	7	Fair	
	312 Pinus sylvestris	Scotch Pine	6	Fair	
	313 Pinus sylvestris	Scotch Pine	7	Fair	
	314 Pinus sylvestris	Scotch Pine	9	Fair	
	315 Pinus sylvestris	Scotch Pine	16	Fair	
	316 Pinus sylvestris	Scotch Pine	13	Good	
	317 Pinus sylvestris	Scotch Pine	5	Fair	
	318 Pinus sylvestris	Scotch Pine	9	Fair	
	319 Pinus sylvestris	Scotch Pine	8	Fair	
	320 Pinus resinosa	Red Pine	15	Good	
	321 Juniperus virginiana	Red Cedar	9	Fair	
	322 Juniperus virginiana	Red Cedar	6	Fair	
	323 Pinus sylvestris	Scotch Pine	15	Fair	
	324 Pinus sylvestris	Scotch Pine	13	Good	
	325 Pinus sylvestris	Scotch Pine	11	Fair	
XG	326 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	327 Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
	328 Pinus sylvestris	Scotch Pine	5	Fair	
	329 Pinus sylvestris	Scotch Pine	6	Good	
	330 Pinus sylvestris	Scotch Pine	9	Fair	
	331 Pinus sylvestris	Scotch Pine	4	Fair	
	332 Juniperus virginiana	Red Cedar	6	Good	
	333 Pinus sylvestris	Scotch Pine	12	Fair	
	334 Pinus sylvestris	Scotch Pine	6	Fair	
XG	335 Quercus rubra	Red Oak	8	Good	
	336 Juniperus virginiana	Red Cedar	5	Good	
	337 Pinus sylvestris	Scotch Pine	16	Fair	
	338 Pinus sylvestris	Scotch Pine	13	Fair	
	339 Pinus sylvestris	Scotch Pine	15	Good	
	340 Pinus sylvestris	Scotch Pine	10	Fair	
	341 Juniperus virginiana	Red Cedar	6	Good	
	342 Pinus sylvestris	Scotch Pine	14	Fair	
	343 Pinus sylvestris	Scotch Pine	12	Fair	
	344 Pinus sylvestris	Scotch Pine	11	Good	
	345 Pinus sylvestris	Scotch Pine	8	Fair	
	346 Pinus sylvestris	Scotch Pine	4	Good	
	347 Pinus sylvestris	Scotch Pine	12	Good	
	348 Pinus sylvestris	Scotch Pine	9	Fair	
	349 Pinus sylvestris	Scotch Pine	6	Fair	
	350 Pinus sylvestris	Scotch Pine	7	Fair	
	351 Pinus sylvestris	Scotch Pine	12	Fair	
	352 Pinus sylvestris	Scotch Pine	12	Fair	
	353 Juniperus virginiana	Red Cedar	5	Fair	
	354 Pinus sylvestris	Scotch Pine	11	Fair	
	355 Pinus sylvestris	Scotch Pine	5	Fair	
	356 Pinus sylvestris	Scotch Pine	15	Good	
	357 Pinus sylvestris	Scotch Pine	6	Fair	
	358 Pinus sylvestris	Scotch Pine	8	Fair	
	359 Pinus sylvestris	Scotch Pine	12	Good	
	360 Pinus sylvestris	Scotch Pine	6	Good	
	361 Pinus sylvestris	Scotch Pine	6	Good	
	362 Pinus sylvestris	Scotch Pine	7	Good	
	363 Pinus sylvestris	Scotch Pine	6	Good	
	364 Pinus sylvestris	Scotch Pine	13	Good	
	365 Pinus sylvestris	Scotch Pine	8	Fair	
	366 Pinus sylvestris	Scotch Pine	8	Good	
	367 Pinus sylvestris	Scotch Pine	11	Fair	
	368 Pinus sylvestris	Scotch Pine	6	Good	
	369 Pinus sylvestris	Scotch Pine	12	Good	
	370 Pinus sylvestris	Scotch Pine	6	Fair	
	371 Juniperus virginiana	Red Cedar	8	Good	
	372 Pinus sylvestris	Scotch Pine	10	Good	
	373 Pinus sylvestris	Scotch Pine	6	Good	
	374 Pinus sylvestris	Scotch Pine	10	Good	
	375 Juniperus virginiana	Red Cedar	5	Good	
	376 Pinus sylvestris	Scotch Pine	9	Good	
	377 Pinus sylvestris	Scotch Pine	12	Fair	
	378 Pinus sylvestris	Scotch Pine	9	Good	
	379 Pinus sylvestris	Scotch Pine	4	Good	
	380 Pinus sylvestris	Scotch Pine	4	Good	
	381 Pinus sylvestris	Scotch Pine	10	Good	
	382 Pinus sylvestris	Scotch Pine	12	Good	
	383 Pinus sylvestris	Scotch Pine	9	Good	
	384 Pinus sylvestris	Scotch Pine	8	Good	
	385 Pinus sylvestris	Scotch Pine	8	Good	
	386 Pinus sylvestris	Scotch Pine	8	Good	
	387 Pinus sylvestris	Scotch Pine	14	Good	
	388 Pinus sylvestris	Scotch Pine	10	Good	
	389 Pinus sylvestris	Scotch Pine	7	Good	
	390 Pinus sylvestris	Scotch Pine	4	Good	
	391 Pinus sylvestris	Scotch Pine	4	Fair	
	392 Pinus sylvestris	Scotch Pine	10	Good	
	393 Pinus sylvestris	Scotch Pine	9	Good	
	394 Pinus sylvestris	Scotch Pine	17	Good	
	395 Pinus sylvestris	Scotch Pine	12	Good	
	396 Pinus sylvestris	Scotch Pine	14	Good	
	397 Pinus sylvestris	Scotch Pine	16	Good	
	398 Pinus sylvestris	Scotch Pine	12	Good	
	399 Pinus sylvestris	Scotch Pine	14	Good	
	400 Pinus sylvestris	Scotch Pine	8	Good	
	401 Pinus sylvestris	Scotch Pine	9	Fair	
	402 Pinus sylvestris	Scotch Pine	7	Good	
	403 Pinus sylvestris	Scotch Pine	12	Good	
	404 Pinus sylvestris	Scotch Pine	14	Good	
	405 Pinus sylvestris	Scotch Pine	7	Good	
	406 Pinus sylvestris	Scotch Pine	8	Good	
	407 Pinus sylvestris	Scotch Pine	14	Good	
	408 Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
	409 Pinus sylvestris	Scotch Pine	5	Good	
	410 Pinus sylvestris	Scotch Pine	8	Good	
	411 Pinus sylvestris	Scotch Pine	9	Fair	
	412 Pinus sylvestris	Scotch Pine	5	Good	
	413 Pinus sylvestris	Scotch Pine	10	Good	
	414 Pinus sylvestris	Red Cedar	5	Good	
	415 Pinus sylvestris	Scotch Pine	11	Good	
	416 Pinus sylvestris	Scotch Pine	10	Good	
	417 Pinus sylvestris	Scotch Pine	4	Good	
	418 Pinus sylvestris	Scotch Pine	7	Good	
	419 Pinus sylvestris	Scotch Pine	10	Good	
	420 Pinus sylvestris	Scotch Pine	6	Good	Multi-stem
	421 Pinus sylvestris	Scotch Pine	6	Fair	
	422 Pinus sylvestris	Scotch Pine	16	Good	
	423 Pinus sylvestris	Scotch Pine	5	Good	
	424 Pinus sylvestris	Scotch Pine	7	Good	
	425 Pinus sylvestris	Scotch Pine	7	Good	
	426 Pinus sylvestris	Scotch Pine	9	Fair	
	427 Pinus sylvestris	Scotch Pine	14	Good	
	428 Quercus rubra	Red Oak	8	Fair	
	429 Juniperus virginiana	Red Cedar	4	Good	Multi-stem
	430 Pinus sylvestris	Scotch Pine	11	Good	
	431 Pinus sylvestris	Scotch Pine	6	Good	
	432 Pinus sylvestris	Scotch Pine	9	Fair	
	433 Quercus rubra	Red Oak	8	Fair	
	434 Pinus sylvestris	Scotch Pine	9	Good	
	435 Juniperus virginiana	Red Cedar	6	Fair	
	436 Ulmus pumila	Siberian Elm	6	Good	Multi-stem
	437 Pinus sylvestris	Scotch Pine	6	Fair	
	438 Pinus sylvestris	Scotch Pine	12	Fair	
	439 Pinus sylvestris	Scotch Pine	10	Good	
	440 Pinus sylvestris	Scotch Pine	11	Good	
	441 Pinus sylvestris	Scotch Pine	4	Fair	
	442 Pinus sylvestris	Scotch Pine	13	Good	
	443 Pinus sylvestris	Scotch Pine	12	Fair	
	444 Pinus sylvestris	Scotch Pine	5	Fair	
	445 Pinus sylvestris	Scotch Pine	13	Good	
	446 Pinus sylvestris	Scotch Pine	12	Good	
	447 Pinus sylvestris	Scotch Pine	11	Good	
	448 Pinus sylvestris	Scotch Pine	8	Fair	
	449 Pinus sylvestris	Scotch Pine	12	Good	
	450 Pinus sylvestris	Scotch Pine	6	Good	
	451 Pinus sylvestris	Scotch Pine	12	Good	
	452 Pinus sylvestris	Scotch Pine	7	Fair	
	453 Juniperus virginiana	Red Cedar	5	Fair	
	454 Pinus sylvestris	Scotch Pine	12	Good	
	455 Pinus sylvestris	Scotch Pine	11	Good	
	456 Pinus sylvestris	Scotch Pine	12	Good	
	457 Pinus sylvestris	Scotch Pine	16	Good	
	458 Pinus sylvestris	Scotch Pine	10	Good	
	459 Pinus sylvestris	Scotch Pine	12	Good	
	460 Pinus sylvestris	Scotch Pine	12	Fair	
	461 Pinus sylvestris	Scotch Pine	12	Good	
	462 Pinus sylvestris	Scotch Pine	6	Good	
	463 Pinus sylvestris	Scotch Pine	9	Fair	
	464 Pinus sylvestris	Scotch Pine	5	Good	
	465 Pinus sylvestris	Scotch Pine	13	Good	
	466 Pinus sylvestris	Scotch Pine	10	Good	
	467 Pinus sylvestris	Scotch Pine	7	Good	
	468 Pinus sylvestris	Scotch Pine	5	Good	
	469 Pinus sylvestris	Scotch Pine	6	Good	
	470 Pinus sylvestris	Scotch Pine	14	Good	
	471 Pinus sylvestris	Scotch Pine	14	Good	
	472 Pinus sylvestris	Scotch Pine	12	Good	
	473 Pinus sylvestris	Scotch Pine	13	Good	
	474 Pinus sylvestris	Scotch Pine	6	Good	
	475 Pinus sylvestris	Scotch Pine	9	Good	
	476 Pinus sylvestris	Scotch Pine	14	Good	
	477 Ulmus pumila	Siberian Elm	14	Fair	
	478 Ulmus pumila	Siberian Elm	14	Fair	
	479 Quercus rubra	Red Oak	9	Fair	
	571 Juniperus virginiana	Red Cedar	8	Good	
	572 Ulmus pumila	Siberian Elm	14	Good	
	573 Ulmus pumila	Siberian Elm	17	Fair	
	574 Pinus sylvestris	Scotch Pine	10	Good	
	575 Juniperus virginiana	Red Cedar	5	Good	
	576 Ulmus pumila	Siberian Elm	10	Good	
	577 Ulmus pumila	Siberian Elm	16	Good	
	578 Ulmus pumila	Siberian Elm	13	Good	Multi-stem
	579 Ulmus pumila	Siberian Elm	11	Fair	
	580 Ulmus pumila	Siberian Elm	12	Fair



1 LS1100 TOWNHOMES ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

TRUE NORTH PLAN NORTH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS1100

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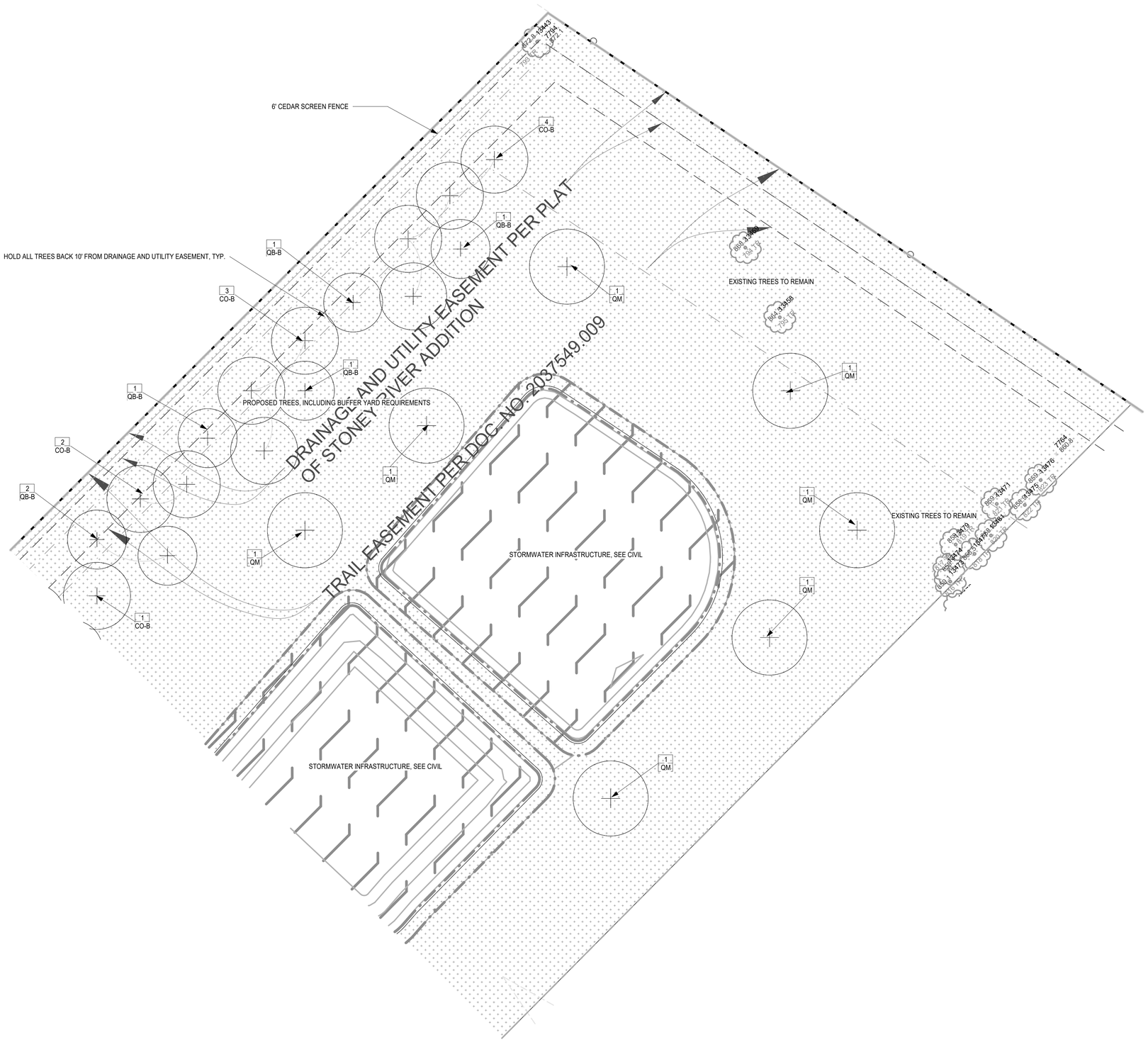

1 LS1100 TOWNHOMES ZONE A - LANDSCAPE PLAN
1" = 20'-0"

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1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS1100

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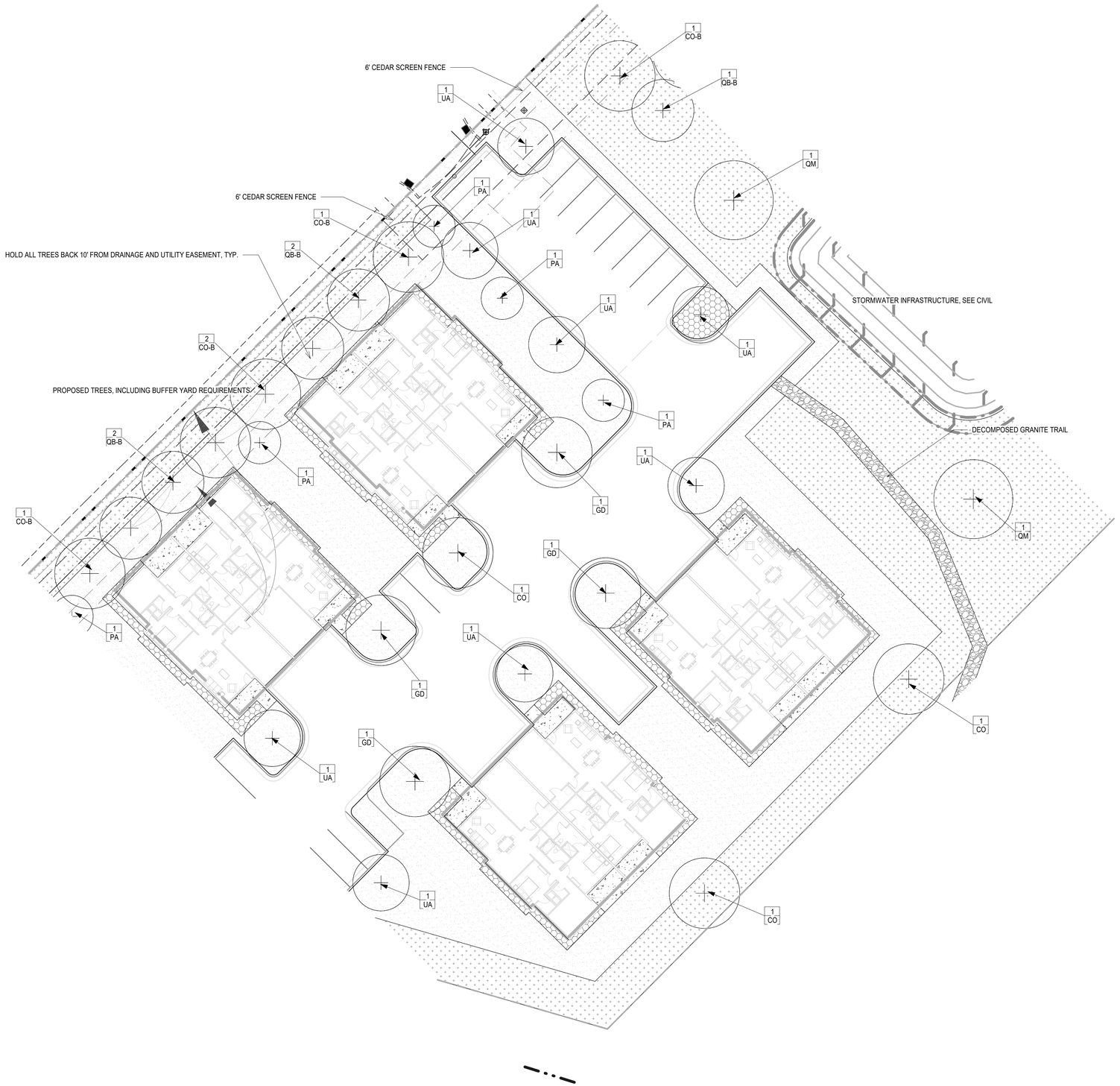

1 LS1101 TOWNHOMES ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
/*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED				
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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SHEET TITLE
TOWNHOMES ZONE B - LANDSCAPE PLAN

SHEET NUMBER
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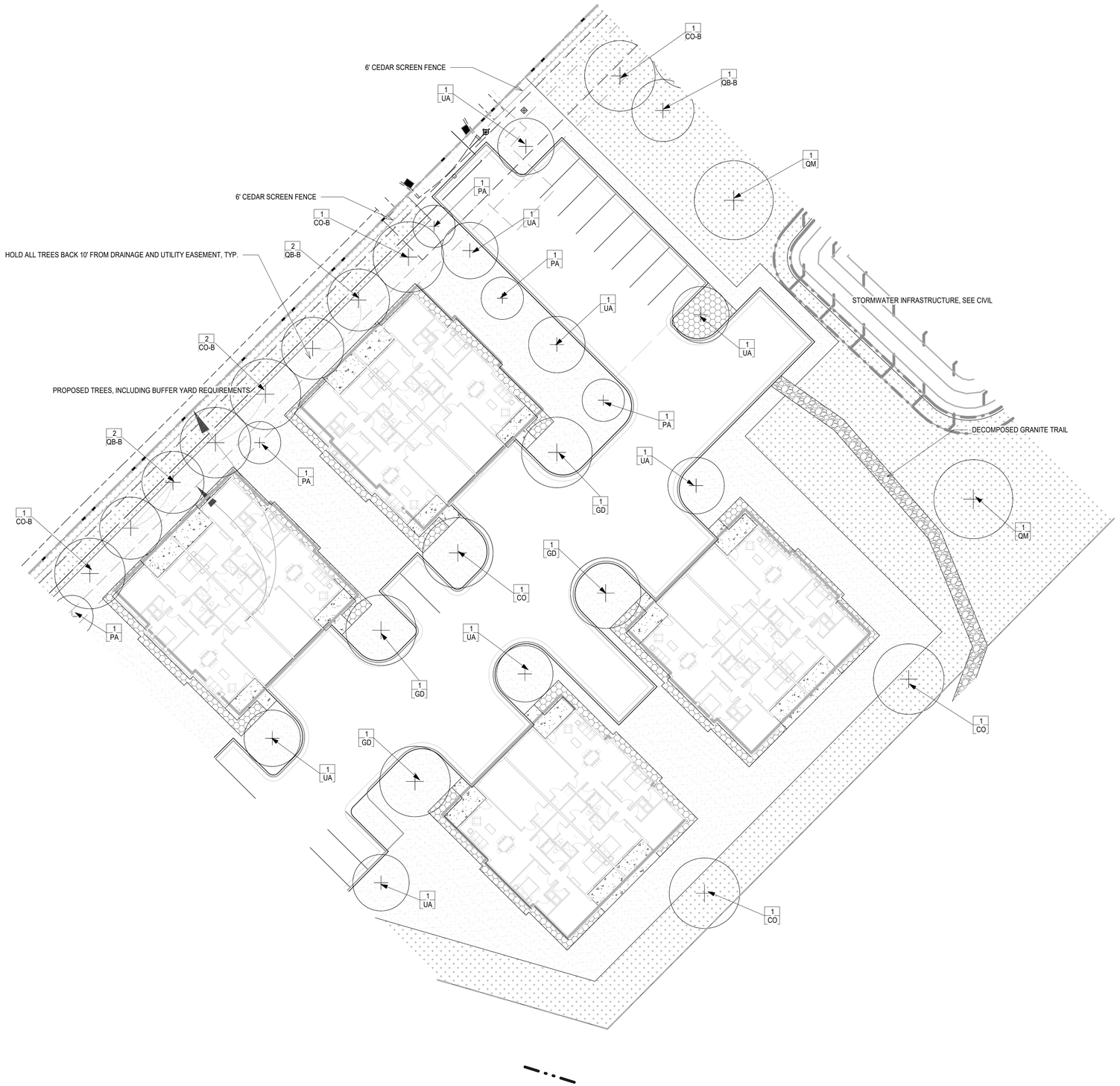

1 LS1101 TOWNHOMES ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
/*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED				
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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SHEET TITLE
TOWNHOMES ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS1101

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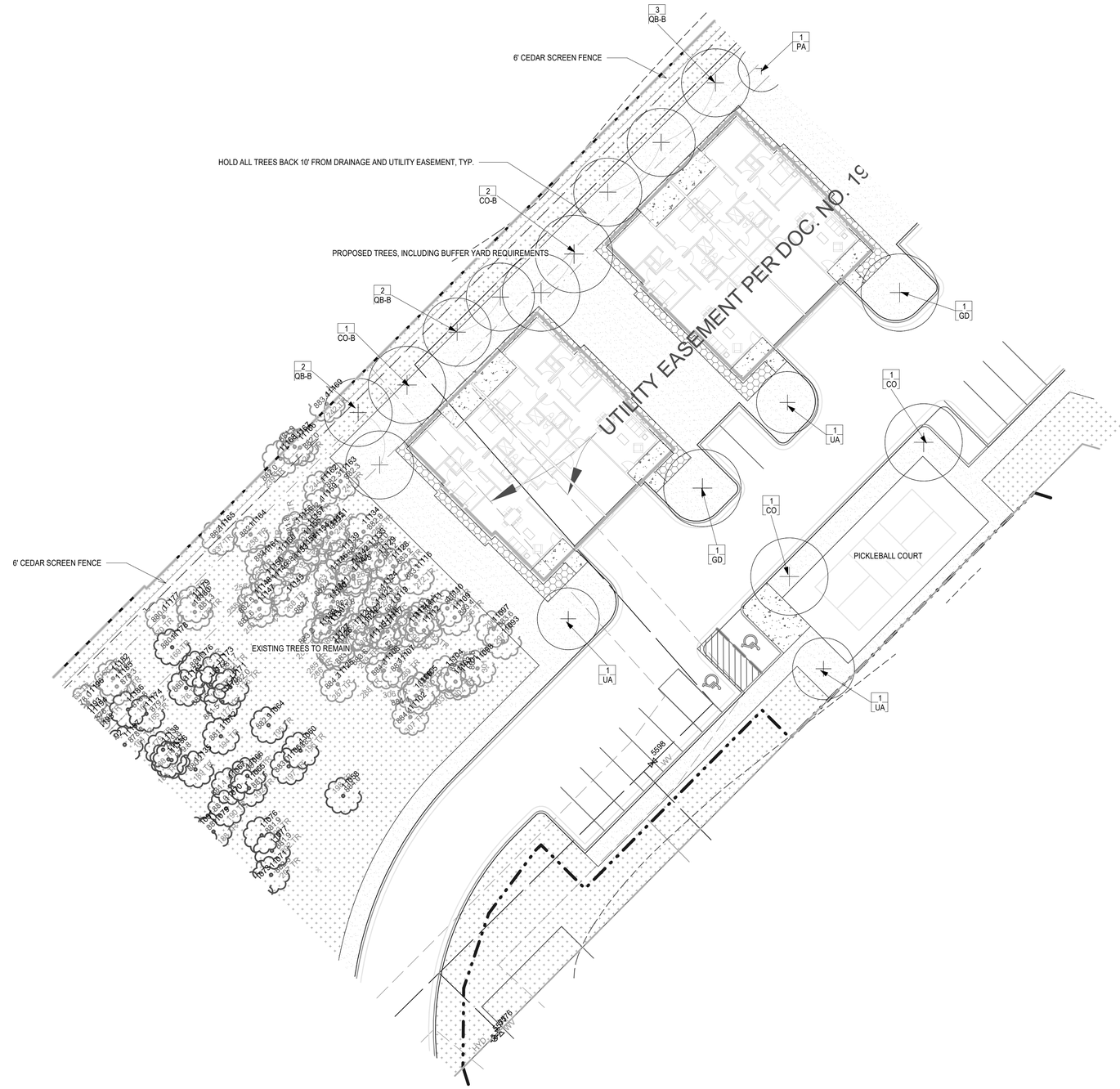

1 LS1102 TOWNHOMES ZONE C - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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SHEET TITLE
TOWNHOMES ZONE C - LANDSCAPE PLAN

SHEET NUMBER
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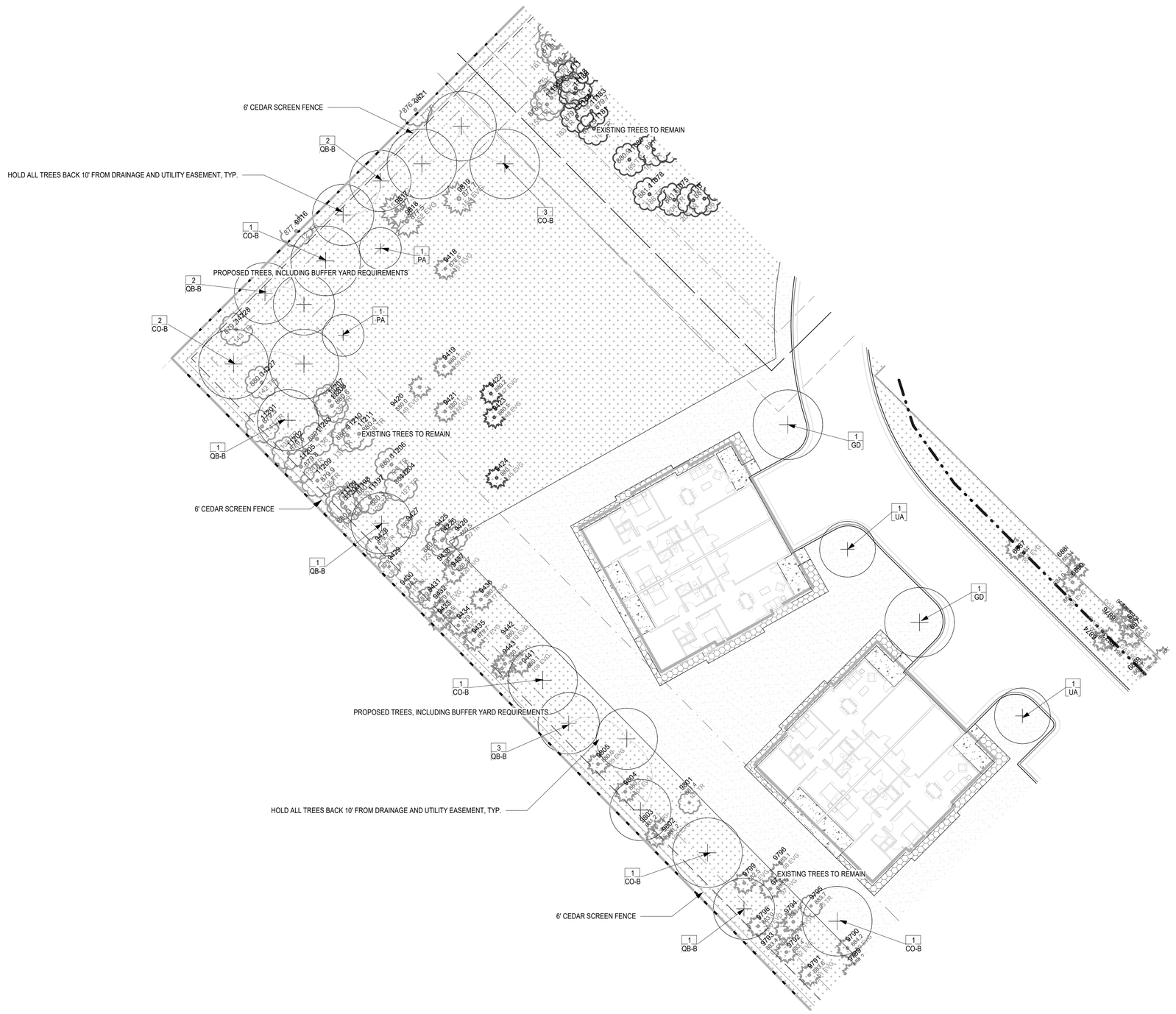

1 LS1103 TOWNHOMES ZONE D - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
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15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
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1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

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GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES *POLLINATOR MIX - DRY TO MESIC*, PER SPEC(S)

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

TOWNHOMES ZONE D - LANDSCAPE PLAN

SHEET NUMBER

LS1103

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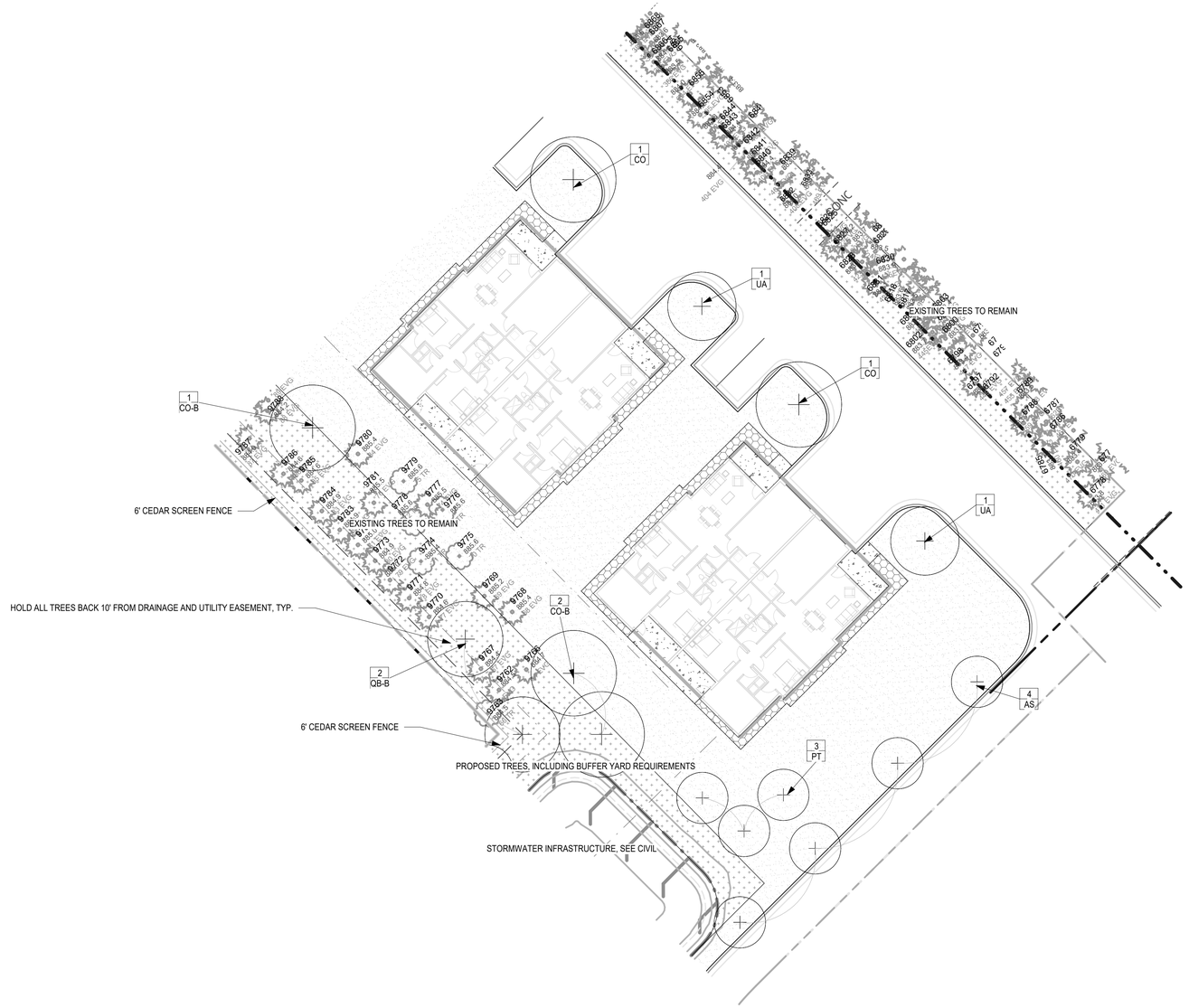

1 LS1104 TOWNHOMES ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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COMMISSION NUMBER	2236-10

SHEET TITLE

TOWNHOMES ZONE E - LANDSCAPE PLAN

SHEET NUMBER

LS1104

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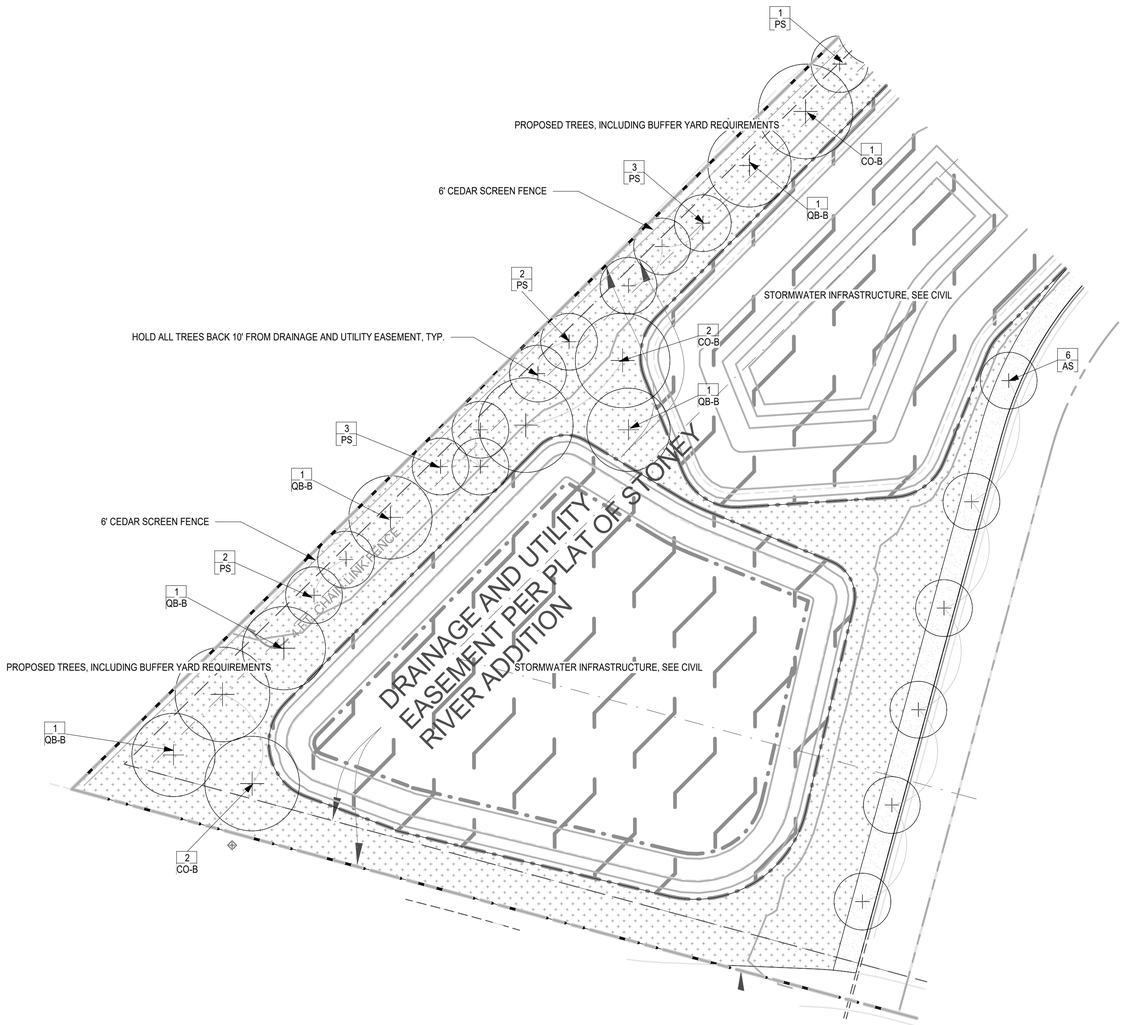

1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
TOWNHOMES ZONE F - LANDSCAPE PLAN

SHEET NUMBER
LS1105

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1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
TOWNHOMES ZONE F - LANDSCAPE PLAN

SHEET NUMBER
LS1105

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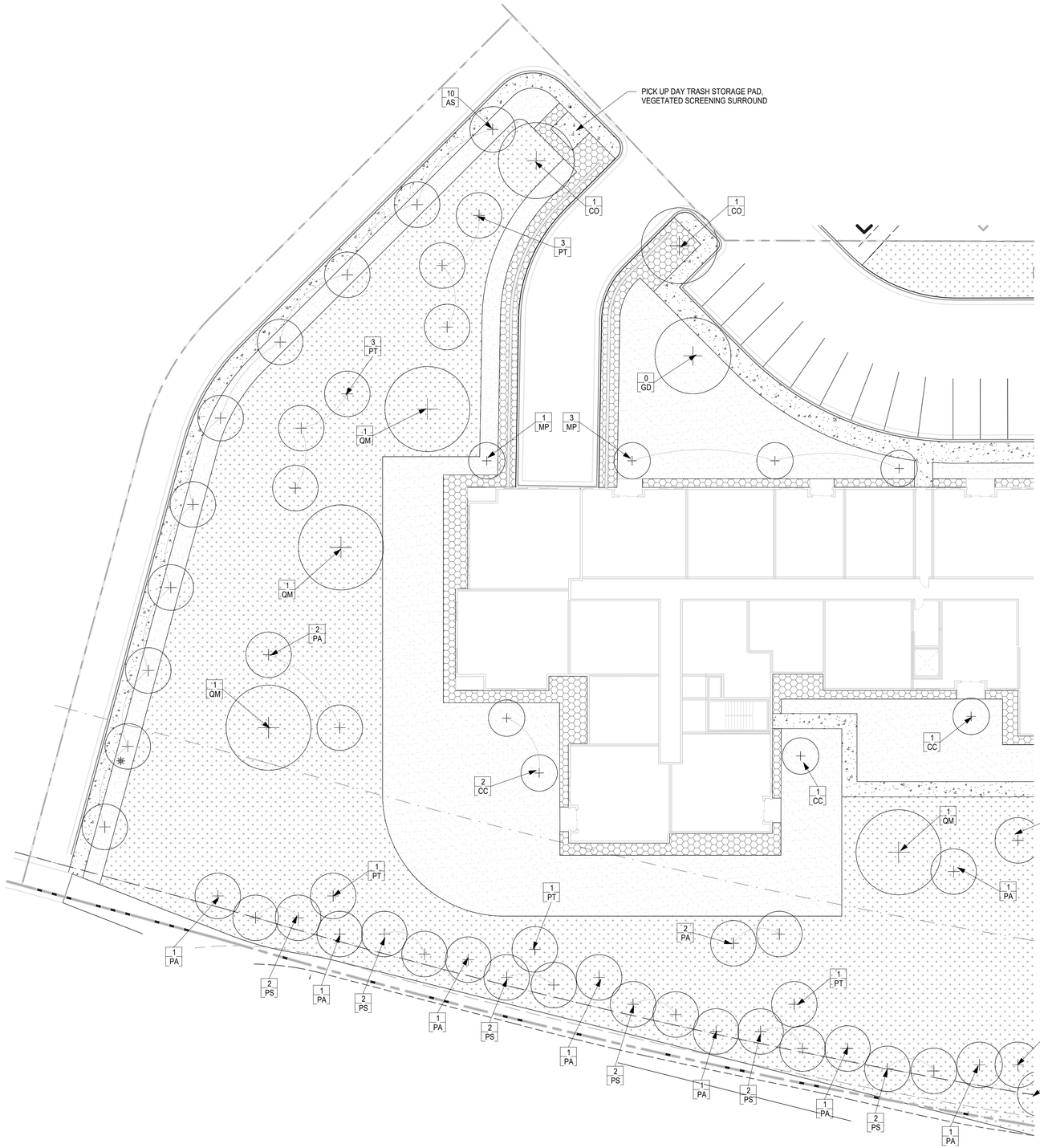

1 LS2106 SENIOR BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
SENIOR BUILDING ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS2106

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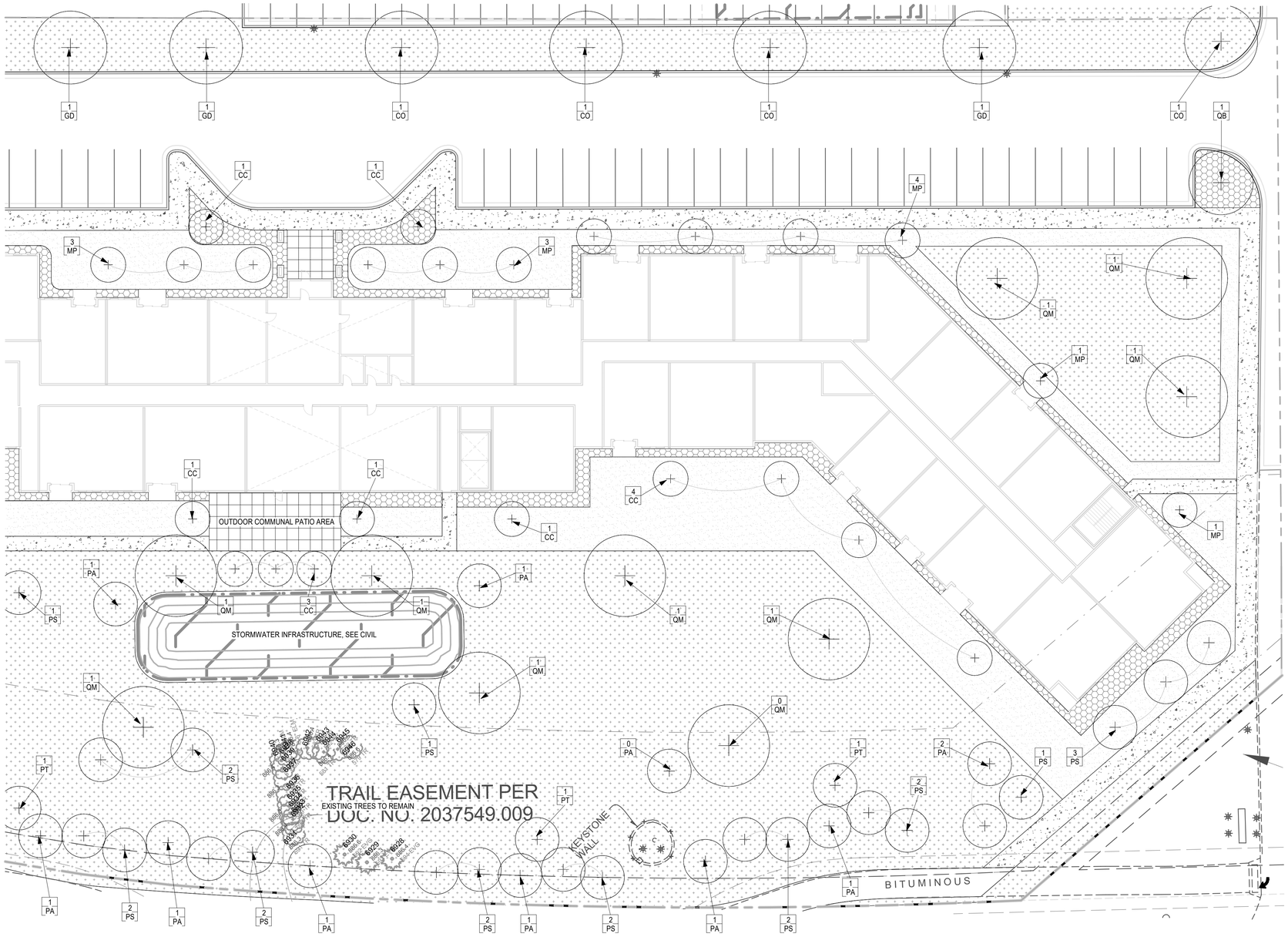

1 LS2201 SENIOR BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
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1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
SENIOR BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS2201

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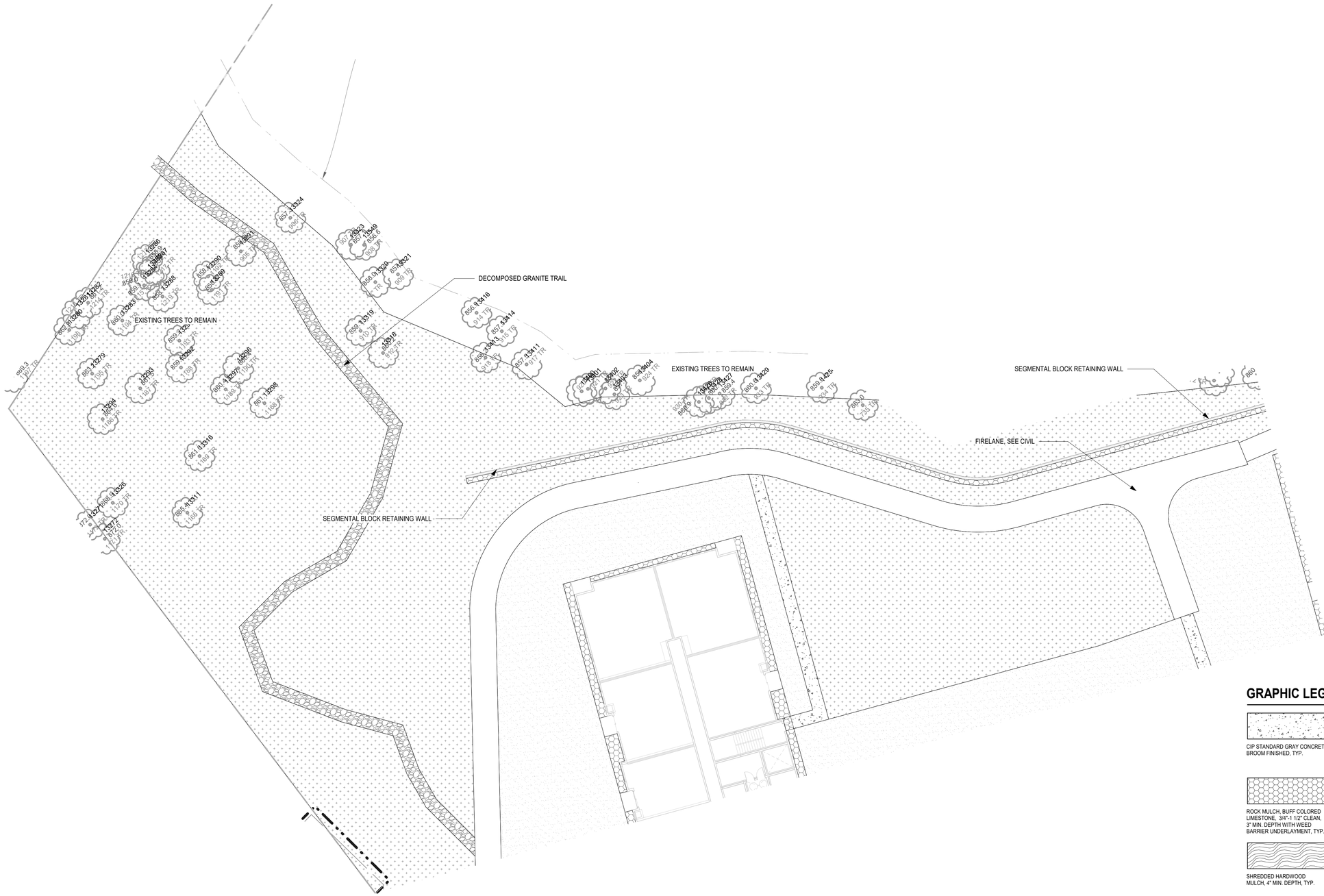

1 LS3108 ALL AGES BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS3108

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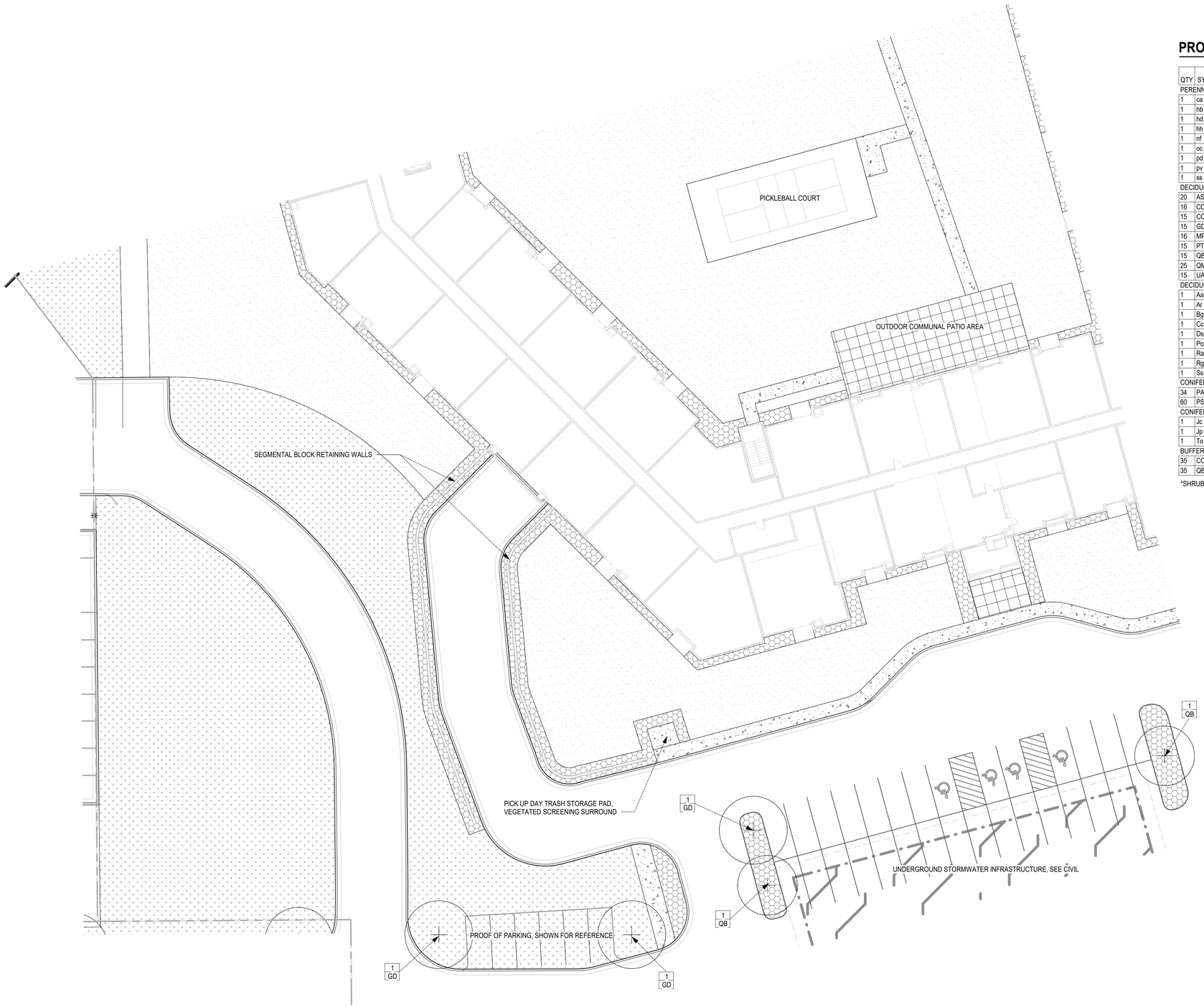

1 LS3109 ALL AGES BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS3109

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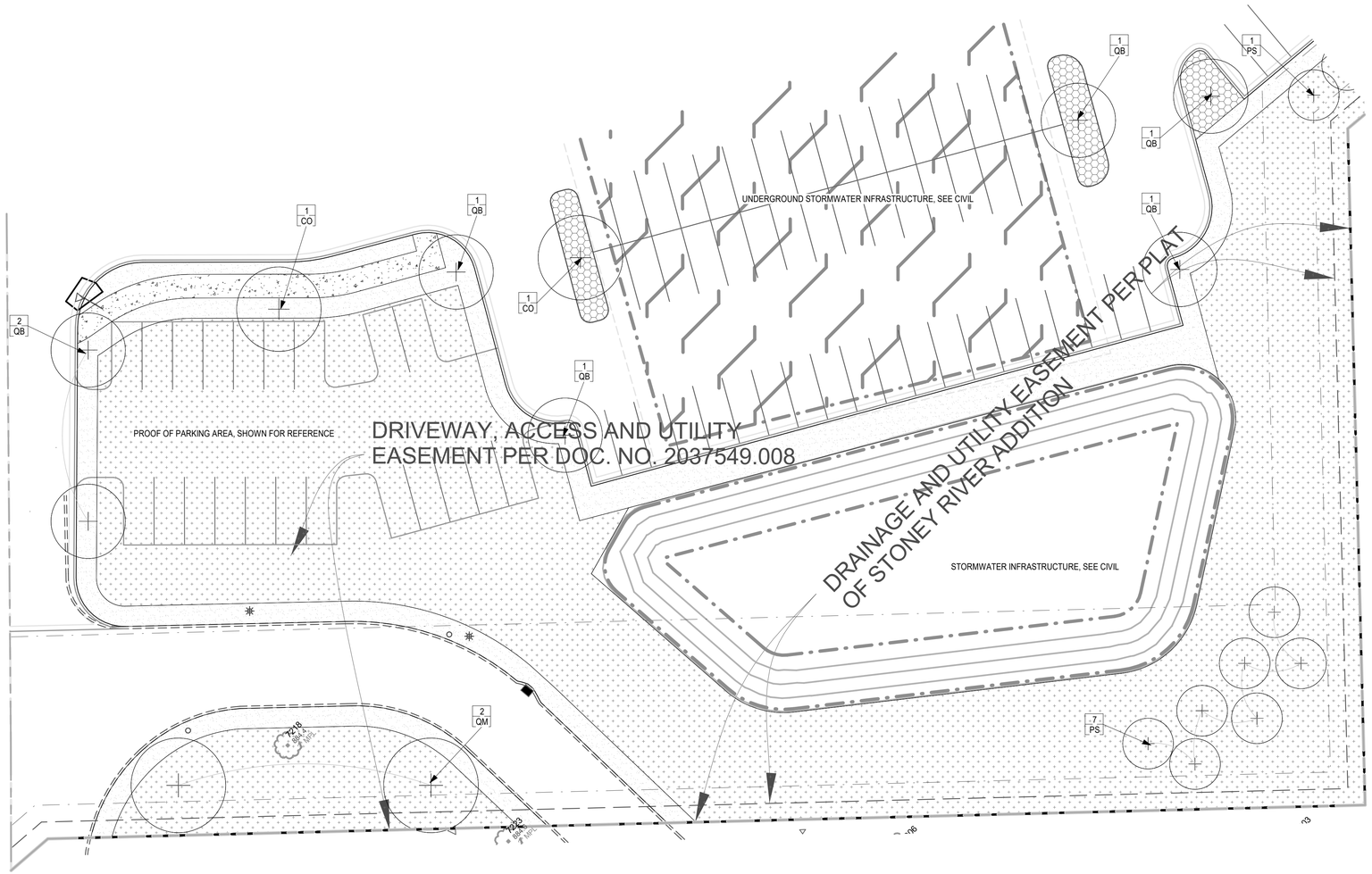

1 LS3110 ALL AGES BUILDING ZONE C - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Baiijohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE C - LANDSCAPE PLAN

SHEET NUMBER
LS3110

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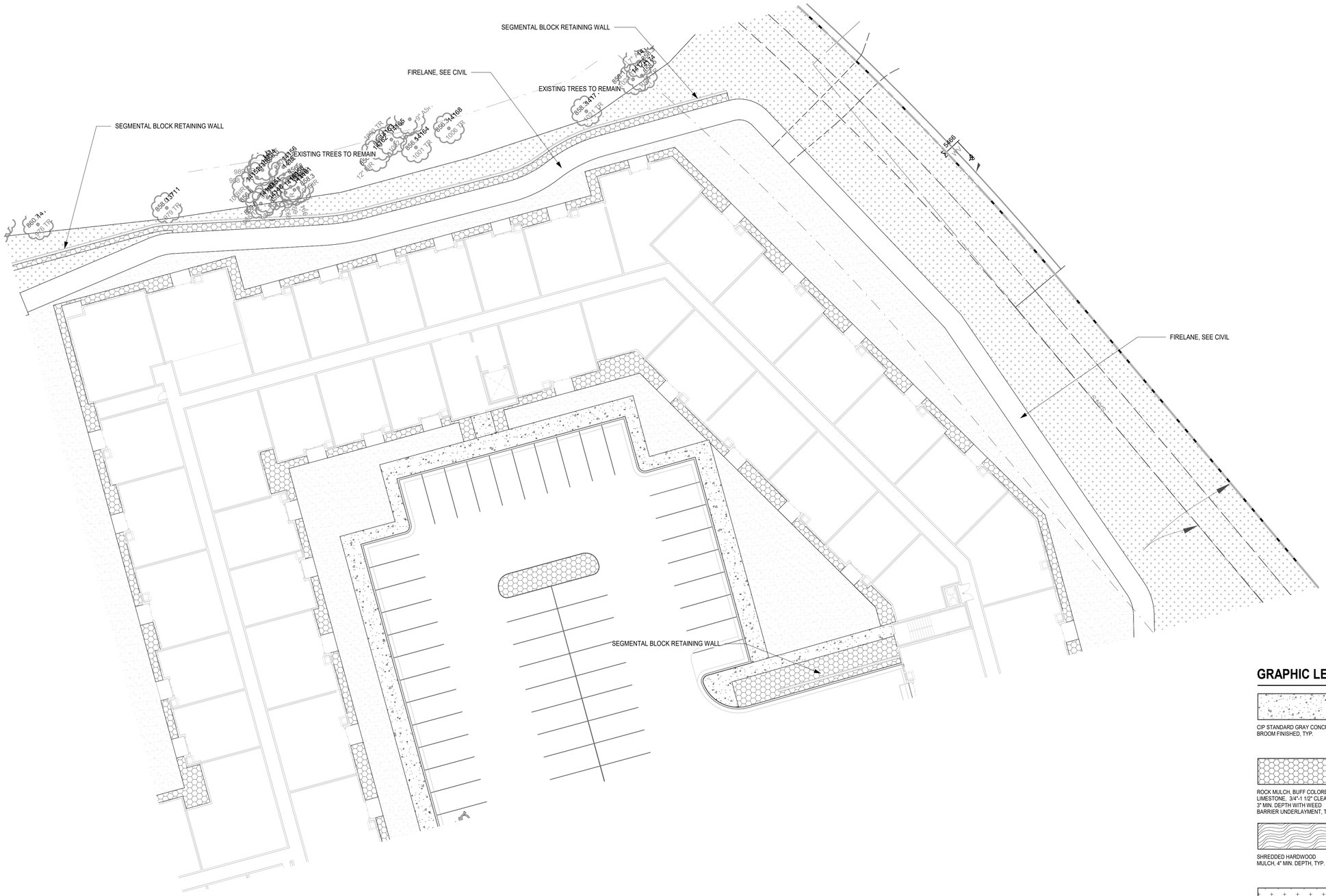

1 LS3111 ALL AGES BUILDING ZONE D - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE D - LANDSCAPE PLAN

SHEET NUMBER
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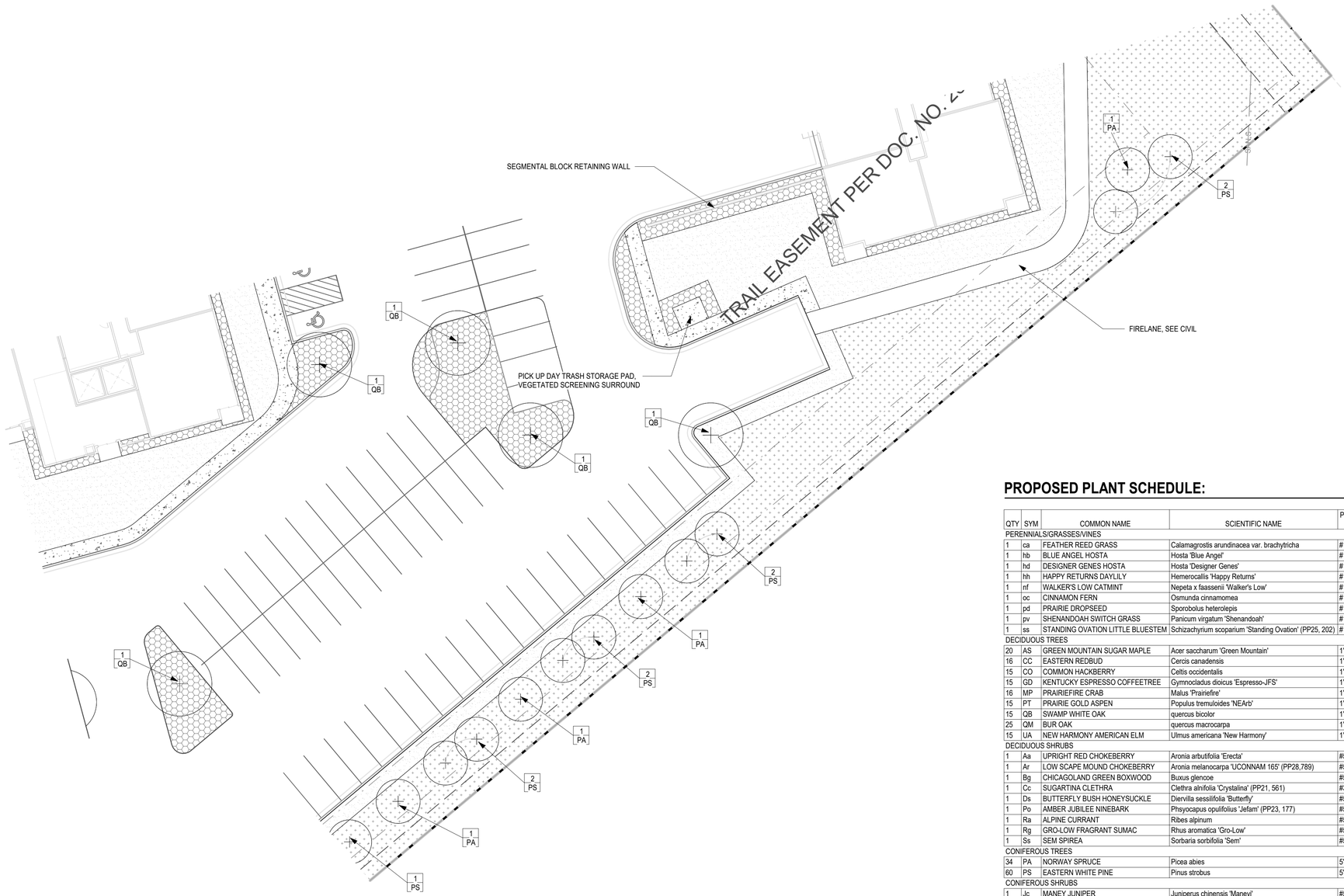

1 LS3112 ALL AGES BUILDING ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET NUMBER
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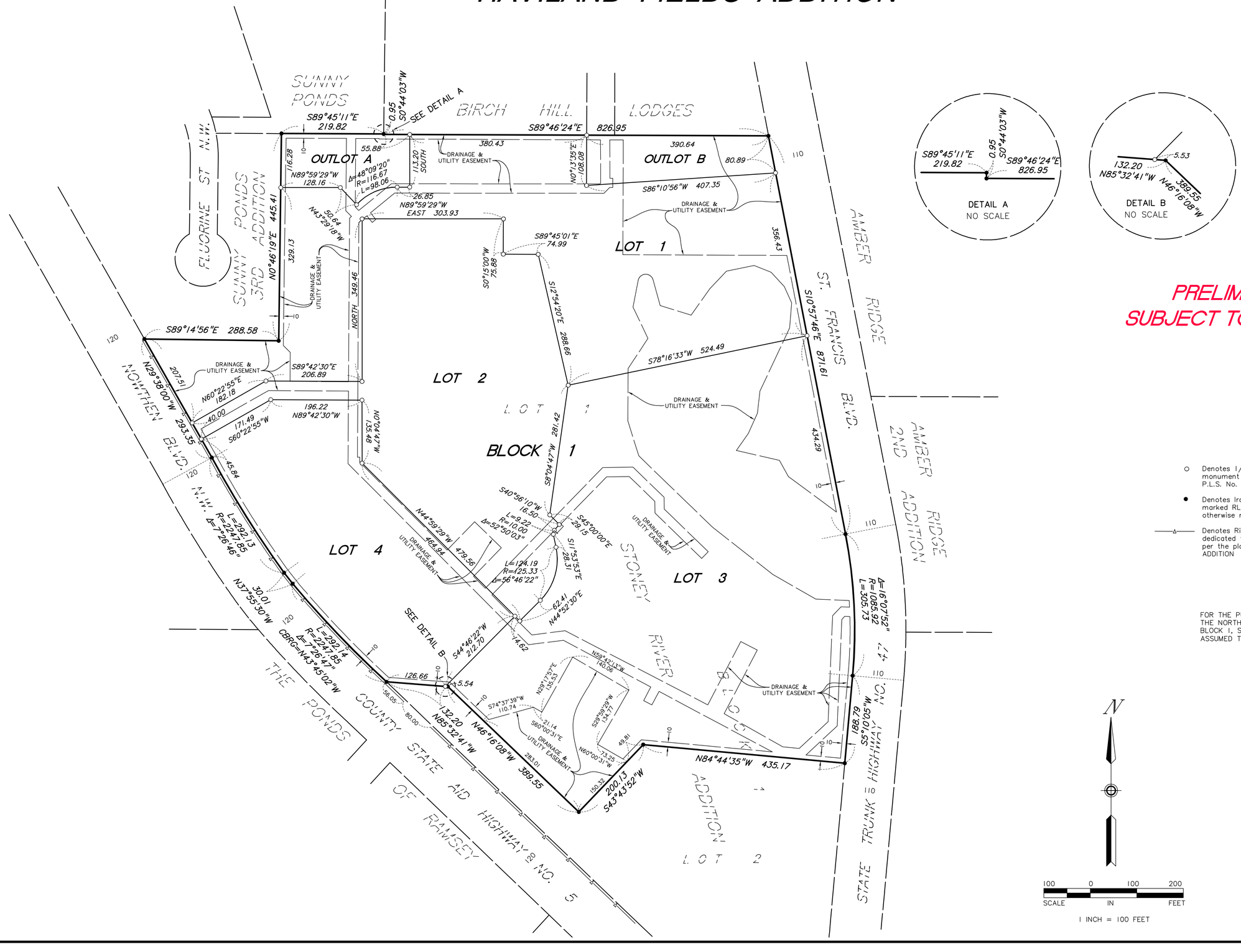
HAVILAND FIELDS ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 25, T. 32, R. 25



PRELIMINARY
SUBJECT TO REVISION

- ○ Denotes 1/2 inch iron pipe monument set marked with P.L.S. No. 44900
- ● Denotes Iron Monument marked RLS 23667 unless otherwise noted
- —△— Denotes Right of Access dedicated to Anoka County per the plat of STONEY RIVER ADDITION

FOR THE PURPOSES OF THIS PLAT THE NORTHEASTERLY LINE OF LOT 1, BLOCK 1, STONEY RIVER ADDITION IS ASSUMED TO BEAR S10°57'46"E

N

100 0 100 200
SCALE IN FEET

1 INCH = 100 FEET

SUNDE LAND SURVEYING

HAVILAND FIELDS ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 25, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, owner of the following described property:

Lot 1, Block 1, STONEY RIVER ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as HAVILAND FIELDS ADDITION.

In witness whereof said Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

SIGNED: Lord of Life Church, a Minnesota non-profit corporation

_____, as _____

_____
Print Name

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20__ by _____, _____, of Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, on behalf of the corporation.

_____

_____

_____
(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Arlee J. Carlson 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____.

_____
Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Arlee J. Carlson.

_____

_____

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

ANOKA COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

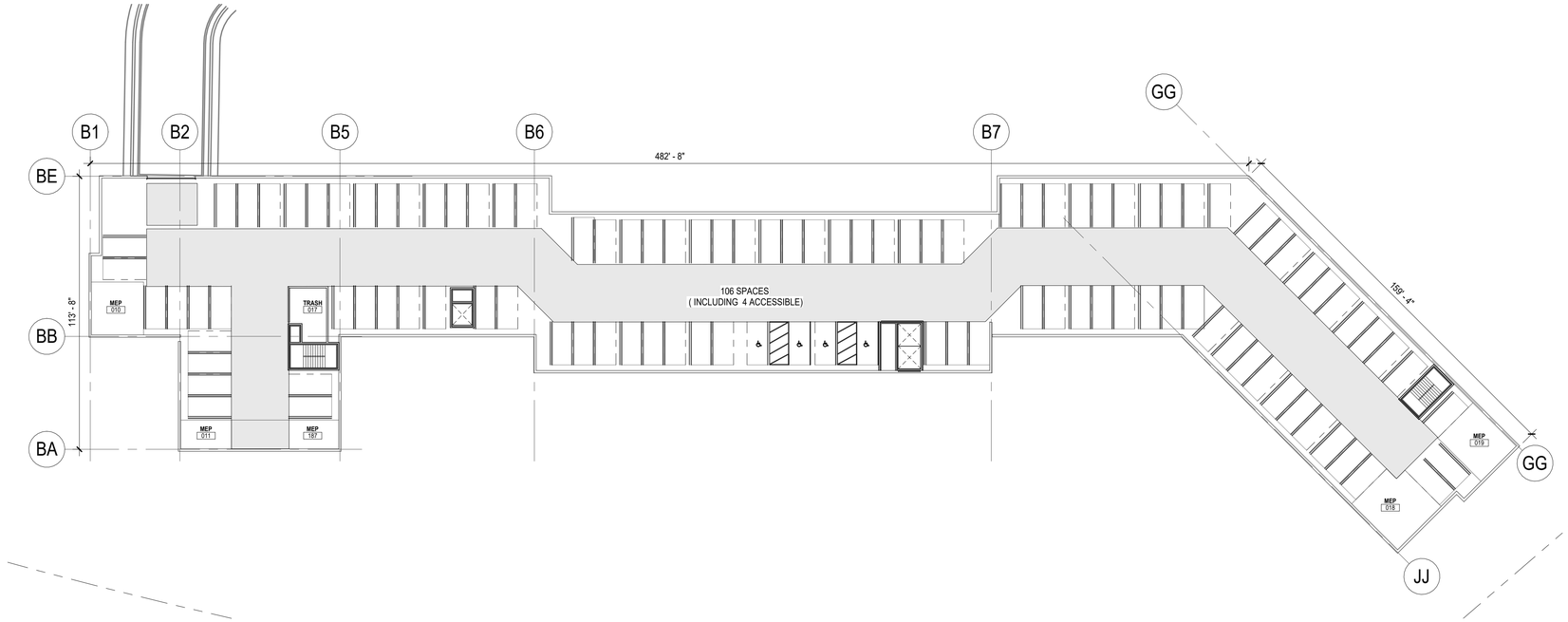
I hereby certify that this plat of HAVILAND FIELD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____day of _____, 20_____, at _____ o'clock ____.M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy

PRELIMINARY
SUBJECT TO REVISION

SUNDE LAND SURVEYING

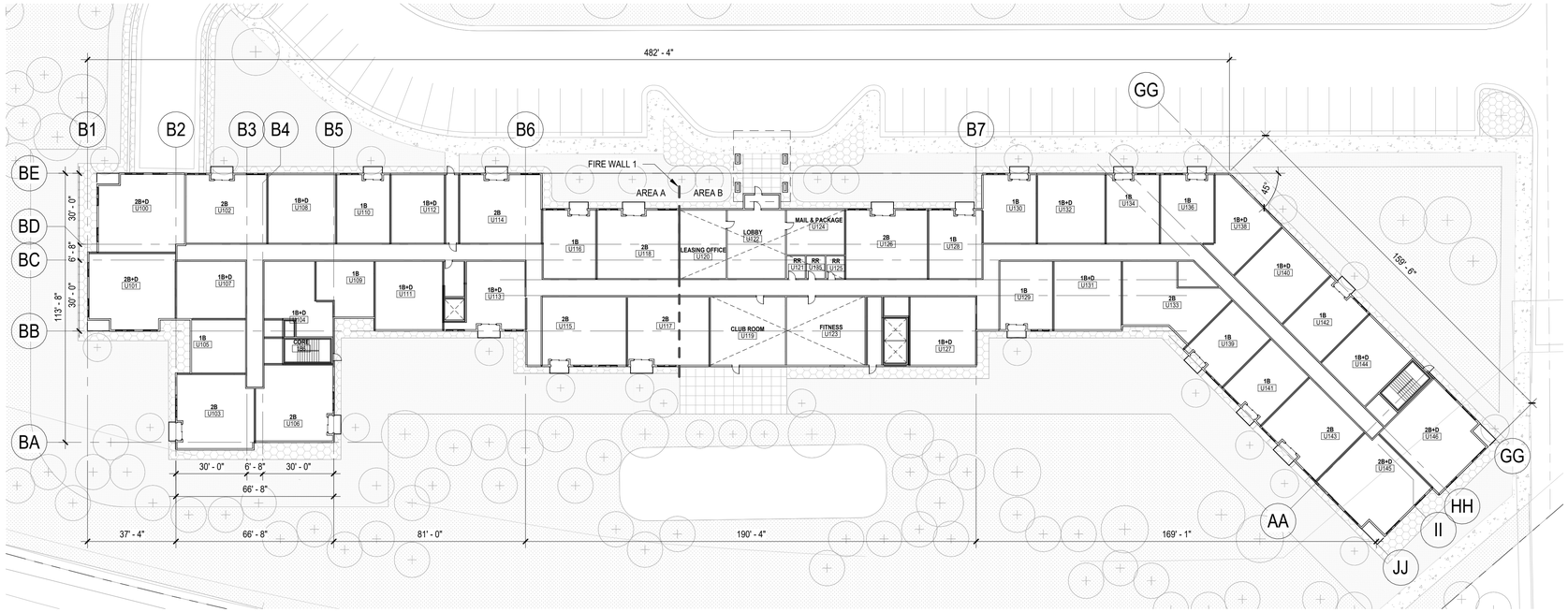


1 A2101 SENIOR LIVING LEVEL P1
1" = 30'-0"

CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
SENIOR BUILDING (160 TOTAL UNITS, 4 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B
AREA: 19,330+ 24,385= 43,715
4 STORIES: AVERAGE HEIGHT OF 53' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1 = 106 INCLUDING 4 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	12	12	12	12	48
1B+D	12	12	12	12	48
2B	10	10	14	14	48
2B+D	4	4	4	4	16
TOTAL	38	38	42	42	160



2 A2101 SENIOR LIVING LEVEL 1
1" = 30'-0"

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE
SENIOR LIVING LEVEL P1 & 1 FLOOR PLAN

SHEET NUMBER
A2101

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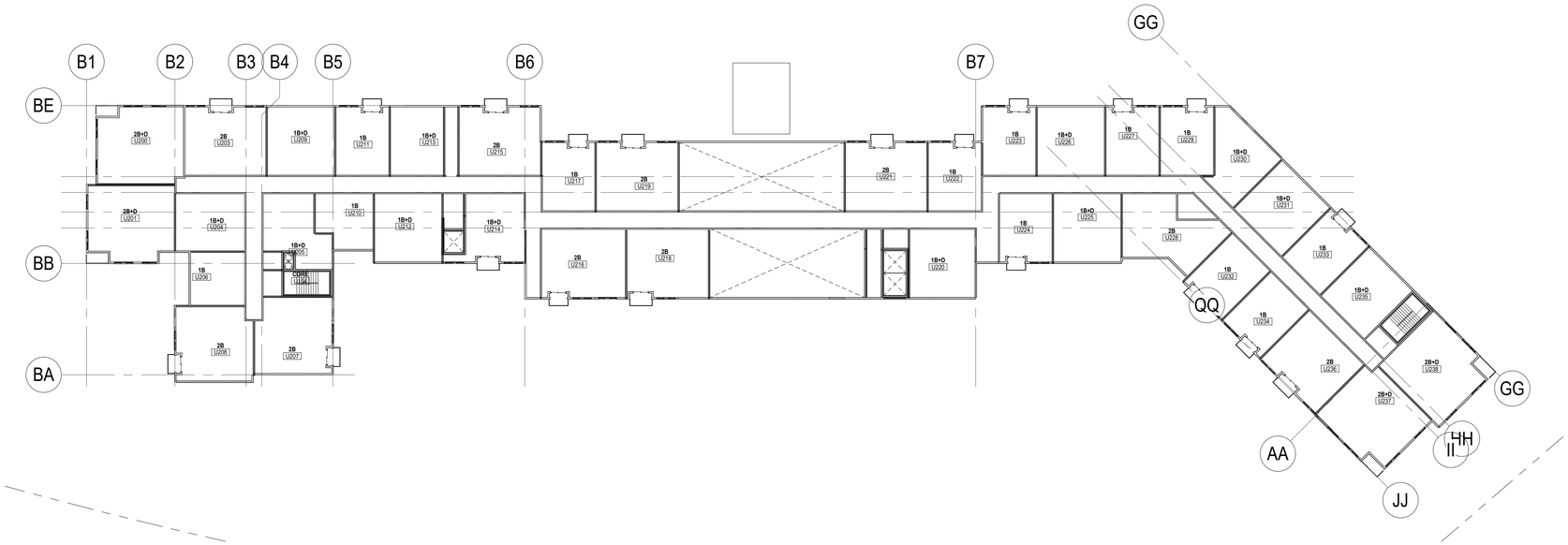
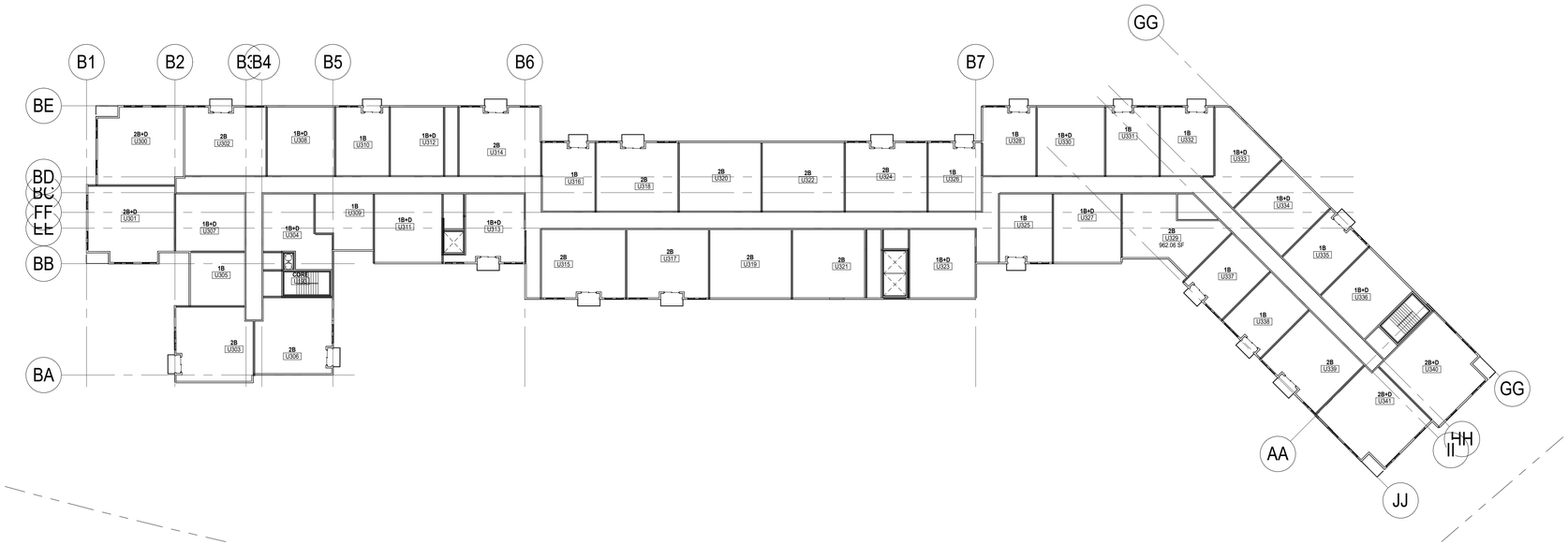


2 A2102 SENIOR LIVING LEVEL 2

1" = 30'-0"



1 A2102 SENIOR LIVING LEVEL 3 & 4

1" = 30'-0"

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SHEET TITLE

SENIOR LIVING LEVEL 2-4 FLOOR PLAN

SHEET NUMBER

A2102

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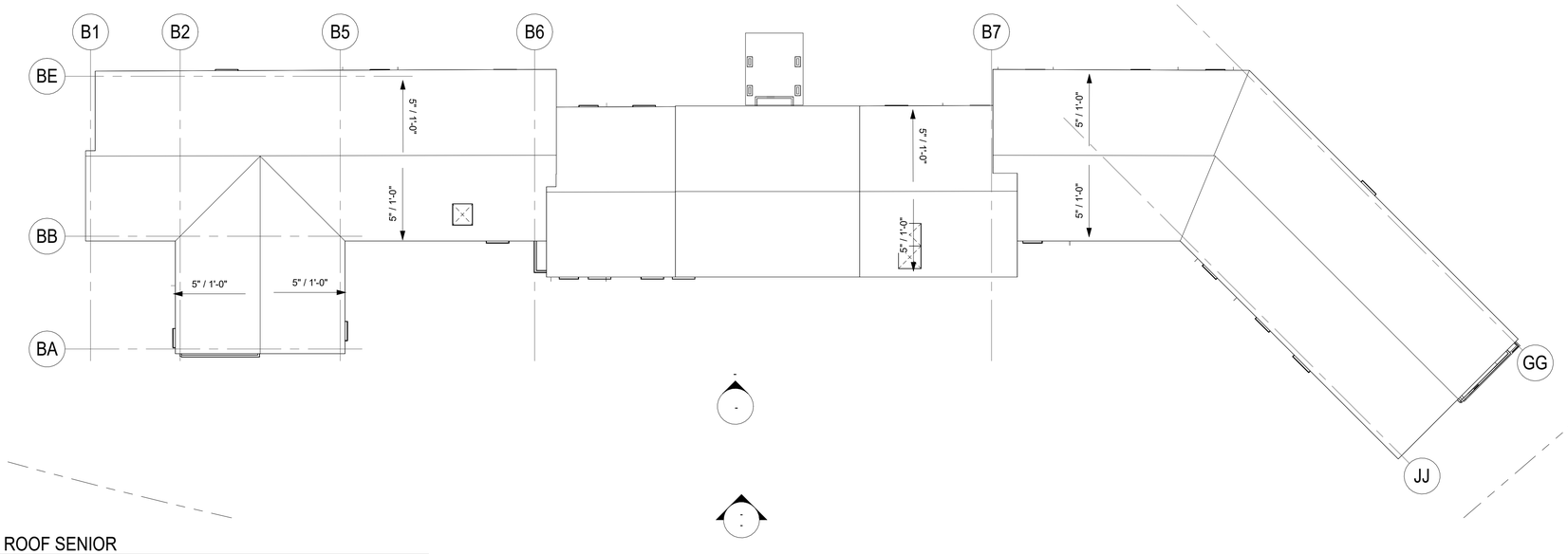

1 / A2140 ROOF SENIOR
1" = 30'-0"

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SHEET TITLE

SENIOR BUILDING ROOF PLAN

SHEET NUMBER

A2140

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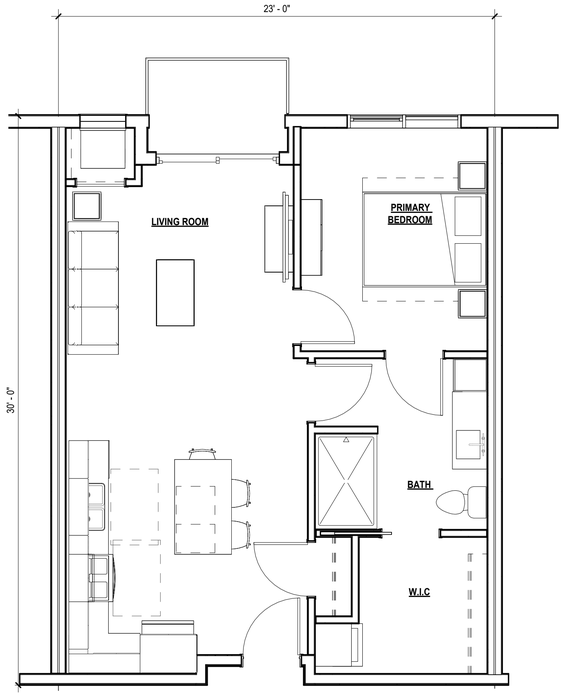
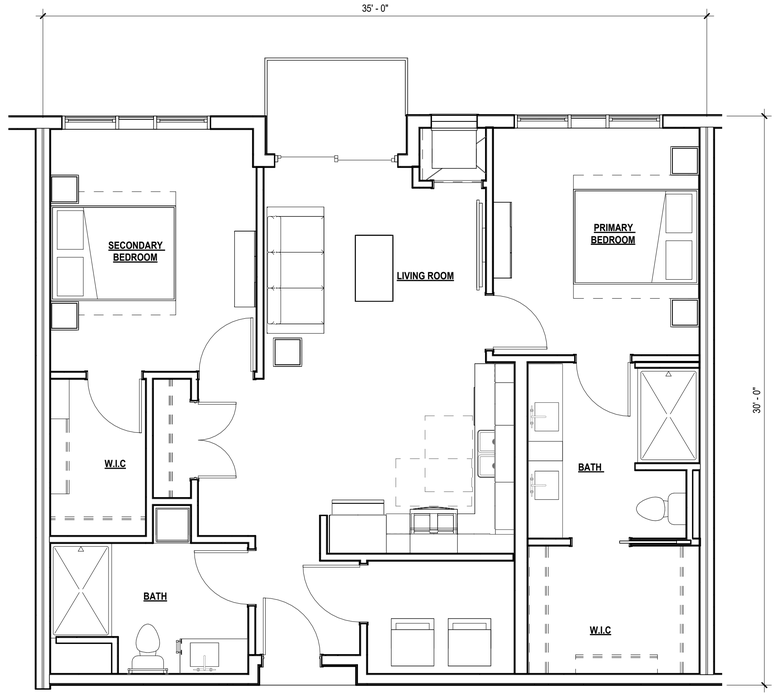


1 A2201 SENIOR LIVING _TYP 1B
1/4" = 1'-0"



2 A2201 SENIOR LIVING _TYP 2B
1/4" = 1'-0"

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SHEET TITLE

SENIOR LIVING TYP UNITS

SHEET NUMBER

A2201

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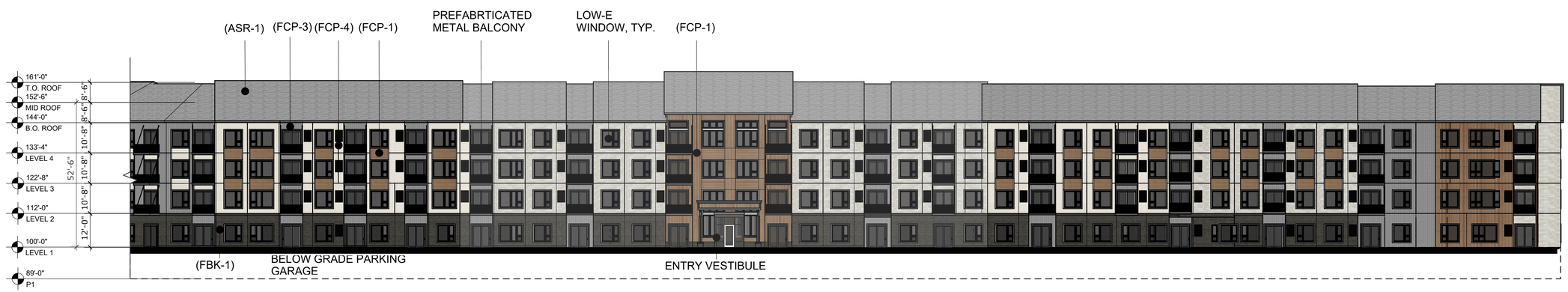
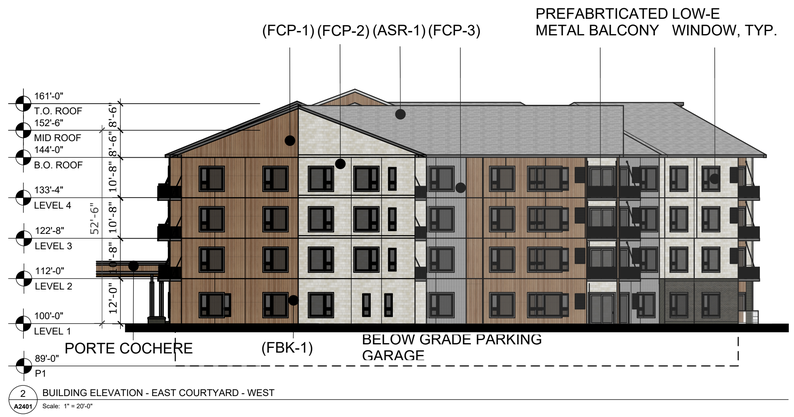


1 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



2 A2401 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"

3 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"

DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL

FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL

FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL STRAIGHT EDGE

FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING

FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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SHEET TITLE

EXTERIOR ELEVATIONS - SENIOR LIVING

SHEET NUMBER

A2401

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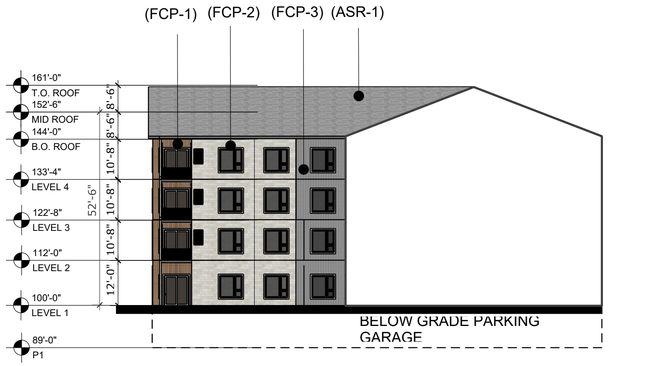
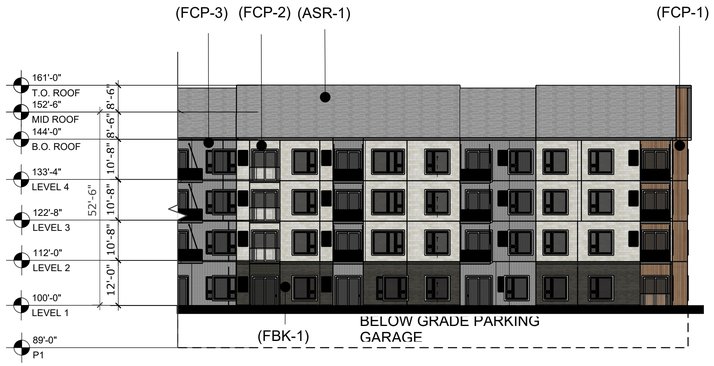
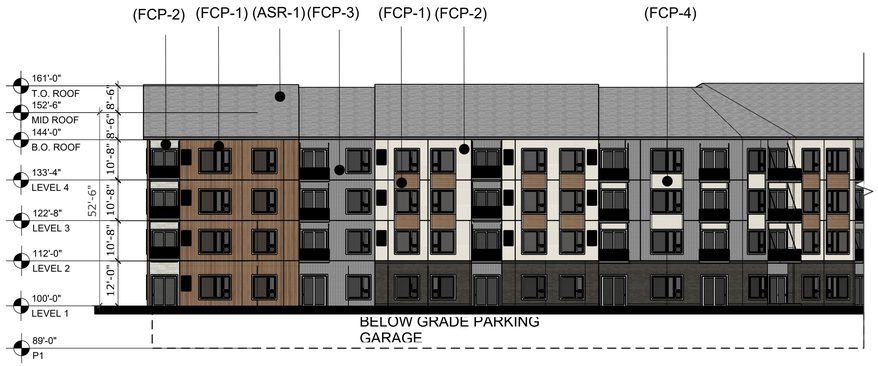


1 A2402 BUILDING ELEVATION - WEST COURTYARD
Scale: 1" = 20'-0"

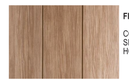


1 A411 BUILDING ELEVATION - EAST COURTYARD
Scale: 1" = 20'-0"



2 A2402 BUILDING ELEVATION - EAST
Scale: 1" = 20'-0"

DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL



FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL

FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL
STRAIGHT EDGE

FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING

FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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SHEET TITLE
EXTERIOR ELEVATIONS - SENIOR LIVING

SHEET NUMBER
A2402

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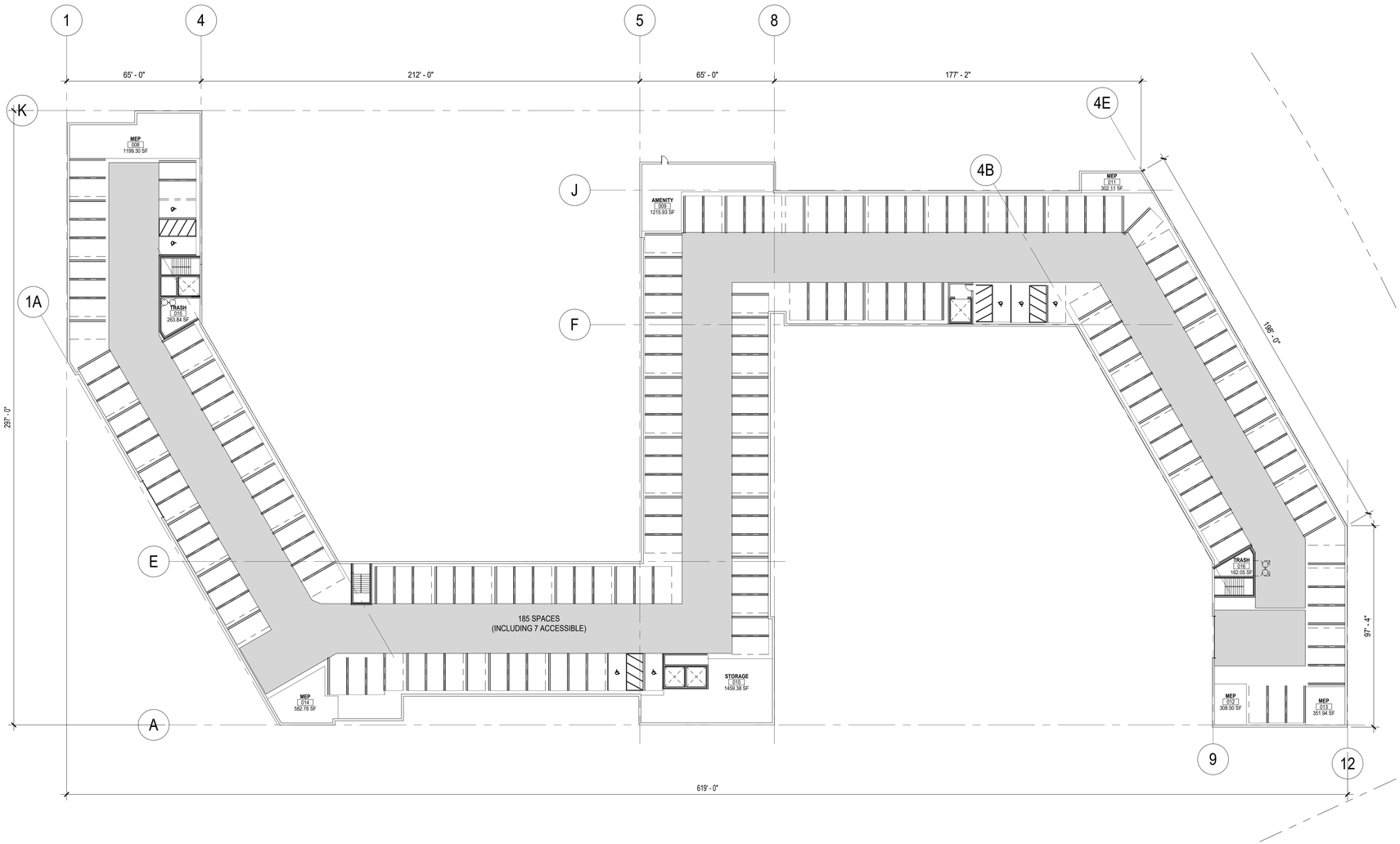

1 / A3099 ALL AGES BUILDING LEVEL P1
1" = 30'-0"

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SHEET TITLE

ALL AGES LEVEL P1
FLOOR PLAN

SHEET NUMBER

A3099

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CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
ALL AGES BUILDING (276 TOTAL UNITS, 6 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B & C
A(22,900 SF) + B (26,805 SF)+ C (23,971 SF) , 73,676 PER FLOOR X4= GSF : 294,704 GSF
4 STORIES: AVERAGE HEIGHT OF 58' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1: 184 SPACES INCLUDING 7 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	20	25	25	25	94
2B	38	40	40	40	159
3B	7	7	7	6	27
TOTAL	65	72	72	71	280

1 / A3101 LEVEL 1 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE

ALL AGES LEVEL 1 FLOOR PLAN

SHEET NUMBER

A3101

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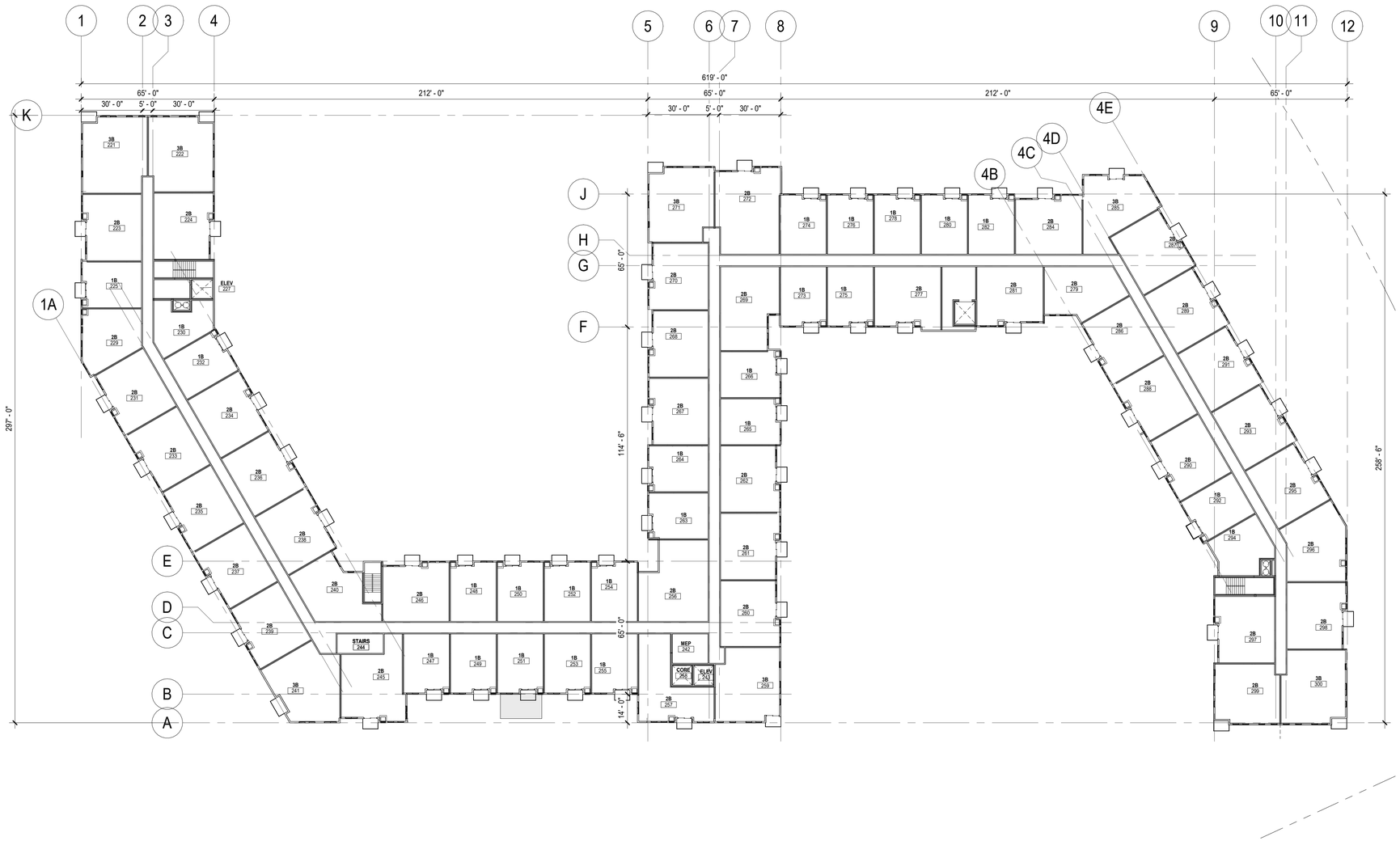

1 / A3102 LEVEL 2 - ENLARGED - AREA C

1" = 30'-0"

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SHEET TITLE

ALL AGES LEVEL 2 FLOOR PLAN

SHEET NUMBER

A3102

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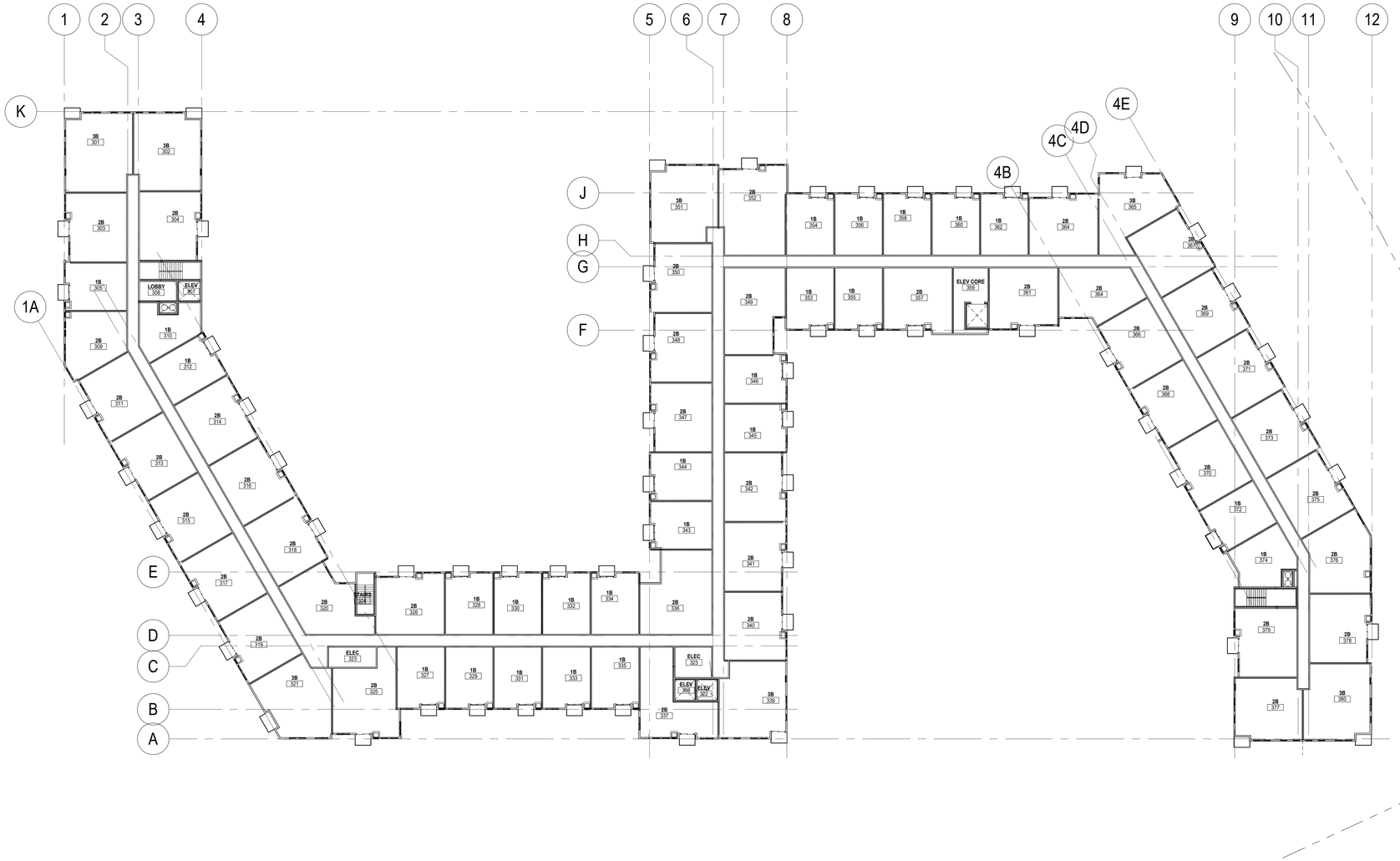

1 / A3103 LEVEL 3 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 3 FLOOR PLAN

SHEET NUMBER
A3103

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ARCHITECTURAL KEYNOTES

1 / A3104 LEVEL 4 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 4 FLOOR PLAN

SHEET NUMBER
A3104

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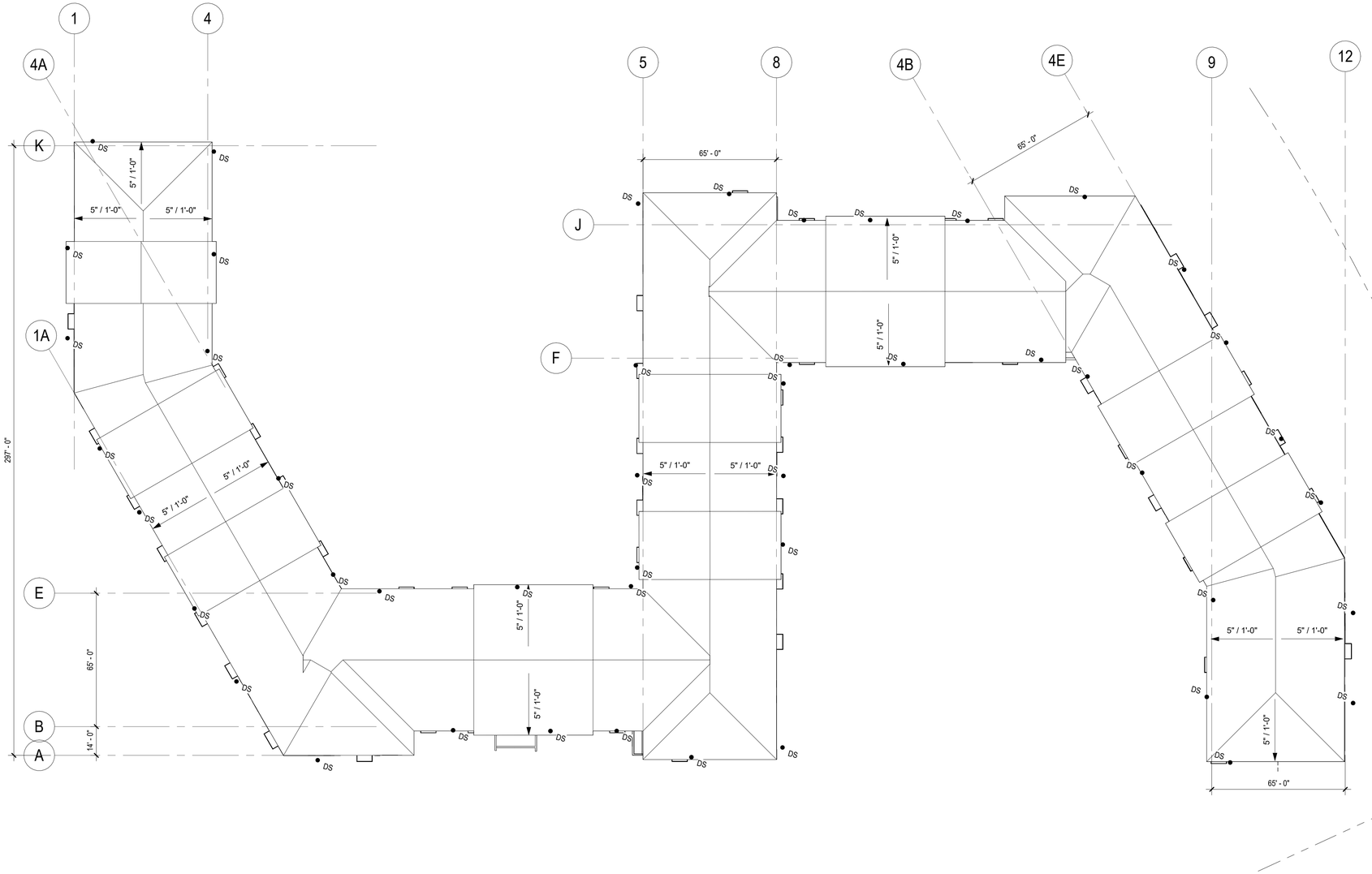

1 A3140 ROOF ALL AGES
1" = 30'-0"

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SHEET TITLE

ALL AGES ROOF PLAN

SHEET NUMBER

A3140

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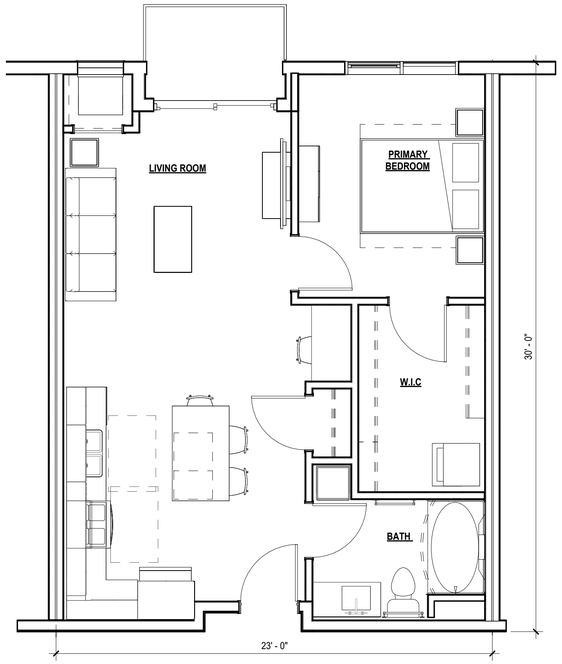
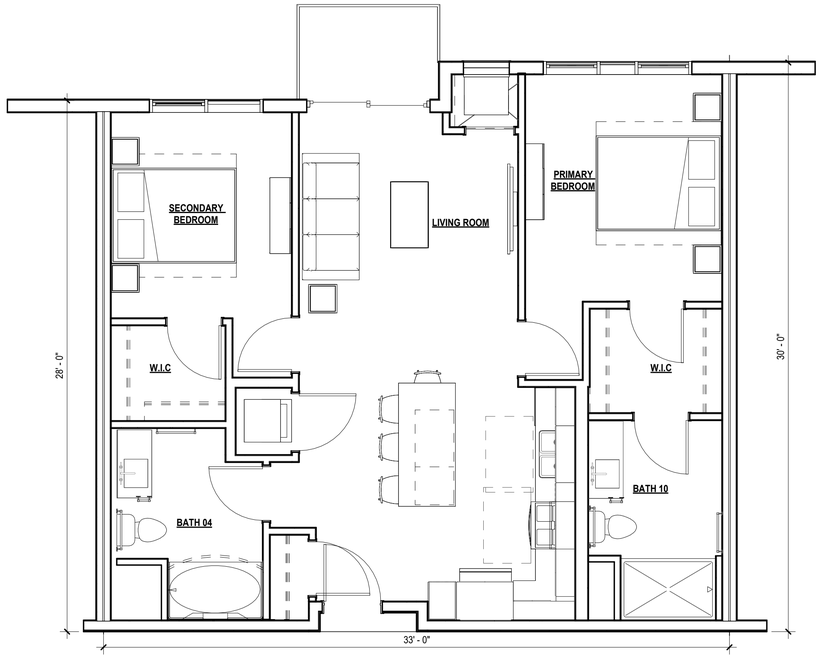


2 A3201 ALL AGES_TYP 1B
1/4" = 1'-0"



1 A3201 ALL AGES_TYP 2B
1/4" = 1'-0"

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CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE

ALL AGES LIVING TYP UNITS

SHEET NUMBER

A3201

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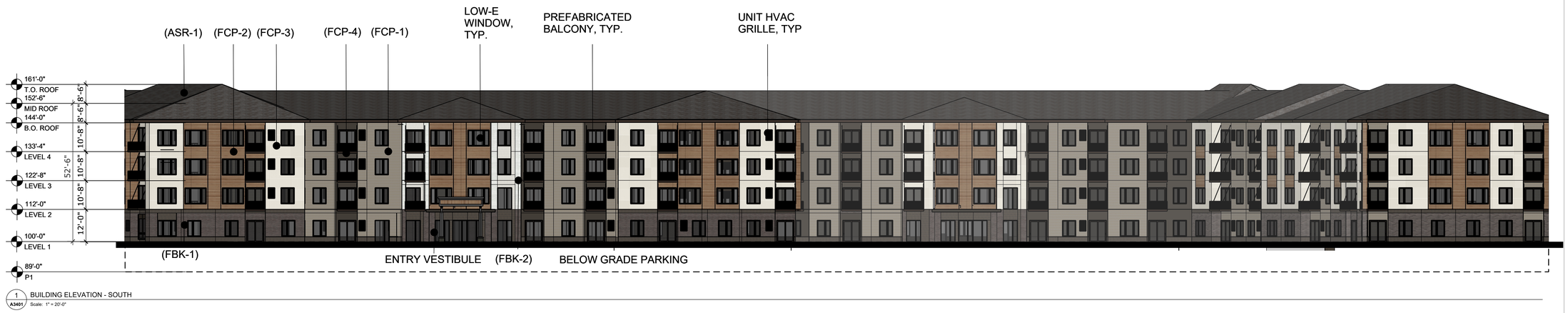
Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10 Lord of Life_AI_2023.rvt
2/9/2024 11:42:56 AM



1 A3401 BUILDING ELEVATION - SOUTH
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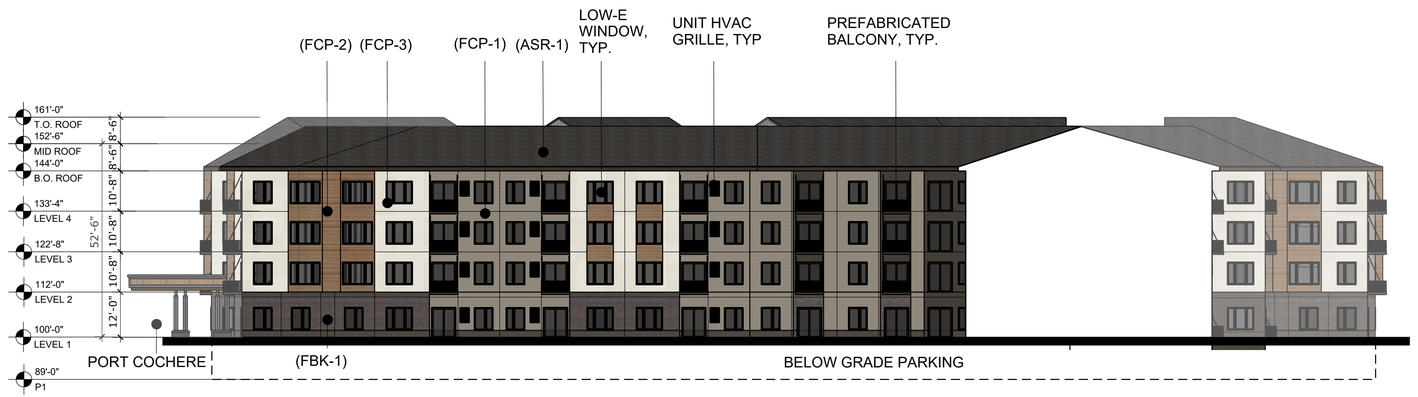
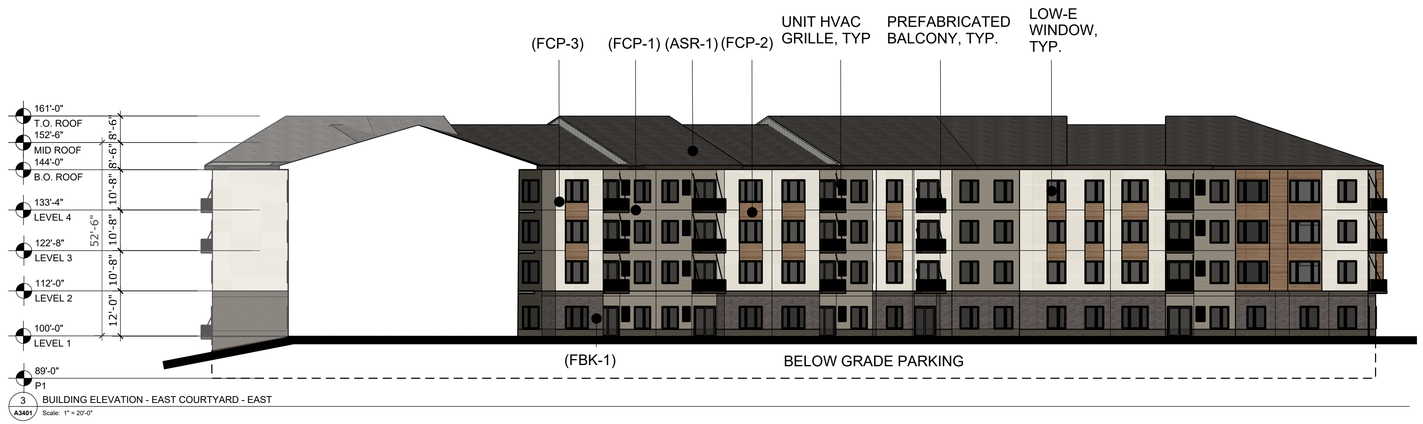


2 A3401 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"



3 A3401 BUILDING ELEVATION - EAST COURTYARD - EAST
Scale: 1" = 20'-0"

BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL

WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL

BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL

FIBER CEMENT HORIZONTAL LAP SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING

FIBER CEMENT PANEL (FCP-2)

COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS

FIBER CEMENT PANEL (FCP-3)

COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE

FIBER CEMENT PANEL (FCP-4)

COLOR: SKYSCRAPER GRAY
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

EXTERIOR ELEVATIONS - ALL AGES

SHEET NUMBER

A3401

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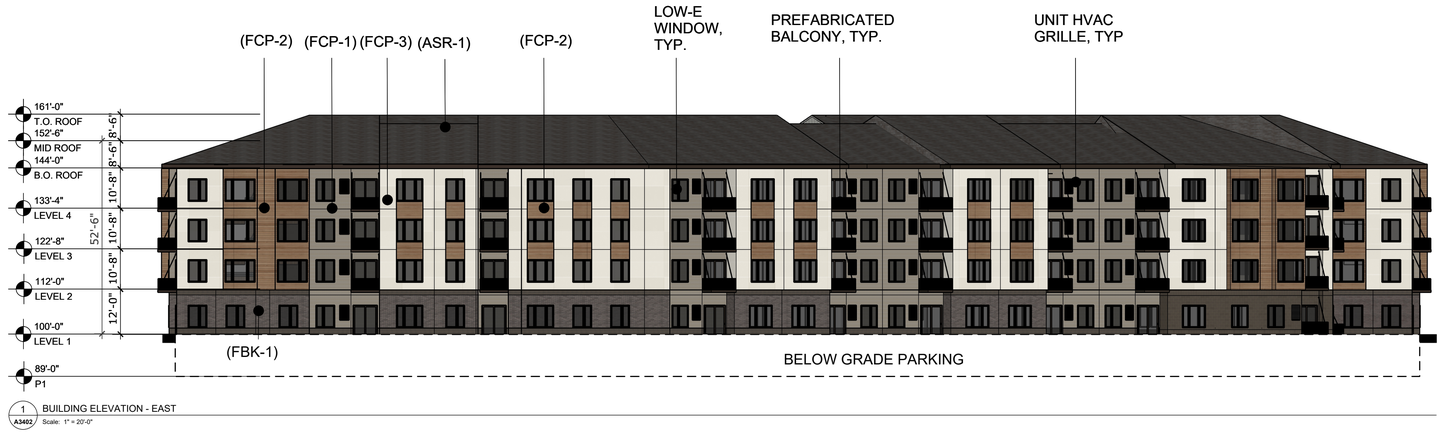
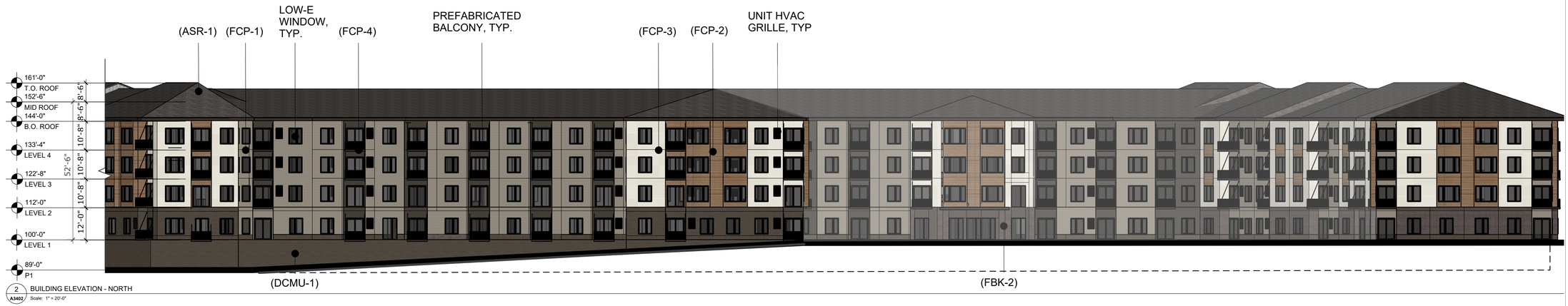
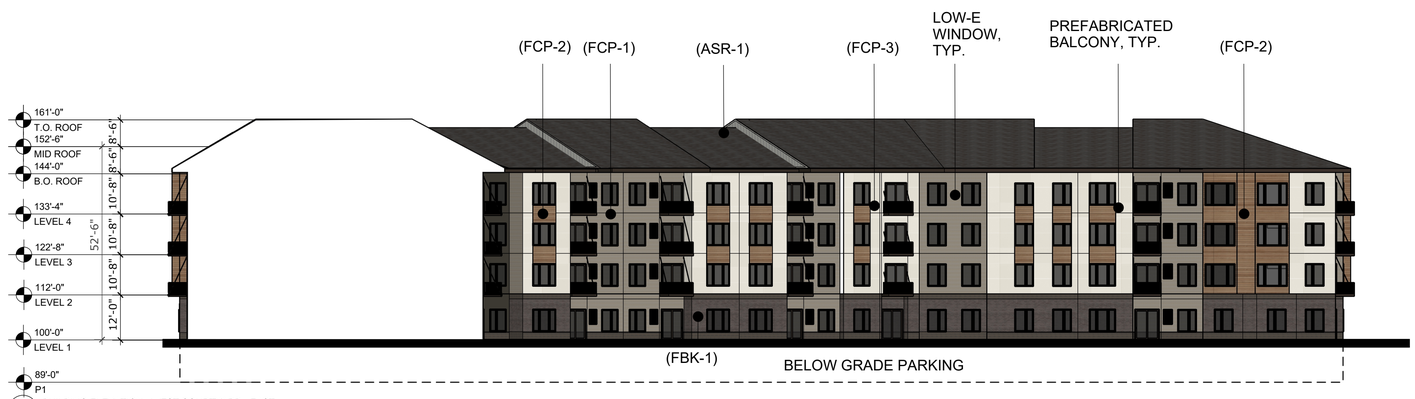


1 A3402 BUILDING ELEVATION - EAST
Scale: 1" = 20'-0"



2 A3402 BUILDING ELEVATION - NORTH
Scale: 1" = 20'-0"



3 A3402 BUILDING ELEVATION - WEST COURTYARD - EAST
Scale: 1" = 20'-0"

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EXTERIOR ELEVATIONS - ALL AGES

SHEET NUMBER

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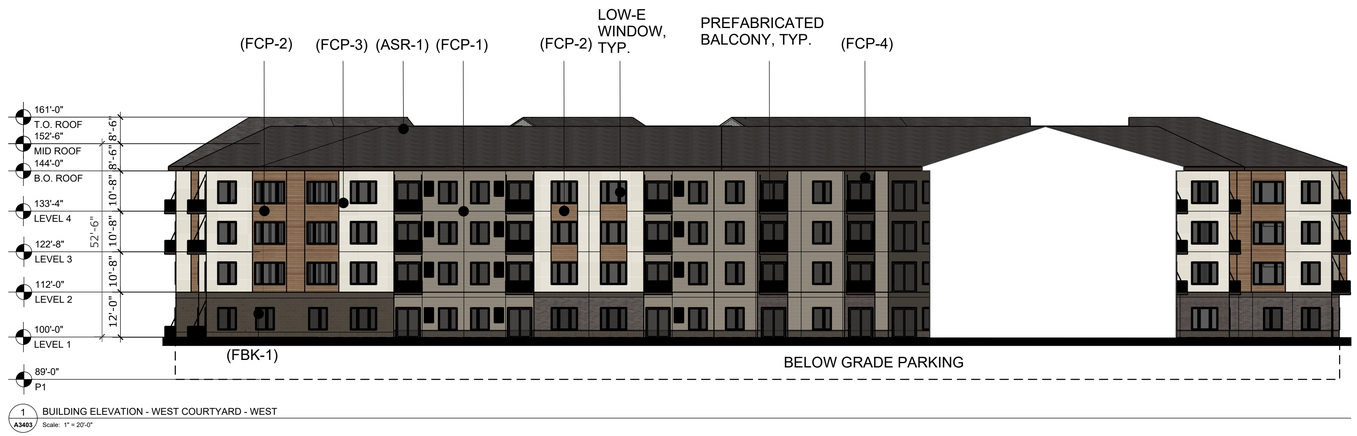
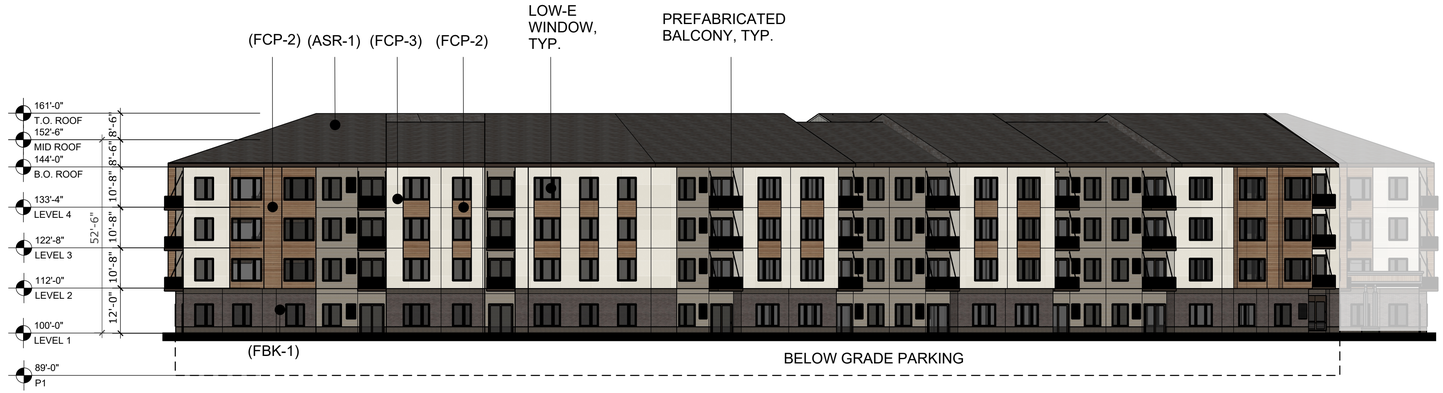


1 A3403 BUILDING ELEVATION - WEST COURTYARD - WEST
Scale: 1" = 20'-0"



2 A3403 BUILDING ELEVATION - WEST
Scale: 1" = 20'-0"

BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL

WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL

BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL

FIBER CEMENT HORIZONTAL LAP SIDING (FCP-1)

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COLOR: PEWTER GRAY
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EXTERIOR ELEVATIONS - ALL AGES

SHEET NUMBER

A3403

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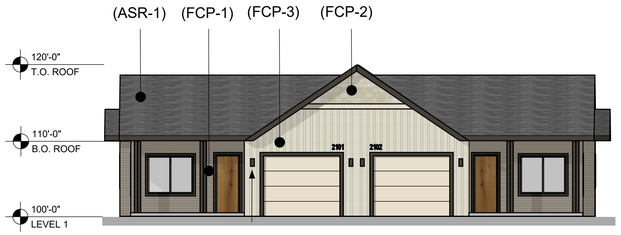
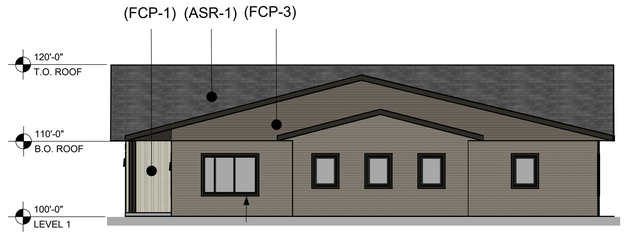
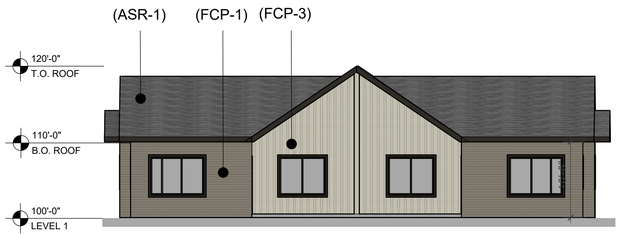


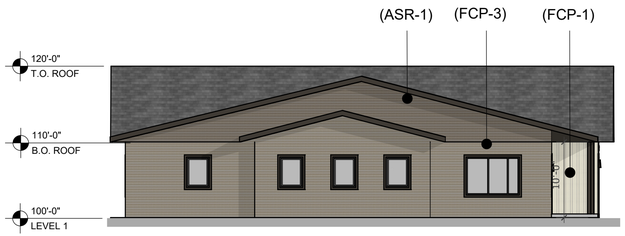
1 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



2 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



3 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



4 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"

FIBER CEMENT HORIZONTAL SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING

FIBER CEMENT SHINGLE PANEL (FCP-2)

COLOR: NAUTICAL WHITE
STYLE: SHINGLE PANEL STRAIGHT EDGE

FIBER CEMENT BOARD AND BATTEN PANEL (FCP-3)

COLOR: NAUTICAL WHITE
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING

ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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CERTIFICATION

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DRAWN BY	Author
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COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

EXTERIOR ELEVATIONS - PARK HOMES

SHEET NUMBER

A1401

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

RESOLUTION #24-095

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR HAVILAND FIELDS ADDITION

RECITALS

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

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

   ("**Subject Property**")

2. That the **Subject Property** is guided as Public/Institutional and High Density Residential in the 2040 Comprehensive Plan.

3. That the Applicant's proposed development of 460 units of residential housing (approximately 20 units per acre) does not align with the current guidance.

4. That the Applicant's development request can be accommodated by the Mixed Use (High) land use designations.

5. That the Applicant appeared before the Planning Commission for a public hearing on March 28, 2024, to request a change in that guidance and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

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

7. That the City Council reviewed the Planning Commission's recommendation on April 9, 2024.

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

That the Ramsey City Council hereby grants approval of re-guiding the Subject Property to Mixed Use (High), subject to Metropolitan Council review.

ORDINANCE #24-06

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING SECTION 106-120 "OFFICIAL ZONING MAP" OF CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENTS

1. The following legally described properties are hereby rezoned from R-1A – Single-Family Residential, R-2 – Medium Density Residential, and R-3 – High Density Residential to PUD – Planned Unit Development:

   Lots 1, 2, 3, and 4, Haviland Fields Addition, Anoka County, Minnesota

2. The following legally described properties are hereby rezoned from R-1A – Single-Family Residential, R-2 – Medium Density Residential, and R-3 – High Density Residential to P – Parks and Open Space:

   Outlots A and B, Haviland Fields Addition, Anoka County Minnesota

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Official Zoning Map."

SECTION 3. DEVELOPMENT STANDARDS

Pursuant to Section 106-720 and 106-730 of City Code, the properties in this Planned Unit Development shall follow all of the uses and standards set forth elsewhere in City Code pertaining to all of the R-3 – High Density Residential District with the following development modifications:

1. Maximum net combined allowed residential density on Lots 1, 3, and 4 must fall within that allowed by the Comprehensive Plan: Mixed-Use (High) 15-75 units per acre.
2. Uses on Lot 2 must be used for a religious institution, public/quasi-public use, assembly, or a similar type of use. Accessory uses typically found with any of these primary uses are permitted.
3. A shared parking, access, and maintenance agreement must be established and recorded with the Anoka County Recorder's Office for all of the driveways, parking lots, and walkways.
4. The Planned Unit Development shall use the site plan titled "Haviland Fields" dated March 12, 2024, and prepared by Kimley Horn as its basis.

SECTION 4. AMENDMENT

Pursuant to Section 106-739 of City Code, the following shall be memorialized by adding to the list of approved Planned Unit Developments:

Haviland Fields Addition	#24-06

SECTION 5. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

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

RESOLUTION #24-096

A RESOLUTION APPROVING PRELIMINARY PLAT FOR HAVILAND FIELDS ADDITION

RECITALS

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

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

   ("**Subject Property**")

2. That the Applicant appeared before the Planning Commission for a public hearing on March 28, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

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

4. That the City Council reviewed the Planning Commission's recommendation on April 9, 2024, subject to Metropolitan Council review.

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

That the Ramsey City Council hereby grants Preliminary Plat and Site Plan Review for the following, subject to the respective conditions:

a. Outlots A and B, shall in part, satisfy park dedication requirements, provided the boundaries of Outlot B extend no more than 10 feet behind the curb.

b. Cross-access, parking, and maintenance agreements must be drafted and reviewed by the City Attorney.

c. A development agreement must be reviewed and approved by the City Council.

d. Other unresolved changemarks must be addressed or corrected in ProjectDox.

e. Subject to Lower Rum River WMO review and approval.

f. Subject to Anoka County Highway Department and Minnesota Department of Transportation access modification permitting requirements.

g. This resolution is only valid upon the Comprehensive Plan Amendment to Mixed Use (High) review and approval by the Metropolitan Council.

Future Land Use Descriptions

Rural Developing (RD)

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

Low Density Residential (LDR)

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

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

Medium Density Residential (MDR)

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

High Density Residential (HDR)

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

Mixed Use (MU)

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

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

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

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

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

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

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

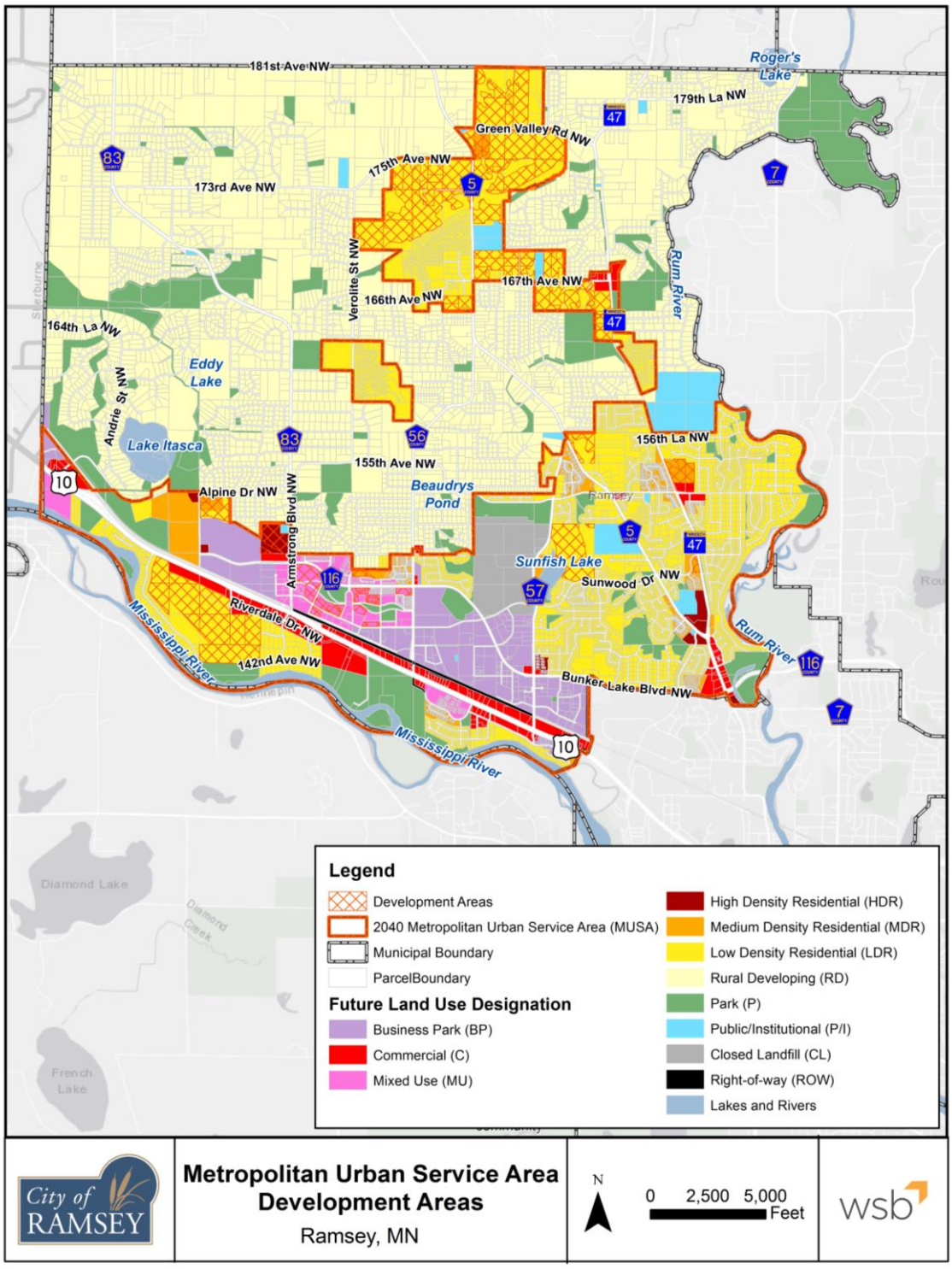
Park (P)
Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands, and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

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

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

Continued on Next Page.

Figure 7: Development Potential to meet Metropolitan Council Forecast



Cycle	ReferenceNumber	Status	Department1	File	Changemark_Subject	Changemark_Details	Updated_By	Applicant_Response
1	82	Unresolved	Fire	C600 Utility Plan.pdf	Changemark note #01	It is difficult to see hydrant locations, it appears another hydrant may be needed to the Southeast of building by turn around.	Chris Weiss	Comment to be clarified
1	65	Unresolved	Lead Engineering Tech	A010 SITE PLAN.pdf	Cobalt ST	Cobalt was planned as a through street, needs a culdesac or through street.	Aaron Madsen	Hammerhead turnaroud proposed
1	79	Unresolved	Fire	A3099 ALL AGES LEVEL P1 FLOOR PLAN.pdf	Changemark note #01	Egress doors out of garage level shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Chris Weiss	Yes. Egress doors out of garage level will be readily openable from the egress side without the use of a key or special knowledge or effort.
1	80	Unresolved	Fire	A3099 ALL AGES LEVEL P1 FLOOR PLAN.pdf	Changemark note #01	Egress doors out of garage level shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Chris Weiss	Yes. Egress doors out of garage level will be readily openable from the egress side without the use of a key or special knowledge or effort.
1	81	Unresolved	Fire	A3099 ALL AGES LEVEL P1 FLOOR PLAN.pdf	Changemark note #01	Egress doors out of garage level shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Chris Weiss	Yes. Egress doors out of garage level will be readily openable from the egress side without the use of a key or special knowledge or effort.
1	25	Unresolved	Engineering Tech	C512 Storm Sewer Plan.pdf	Storm Structure Labels	Some structures have just a number, others have "STRM-#"	Logan Czech	Labels to be updated
1	19	Unresolved	Engineering Tech	C511 Storm Sewer Plan.pdf	Cleanouts	Some storm structures have cleanout icon. Some cleanouts have labels, others don't. Clean up for consistency.	Logan Czech	Labels to be updated
1	18	Unresolved	Engineering Tech	C510 Storm Sewer Plan.pdf	Labels	These structure labels are overlapping	Logan Czech	Comment Updated
1	20	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	Labels	Many storm structures are missing labels.	Logan Czech	Comment Updated
1	22	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	Structure Labels	Overlapping	Logan Czech	Comment Updated
1	23	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	Cleanouts	A lot of storm structures with multiple 12" lines have cleanout icons and no labels.	Logan Czech	Labels to be updated
1	24	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	FES	There is no info on this storm run, but if this is an outlet, flare will require rip rap.	Logan Czech	Comment noted
1	27	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	STRM-105	Label is cutoff	Logan Czech	Comment Updated
1	29	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	Label cut off		Logan Czech	Comment Updated
1	30	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	FES Inverts	Invert direction for FES suggests it is at the pipe side. Is this invert supposed to be at the end of the flare?	Logan Czech	Comment Noted
1	31	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	Match Lines	Match line pages are incorrect on storm plans	Logan Czech	Comment Noted
1	32	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	Cleanout	spelling	Logan Czech	Comment updated
1	17	Unresolved	Engineering Tech	C504 Grading Plan Enlargements.pdf	Fall Protection	It looks as if all of these walls are tall enough that they will require fall protection	Logan Czech	Detail Updated
1	16	Unresolved	Engineering Tech	C504 Grading Plan Enlargements.pdf	Retaining wall	Wall design should consider surcharge from trail above. There will need to be space between the top of wall and trail, typically fall protection fences should be placed 3' behind wall to avoid considering overturning forces in the wall design.	Logan Czech	Comment to be updated as retaining walls are designed
1	15	Unresolved	Engineering Tech	C410 Site Details.pdf	Relevant details	It looks as if some details are not relevant to this project, such as the residential street with bituminous curb. Please remove excess design details.	Logan Czech	Comment to be addressed
1	13	Unresolved	Engineering Tech	C403 Site Plan Enlargements.pdf	Porkchop	Add bull noses to island to minimize plow damage.	Logan Czech	Comment noted
2	142	Unresolved	Civil Engineer II	C602 Utility Plan Enlargements.pdf	Crossings	Comment is more for the storm water plans. need to add the watermain to the storm sewer plans ghosted, similar to how the storm sewer is shown on this sheet. There are a lot of crossing which next round will need to be checked for potential conflicts.	Joe Feriancek	Comment to be updated
2	143	Unresolved	Civil Engineer II	C602 Utility Plan Enlargements.pdf	Private Sanitary Sewer?	As shown the assumption is the sanitary sewer lines are all proposed to be privately owned and maintained, as there is no utility easement over the sanitary lines. Maintenance agreements for the portion of pipe crossing multiple lots will need to be provided.	Joe Feriancek	Comment to be incorporated
2	141	Unresolved	Civil Engineer II	C513 Storm Sewer Plan.pdf	Proposed Water & Sewer	The proposed water and sewer lines / structures should be shown in a background layer. Necessary for noting crossing / clearances. Final plans should include profiles of the private road, and include the utilities in profile view.	Joe Feriancek	Comment to be incorporated
2	140	Unresolved	Civil Engineer II	C507 Grading Plan Enlargements.pdf	Low Area	Appears a low area without an outlet is being created here.	Joe Feriancek	Comment addressed
2	139	Unresolved	Civil Engineer II	C504 Grading Plan Enlargements.pdf	Underground Parking Drainage	Are drainage inlets going to be added to the underground parking?	Joe Feriancek	Underground parking will drain to sanitary sewer
2	137	Unresolved	Civil Engineer II	C503 Grading Plan Enlargements.pdf	Pond outlets and inlets	It's very helpful to add the inlet and outlet elevations to the grading plan.	Joe Feriancek	Comment noted
2	138	Unresolved	Civil Engineer II	C503 Grading Plan Enlargements.pdf	Trench Drain	Will there be a trench drain at the garage door?	Joe Feriancek	Comment updated. Trech drain on plan sheet
2	135	Unresolved	Civil Engineer II	C502 Grading Plan Enlargements.pdf	Contour labels	provide enough contour labels to check existing and proposed ground between building and CSAH 5.	Joe Feriancek	Comment to be addressed
2	136	Unresolved	Civil Engineer II	C502 Grading Plan Enlargements.pdf	Lower Level below pond	Hard to say, I think I'm seeing this pond at an 879? which is 4 feet above the lower level. Is lower level basement? if so, must be minimum 2 feet above the 100 HWL of the adjacent basin. Please clarify.	Joe Feriancek	Comment addressed. Updated the grading to show as a bioswale with draintile.
2	132	Unresolved	Civil Engineer II	C508 Storm Sewer Plan.pdf	Matchline	Update match line(s) to reflect the storm sewer plans versus the grading plans.	Joe Feriancek	Comment to be addressed
2	133	Unresolved	Civil Engineer II	C508 Storm Sewer Plan.pdf	Structure info covered	Some structure information is obstructed by match lines and notes. Please revise structure and pipe information so it is legible.	Joe Feriancek	Comment to be addressed
2	134	Unresolved	Civil Engineer II	C508 Storm Sewer Plan.pdf	Underground Storage??	Is there proposed underground storage below this parking lot? See 3 lines going into the parking lot, one leaving, but it's not real clear what's going on. If so, add some detail to	Joe Feriancek	Labels clarified
2	128	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Underlying wavy hatch?	What is this hatch representing?	Joe Feriancek	Added to legend of the plan sheet
2	129	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Existing 12" RCP Flare	Can't just leave the existing 12" flare at the top of the slope, this will create an erosion issue, please adjust.	Joe Feriancek	Inlet structures added to utility plan
2	130	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Steep Slope	I'm scaling 0.38% slope going down (7/18.3). Please verify, desired maximum slope is generally 4:1, with up to 3:1 allowed where that's not feasible.	Joe Feriancek	Labels clarified to reflect 4:1 slope in accordance with City guidelines
2	131	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Pond information	Add the basic elevation information to the ponds...NWL, 100 HWL, Outfall, etc.	Joe Feriancek	Comment Updated
2	127	Unresolved	Civil Engineer II	C411 Site Details.pdf	Pedestrian Ramp Details	Final plans will require individual pedestrian ramp details per the MnDOT Standard plans (which will also need to be included in the final plan set).	Joe Feriancek	Comment noted. Final plans will show this information and comply with MNDOT standards
2	126	Unresolved	Civil Engineer II	C409 Site Details.pdf	Typical Sections	These are for guidance, project specific typical sections are required.	Joe Feriancek	Comment proposed to be addressed after entitlements
2	101	Unresolved	Civil Engineer IV	C511 Storm Sewer Plan.pdf	Changemark note #01	Must provide detail for EACH underground stormwater structure. Detail must include horizontal and vertical dimensions, and groundwater elevation at the structure.	Len Linton	Details added to plansheet. Comment updated.
2	125	Unresolved	Civil Engineer II	C407 Site Plan Enlargements.pdf	Geothermal within proposed easement	We need to discuss if the geothermal within the easement area can stay. Since it's in-place it likely can, but there should be an encroachment agreement if so. Has it been confirmed that the geothermal was built across the entire area shown, or is it assumed?	Joe Feriancek	Comment noted and to be finalized
2	121	Unresolved	Civil Engineer II	C403 Site Plan Enlargements.pdf	Anoka County ROW Permit	Anoka County approval required prior to construction. Make sure designs are following their recommendations.	Joe Feriancek	Will incorporate Anoka County's approval prior to construction
2	122	Unresolved	Civil Engineer II	C403 Site Plan Enlargements.pdf	Pond maintenance policies	these ponds are being built outside of D&U easements and privately maintained. Before final construction plan approvals, must provide the city with a maintenance policy for the ponds and any permanent BMPs.	Joe Feriancek	Comment to be finalized
2	117	Unresolved	Civil Engineer II	C500 Grading Plan.pdf	Snow storage adjacent to Infiltration Basin	What's going to keep the runoff materials from the snow storage area out of the infiltration basin?	Joe Feriancek	Comment noted. Grading plan to be developed and infiltration and runoff to be further developed
2	112	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Clarity	There's too much line work on this sheet to clearly see the proposed work, please find a way to clean up the drawing.	Joe Feriancek	Comment addressed
2	113	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Silt Fence - Pre or Post	Is this all silt fence installed from phase one erosion control plan, or new? Should clarify what is hold over and what is new.	Joe Feriancek	All silt fence is new. Comment updated.
2	114	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Wavy Hatch	Showing wavy hatch, generally in pond bottoms. Don't see this in the legend.	Joe Feriancek	Comment addressed. Added to legend of the plan sheet.
2	115	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Steep slopes	close the 3:1 slope, should consider placing erosion control blankets.	Joe Feriancek	Labels clarified to reflect 4:1 slope in accordance with City guidelines
2	116	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	North corner silt fence	silt fence appears to be going across the slope at the middle, rather than the bottom, is this a holdover from phase 1 erosion control?	Joe Feriancek	Comment to be finalized

2	145	Unresolved	Civil Engineer II	Preliminary Plat.pdf	Extend Public Cobalt Street south	Recommend extending the public Cobalt Street south and adding a cul-de-sac. Build and sign the private street off of the cul-de-sac. Additional parking can still be created where shown.	Joe Feriancek	Hammerhead incorporated on site plan
2	146	Unresolved	Civil Engineer II	Preliminary Plat.pdf	Background Line Work	There's too much line work in the plat. Please remove grading; just show proposes 100 HWL outline of the basins. Prefer to remove detail pavement markings, consider just showing the curb lines and building outlines.	Joe Feriancek	Simplified Preliminary Plat reflects these comments
2	110	Unresolved	Civil Engineer II	C300 - Erosion & Sediment Control Plan - Phase 1.pdf	Limits of Disturbance	Areas where the silt fence is shown outside of the limits of disturbance.	Joe Feriancek	Silt fence will be installed around the limits of disturbance
2	111	Unresolved	Civil Engineer II	C300 - Erosion & Sediment Control Plan - Phase 1.pdf	Inlet Protection	Inlet Protection is shown in the legend, it's not clear where it is being placed in the plans. Please enlarge the plan symbol to see at scale.	Joe Feriancek	Comment to be addressed
2	105	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	File Location	Can the size of this text be reduced to stay within the plan sheet border?	Joe Feriancek	Comment Addressed. Plan updated accordingly.
2	106	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	Clearing & Grubbing vs. Tree Removal	What's the difference between the two? Term Clearing and Grubbing usually refers to removal of all trees in an area. Please clarify.	Joe Feriancek	Plans clarified
2	107	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	Removal of existing house	Generally, a separate demo permit is necessary for building removal. Please contact the City's building department for more information if this hasn't been started yet.	Joe Feriancek	Comment noted. A demo permit will be applied for when the time comes.
2	108	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	CSAH 5 Plans?	Have plans been submitted to Anoka County for work within CSAH 5 right of way? County approval will be required.	Joe Feriancek	Comment noted. Discussion with Anoka County in progress
2	109	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	Hatch Going past Limits of Construction	Verify limits of construction along south edge. If any work is proposed onto adjacent property, provide proof of access agreement to do the work.	Joe Feriancek	No work in adjacent parcel anticipated
2	102	Unresolved	Civil Engineer II	C100 General Notes.pdf	Note 8	Verifying, all underground lines shall be surveyed prior to cover. Are you proposing to keep a surveyor on-site to perform this? Or just generally talking about as-builts for the utilities?	Joe Feriancek	After entitlements. Utility lines shall be surveyed prior to cover. This comment is regarding as-built utilities.
2	103	Unresolved	Civil Engineer II	C100 General Notes.pdf	Water, Storm Sewer, Sanitary Sewer Notes	May be worth noting that the City of Ramsey requires tracer wire on all storm sewer, sanitary sewer, and water lines (even ductile iron pipe), within city right of ways and easements.	Joe Feriancek	Comment incorporated and tracer wire to be included where needed
2	104	Unresolved	Civil Engineer II	C100 General Notes.pdf	Geotech Report	Was a copy of the geotechnical report submitted to the City?	Joe Feriancek	Geotech report in the stormwater report
2	91	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Being Removed?	It appears that a number of these trees are not labled for removal in the tree inventory table (examples include tree #s 217 and 199, but there are many more not indicated as being removed in the inventory table). The inventory table needs to be revised to include ALL trees being removed and the calculations need to be updated accordingly.	Chris Anderson	Tables updated
2	93	Unresolved	Environmental Review	LD002 TREE PRESERVATION_REMOVALS INVENTORY.pdf	Invasive Species	Please include a tally of the DBH inches of invasive species, such as Siberian Elm, as these inches are excluded from the removal calculation (similar to trees being removed for stormwater basins). This will actually increase the percentage of trees being saved on site.	Chris Anderson	Comment to be updated
2	85	Unresolved	Fire	LS2201 SENIOR BUILDING ZONE B -LANDSCAPE PLAN.pdf	Changemark note #01	Not knowing where Fire department connection will be, be sure no tree or shrub is planted that will block or restrict access to FDC.	Chris Weiss	Comment incorporated. No tree or shrub is planted that will block or restrict access to FDC.
2	84	Unresolved	Fire	C407 Site Plan Enlargements.pdf	Changemark note #01	Area needs to be marked "NO PARKING - FIRE Lane."	Chris Weiss	Area to be marked: "NO PARKING - FIRE LANE."
2	83	Unresolved	Fire	C408 Vehicle Movements.pdf	Changemark note #01	This area will need to be posted "NO PARKING- FIRE LANE"	Chris Weiss	Area to be marked: "NO PARKING - FIRE LANE."
3	165	Unresolved	Environmental Review	L002 LANDSCAPE NOTES GRAPHIC LEGEND.pdf	Tree Planting Detail	Please add a Tree Planting Detail to the landscape plan. At a minimum, it should specify that planting depth shall be such that the first set of primary roots are at finished grade, that the top 1/3 of wire basket and burlap shall be removed or folded down, that only pruning of damaged/dead limbs should be done at time of installation, and that mulch shall not be in contact with the trunk.	Chris Anderson	Comment to be updated
3	164	Unresolved	Environmental Review	L003 OVERALL SITE REFERENCE PLAN.pdf	Vision Clearance Triangle	No plantings shall be located within the vision clearance triangle as described in City Code Section 106-322 https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZOCO_ARTIIIGEPEST_S106-322VICLTR	Chris Anderson	No plantings to be located within the vision clearance triangle as described in City Code Section 106-322 https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZOCO_ARTIIIGEPEST_S106-322VICLTR
3	160	Unresolved	Environmental Review	LS1101 TOWNHOMES ZONE B -LANDSCAPE PLAN.pdf	vegetation outside fence	Regardless of whether the 18" beyond the fence to the property line is sod or native grasses/wildflowers, the area will still need to be maintained accordingly.	Chris Anderson	Area to be maintained properly as directed
3	161	Unresolved	Environmental Review	LS1100 TOWNHOMES ZONE A -LANDSCAPE PLAN.pdf	Abbreviation	What does the "-B" represent? This appears to show there will be 4 common hackberries planted. It is unclear what the "-B" stands for. Please include in legend.	Chris Anderson	Label refers to buffer yard trees. Please see plan schedule
3	162	Unresolved	Environmental Review	LS1100 TOWNHOMES ZONE A -LANDSCAPE PLAN.pdf	5-digit Numbers	It sounds like the 5-digit numbers are not relavent to the inventory and preservation plan. Please turn that layer off as it makes some areas of the plan sheets unreadable. Thank you.	Chris Anderson	Comment to be addressed
3	163	Unresolved	Environmental Review	LS1100 TOWNHOMES ZONE A -LANDSCAPE PLAN.pdf	Management Plan	Please provide a management plan to both the city and the management company for the native seed areas. This will be critical to ensuring its establishment and will provide step by step instructions as to what management actions are needed at at what time intervals they should be completed.	Chris Anderson	Comment to be addressed
3	159	Unresolved	Environmental Review	C200 Demo Plan.pdf	Tree Work Involving Oaks	Please add General Note #27 from Sheet L002, Landscape Notes and Graphic Legend regarding any work involving oak trees to this removals plan sheet.	Chris Anderson	Note added. Comment addressed
3	155	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Symbols	What is the difference between the darker outlined tree symbol and the lighter outlined tree symbol? Please add them to a legend for clarity.	Chris Anderson	Comment to be addressed
3	156	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Being Removed?	There still appear to be trees shown on this sheet, within the red bubble line, slated for removal. However, the tree inventory does not identify them as being removed. ALL inconsistencies between the inventory and preservation plan must be reconciled with the next submittal. For example, tree #s 807 and 808 appear within the red bubble line, presumably meaning they are going to be removed. But, in the tree inventory they are not listed as being removed.	Chris Anderson	Comment to be addressed
3	157	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Bubble Lines	What does the blue bubble line represent? Add a legend to this sheet that specifies what each color bubble line represents as well as the darker and lighter tree symbols.	Chris Anderson	Comment incorporated
3	158	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Tree Work Involving Oaks	Thank you for adding the red bubble line to the legen, but still need to add the blue bubble line to the legend.	Chris Anderson	Comment incorporated
3	153	Unresolved	Environmental Review	LD002 TREE PRESERVATION REMOVALS INVENTORY.pdf	Invasive Species	Any tree clearing that involves oak trees shall be completed prior to April 15 or after July 15 to help limit the introduction of oak wilt into the area. Add this note to the removals page(s).	Chris Anderson	Comment incorporated
3	154	Unresolved	Environmental Review	LD002 TREE PRESERVATION REMOVALS INVENTORY.pdf	Conflicts with Sheet LD001 Tree Preservation	Please include a tally of the DBH inches of invasive species, such as Siberian Elm, as these inches are excluded from the removal calculation (similar to trees being removed for stormwater basins). This will actually increase the percentage of trees being saved on site.	Chris Anderson	Comment to be finalized
3	150	Unresolved	Lead Engineering Tech	C601 Utility Plan Enlargements.pdf	Hyd leads	Sheet LD001 seems to show tree #s 807 and 808 as being removed but this sheet shows them as being saved. All of these types of conflicts between the inventory and preservation plan must be reconciled.	Chris Anderson	Comment to be finalized
3	149	Unresolved	Lead Engineering Tech	C200 Demo Plan.pdf	Building Demos	To be DIP Class 53	Aaron Madsen	Comment to be updated
3	148	Unresolved	Lead Engineering Tech	C408 Vehicle Movements.pdf	CUL DE SAC	Make sure contractor gets proper demo permits from the building dept.	Aaron Madsen	Any contractors will get all proper demolition and building permits
3	152	Unresolved	Civil Engineer IV	C602 Utility Plan Enlargements.pdf	PROPOSED STORM SEWER	Plow and emergency vehicle turn around is not sufficient	Aaron Madsen	Hammerhead added to address the existing condition which is already present and not caused by this development proposal
						NEED TO SHOW INFORMATION ON STORM SEWER EITHER ON THIS SHEET OR REFERENCE TO THE SHEET WHERE INFORMATION IS SHOWN.	Len Linton	Comment incorporated

3	151	Unresolved	Civil Engineer IV	C501 Grading Plan Enlargements.pdf	EXISTING STORM PIPE	THE POND GRADING IS LOWER THAN THE INVERT OF THIS PIPE. iT MUST BE REMOVED AND REROUTED.	Len Linton	Comment incorporated
3	147	Unresolved	Engineering Tech	C606 Utility Plan Enlargements.pdf	Existing Sanitary sewer / WM	Shown in red on plan, greyed out in legend. just make sure on final plans it matches.	Logan Czech	Comment to be clarified on final plans

Public Comments Received for Haviland Fields

From: Jeanine Hamre
Sent: Sunday, March 24, 2024 8:45 PM
To: Ramsey Planning
Subject: Haviland Fields

To whom it may concern,

We live right next to the project planned and continue to have concerns with this building project. We are concerned about the impact this project will have on the existing neighborhood. We have concerns about the impact this will have on traffic in this area that has been zoned for just homes and not for apartment buildings. Nowthen Blvd has already increased significantly in the amount of traffic over the past few years. It seems there are other areas in Ramsey that would be better suited for building apartments than this location.
We have concerns about the increase in the population in this area and the loss of privacy with the proposed building so close to the existing homes.
When we bought our home here 5 years ago the openness and privacy behind our home was a big selling point for us. We are concerned that this planned project will have a negative impact on our property value.
We hope our concerns are considered as to the effect this will have on the existing families who are currently living here.

Thank you,

Erik and Jeanine Hamre
14621 Fluorine St NW
Ramsey, MN 55303

* * *

From: Tom Kirkpatrick
Sent: Monday, March 25, 2024 3:00 PM
To: Ramsey Planning
Subject: Stoney River Addition, Anoka County

Dear Planning Commission

Residents near the above location near the Stoney River addition have concerns about the units planned.

1. Where are the specific units planned? This is not yet specified on the map you have supplied in your mailer for public inspection.
2. It seems that the 160 Senior units and 20 Twin Town Homes (another 40 units) might be ok, depending on location.
3. However, the 280 apartment units with non- age restrictions is a problem for the area especially traffic congestion.

If each apartment has, additional vehicles (2 per unit) that means 560 vehicles that would be added to the extremely congested area a two- lane major highway.

In addition to the 160 Senior Units planned and added 160 vehicles and the 40 Twin Town Homes. (2 each). That's 760 total vehicles with those specific additions.

We hope this is within your planning considerations and a more specific map of where these units are to be located BEFORE any decisions are made.

Also, we would feel that the public should be invited to attend to provide in-put.

We already have too much traffic coming down our street, as some alternate route and could not take any more.

Many of us are 40 plus year residents and take pride in our neighborhoods. This is very important to us.

Thank You!

Looking forward to your response.

Thomas Kirkpatrick
Ramsey, MN

From: Todd Larson
Sent: Monday, March 25, 2024 3:30 PM
To: Tom Kirkpatrick
Subject: RE: Stoney River Addition, Anoka County

Hi Thomas,
Thanks for reaching out on the Haviland Fields proposal. You can read the report and see the plans under the 3/28 Regular Planning Meeting found here: www.cityoframsey.com/agendas.

The proposers conducted an environmental review called an EAW that looked at traffic. There will be some modifications to Nowthen Blvd. to improve flow. The road has capacity for additional traffic. You can find that document here: https://www.cityoframsey.com/DocumentCenter/View/7030/Haviland-Fields_COMPRESSED-EAW_07-17-23?bidId=

I'm happy to walk you though the plans if you would like. Please look them over and if you have any follow-up questions, please let me know. To be included as part of the public record, I need your address please.

Thanks,
Todd

Sent: Monday, March 25, 2024 8:40 PM
To: Todd Larson
Subject: Re: Stoney River Addition, Anoka County

Thomas Kirkpatrick
14622 Waco Street NW
Ramsey, MN 55303

* * *

From: Hilary Flake
Sent: Thursday, March 28, 2024 4:18 PM
To: Todd Larson
Subject: Concerns with Haivland Fields Development Project

Our address is 14631 Fluorine St NW, Ramsey, MN 55303

TO WHOM IT MAY CONCERN
Our property backs up to The Lord of Life property. As a family and neighborhood, we are concerned about the impact the incredibly large proposed development will have on our family, neighborhood, and community. We moved into our home nearly five years ago. Two of the reasons we were attracted to our specific house and neighborhood was the amount of green and open space that surrounded us and the sense of safety for our growing family. With the proposed buildings we are concerned about property decline, the congestion of our neighborhood, the vastly devastating decline in green and open space, increased safety and privacy concerns that may come with the apartment building and twin homes, local schools being over populated, and the increase traffic congestion on Nowthen and on St. Francis Blvd/47.

We ask as you move forward with the planning and development of this property you keep in mind the negative implications of this project on current residents, the surrounding neighborhood and community. Our desire for our family, neighborhood and community is that we maintain our privacy, safety, and recreation as we currently do. This could be reached by minimizing the development on a much smaller scale, 55+ age restriction on all housing near existing homes, keeping buildings single story, and providing wall/fence or green barrier of trees and shrubs between existing homes and new developments, as well as providing as much green and open space for recreation as possible.

Thank you for your time and attentiveness in considering our suggestions and concerns.

Flake Family

* * *

From: Michael Rice
Sent: Thursday, March 28, 2024 3:53 PM
To: Todd Larson
Subject: Haviland Fields

14620 Fluorine St NW Ramsey, MN 55303

I am writing to express my objection to the proposed development of the Lord of Life property in our community. As a concerned resident, I feel compelled to outline the potential devastating impact this development could have on our surrounding communities, families, and neighbors.

To the planners and decision-makers, we may appear as mere entries in a ledger, small and easily overlooked in the grand scheme of corporate and developmental ambitions. Yet, for us, this is not a mere transaction or a development project; it is the very fabric of our lives, the streets where our children play, the backdrop to our daily existence, and the community we've built with love and care. The proposed changes threaten to unravel this environment, introducing a disruptive element into the harmony we cherish.

First and foremost, the increase in traffic, landscape alterations, and population growth resulting from this development will undoubtedly disrupt the peaceful and safe environment that we currently enjoy. The influx of additional vehicles will lead to congestion, making it harder for residents to commute and risking the safety of pedestrians, especially children and elderly individuals. It's important to understand that each decision made from afar has a direct repercussion on the laughter heard in our backyards, on the ease with which our elderly can navigate their neighborhood, and on the safety with which our children can play. Additionally, the amount of tenants projected, would that not need more Law Enforcement? Who will be paying for that? Why would our tax payers funds be used for Law Enforcement, fire and EMS when the community (especially the ones directly next to the proposed location) do not want this. For context, Minneapolis is the second lowest in the United States with 1.4 officers per 100,000 residents so again, who is going to pay for these extra 1st responders? We are already going to have to pay for more due to the additions on Sunwood Dr by Coborn's and the other additions being added there.

Furthermore, the proposed development does not seem to align with the recent developments in surrounding communities, which have not shown a need for such expansion. Instead, it appears to be driven by developers' interests without considering the genuine needs and desires of the families in our community. This disconnect between the development's ambitions and the community's needs is not just a matter of differing opinions; it is a matter of prioritizing financial gain over the quality of life of countless families whose entire lives are rooted in this soil.

Speaking of which, I want to emphasize that the families in our neighborhood do not want this development. Many of the residents have made their voices heard in various forums, expressing their strong opposition to this project. It is crucial to respect the wishes of the community members who will be directly affected by this development, to recognize that what might be a small sacrifice for a large, disconnected organization represents a significant upheaval in the day-to-day lives of these families. Throughout this process the community has been told that there will be transparency, yet emails are not responded to, misinformation is provided when responses are sent and meetings are virtual? What is being hid from the community? It has been stated that the "community wants this." Who in the community?

The potential consequences of this development extend beyond mere inconvenience; it has the potential to push the area to be overpopulated, leading to the displacement of many long-standing residents. Moreover, our already overburdened schools would be overwhelmed by the influx of new students, making it challenging for them to provide quality education. Schools in the state of MN are barely at 50% passing for standardized tests and Ramsey Elementary is already suffering with the most recent influx of students, causing significantly increased class sizes, insufficient staffing leading to increased behavioral issues such as bullying, and gaps in student support. Simply put, there isn’t enough staff or space to adequately serve our youth as is. Where does the City of Ramsey plan to have the children attend school? How are you planning to afford increased need? Taxes from the citizens that do not want this development?

Recently a document was shared with the communities. After a review of the extensive 380+ page document and engaging in discussions with our fellow residents in the neighborhood, we are deeply troubled by the decision to position the townhouses directly behind our neighbors instead of allocating green space. We were perplexed to learn that you conveyed to one of our neighbors that the consensus during neighborhood meetings indicated a lack of desire for green space. This revelation raises significant concerns. We are uncertain as to the source of this purported consensus, as it certainly did not emanate from the residents of Fluorine Street and its surrounding neighborhoods. On the contrary, the overwhelming sentiment among our community was a vehement opposition to any development,

including townhomes. The shift from green space to townhomes in the project's plans contradicts the feedback provided by our community. While we did express a preference for walking paths to be situated away from our property, this should not be misconstrued as an endorsement for townhomes. These concerns were brought up when the document initially surfaced, and ignored. Furthermore, we are deeply troubled by the disregard and manipulation of the feedback from those directly impacted by this development. This disregard not only undermines the trust between residents and the decision-makers but also exacerbates the adverse effects on our homes and lives. It is imperative that our concerns are taken seriously and addressed in a manner that aligns with the genuine feedback of our community, to ensure the development reflects the best interests of all impacted.

If this addition ultimately goes forward, regardless of the concerns and input of the community, we ask that you provide as much green space and privacy between our homes and your development such as 8' privacy fencing or large Arbavidas

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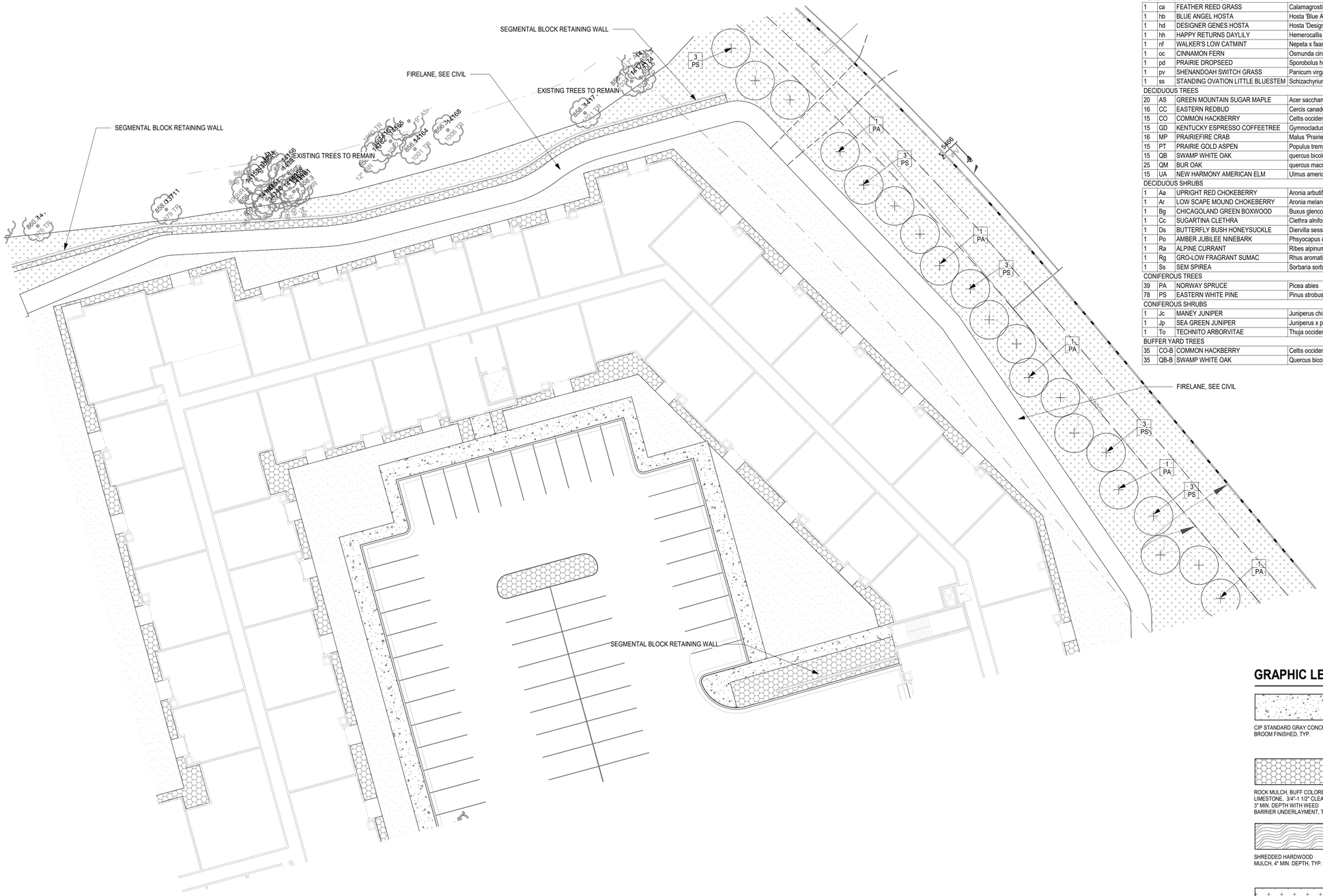

1 LS3111 ALL AGES BUILDING ZONE D - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
39	PA	NORWAY SPRUCE	Picea abies	5' B&B
78	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

TRUE NORTH PLAN NORTH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
ALL AGES BUILDING ZONE D - LANDSCAPE PLAN

SHEET NUMBER
LS3111

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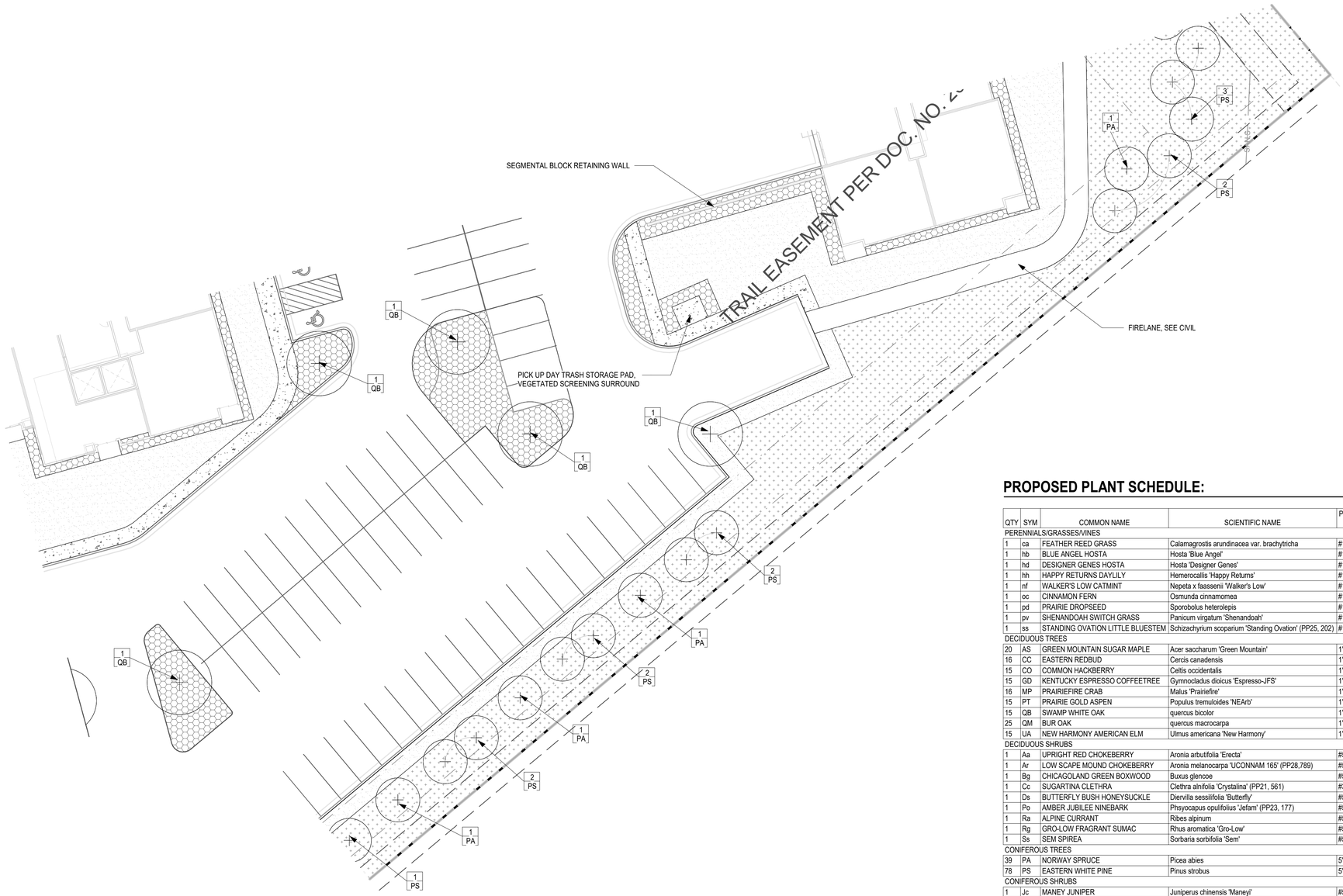
Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10_Lord of Life_LAND_2023.rvt
7/2/2024 6:24:55 PM



1 LS3112 ALL AGES BUILDING ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
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35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

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NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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ALL AGES BUILDING ZONE E - LANDSCAPE PLAN

SHEET NUMBER
LS3112

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Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10_Lord of Life_LAND_2023.rvt
7/2/2024 6:24:58 PM

August 16, 2024

Todd Larson, Planning Manager
City of Ramsey
2823 Hamline Avenue North
Ramsey, MN 55133

RE: City of Ramsey – Haviland Fields and Text Amendment Comprehensive Plan Amendment – Notice of Council Action
Metropolitan Council Review File No. 22890-1
Metropolitan Council District No. 9

Dear Todd Larson:

At its meeting on August 14, 2024, the Metropolitan Council reviewed the City's comprehensive plan amendment, based on the staff report (attached). The amendment reguides 11.8 acres from High Density Residential and 23.7 acres from Public/Institutional (35.5 total acres) to the Mixed Use (High) land use designation (15-75 u/a with 50% residential). The project is located at 14501 Nowthen Boulevard. The purpose of the amendment is to allow for the development of 20 townhomes and three multifamily residential buildings, a total of 460 units.

The Council found that the amendment conforms to the regional system plans for transportation, wastewater, and parks; is consistent with *Thrive MSP 2040* and Council policies; and is compatible with the plans of adjacent jurisdictions. While the amendment individually is consistent with housing policy, it does not rectify the Plan's overall inconsistency with housing policy, which remains. However, the City may place the amendment into effect. Please refer to the advisory comments regarding the Housing Policy Plan inconsistency as well as comments for transportation, forecasts, and water supply.

A copy of the staff report to the Council is attached for your records. The Council will append the amendment, submission form and supplemental information to the City's plan in the Council's files. If you have any questions regarding the review please contact Eric Wojchik, Principal Reviewer at 651-602-1330 or via email at eric.wojchik@metc.state.mn.us.

Sincerely,

Angela R. Torres

Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

Attachment

CC: Tod Sherman, Development Reviews Coordinator, MnDOT Metro
Diego Morales, Metropolitan Council District No. 9
Eric Wojchik, Sector Representative/Principal Reviewer
Reviews Coordinator

Metropolitan Council (Regional Office & Environmental Services)
390 Robert Street North, Saint Paul, MN 55101-1805
P 651.602.1000 | F 651.602.1550 | TTY 651.291.0904
metrocouncil.org

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CC Regular Session New

Meeting Date: 08/27/2024

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

Title:

Adopt Resolution #24-232 approving a variance and encroachment agreement 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). At their meeting on August 12, the City Council directed staff to return with a resolution of approval and encroachment agreement.

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:

Per the Council's August 12 direction:
Motion to Adopt Resolution #24-232 approving a variance to side yard setback and encroachment agreement for a lean-to structure and concrete slab at 6960 148th Lane Northwest.

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
Resolution #24-232
Encroachment Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/22/2024 09:13 AM
Form Started By: Todd Larson		Started On: 08/19/2024 04:13 PM
Final Approval Date: 08/22/2024		

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.

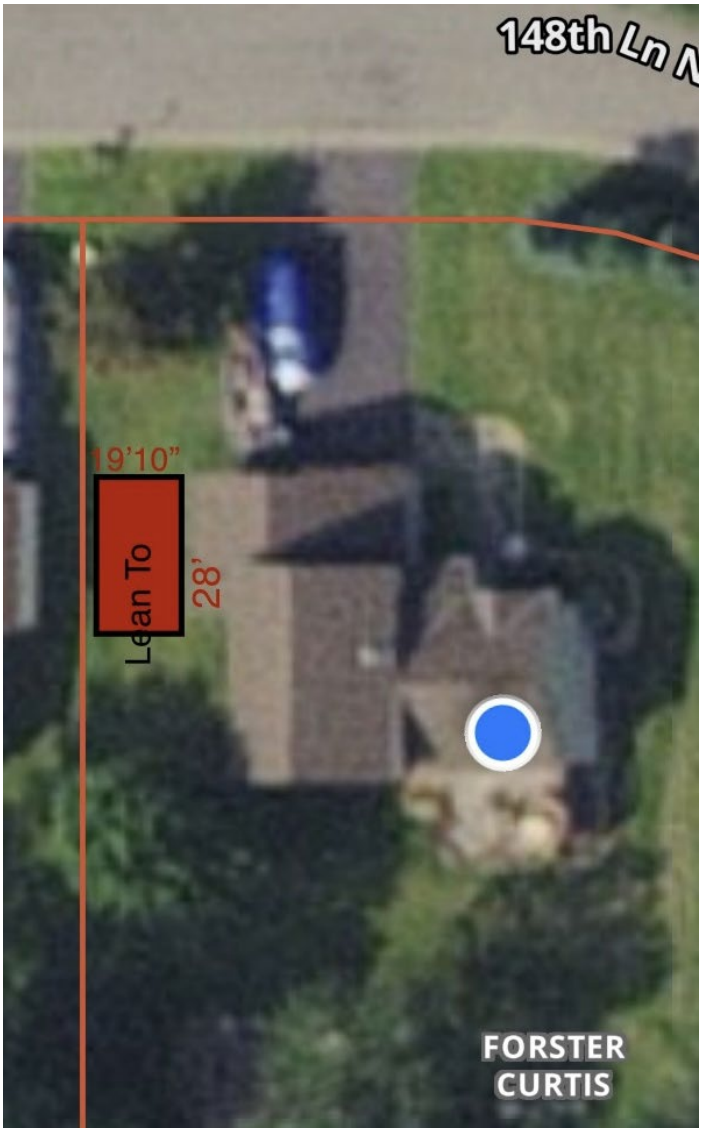
Photo 3. Views inside the structure from the applicant's driveway.

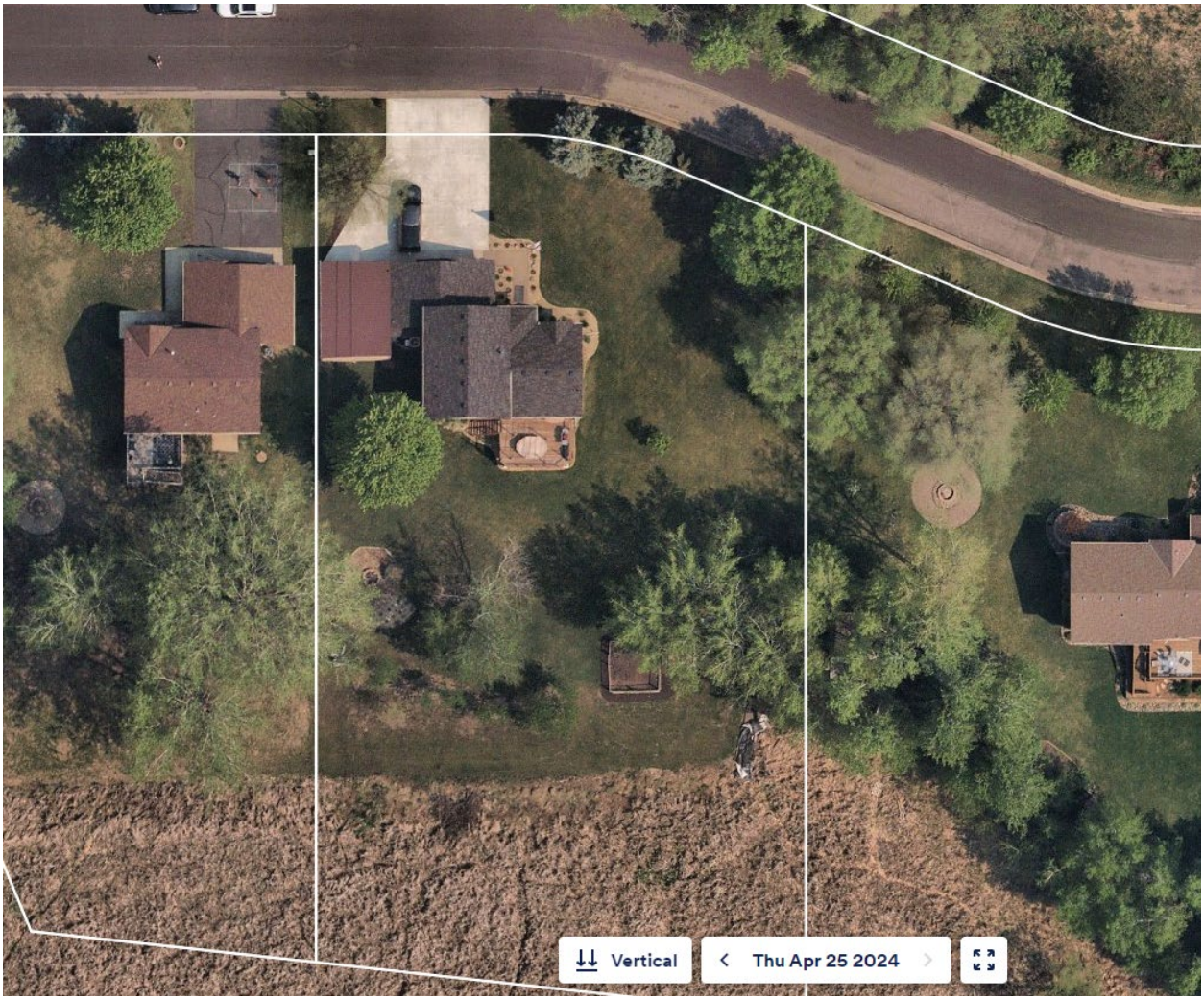
Photo 4. Looking southeast across the applicant's front yard noting the cedar columns by the front door.

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

Council Member _____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-232

A RESOLUTION APPROVING A VARIANCE TO SIDE YARD SETBACK AND ENCROACHMENT AGREEMENT FOR A LEAN-TO STRUCTURE AND CONCRETE SLAB AT 6960 148TH LANE NORTHWEST

RECITALS

1. The City of Ramsey received an application from Mr. Curtis Forster (the "**Applicant**") requesting a Variance to Section 106-450(3) (Setback standards for accessory structures) and Section 106-463(c) (Setback standards for driveways) of the Ramsey City Code on the property legally described as follows:

   Lot 2, Block 6, Regency Pond 3rd Addition, Anoka County, Minnesota

   (the "Subject Property")

2. That the Subject Property is approximately 0.82 acres in size and zoned R-1A Single-Family Residential District.

3. That the Applicant constructed the concrete slab and lean-to structure within inches of the west property line without the proper building permits.

4. That the Applicant was notified of a Code Enforcement violation.

5. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on July 25, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

6. That the Planning Commission voted to deny the variance citing a lack of adequate practical difficulties to justify the variance.

7. That the Applicant appealed the decision of the Planning Commission to the City Council in the manner prescribed in Section 106-220.

8. That the City Council heard the appeal at a regular meeting on August 12, 2024, and provided direction on the practical difficulties.

FINDINGS OF FACT

1. That the reduced setback of the lean-to and slab is necessary due to the curve of the road on the opposite side of the lot.

2. That the reduced setback of the lean-to and slab is necessary due to utility lines in the middle of the lot.

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 a variance (the "**Variance**") to the minimum side-yard setback requirements for a 19-foot 10-inch by 28-foot lean-to structure and concrete slab on the **Subject Property**, to within inches of the west property line, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That the lean-to structure must be reviewed for conformance to the Minnesota Building and Fire Codes and that plans shall be prepared for a building permit application by the Applicant. If deficient, the plans must show how the structure will be brought into conformance with the Minnesota Building and Fire Codes. If the Applicant is unable to prepare a set of plans, he will need to hire a licensed architect.

2. That the Applicant must apply for and obtain a building permit with inspections in the normal process, within six months of the approval date of this Resolution.

3. That the Applicant will make any necessary modifications and finalize the building permit inspection process for the lean-to structure within one year from the date of this Resolution otherwise, the structure must be removed.

4. That a standard encroachment agreement must be signed by the Applicant and recorded against the property. The Mayor and City Administrator are authorized to sign this agreement.

5. That the structure may have a metal roof that meets standards for residential metal roofing.

6. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this Variance.

7. That this Variance shall automatically expire if an approved plat is not recorded by January 25, 2025.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member _____, 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 27th day of August, 2024.

_____
Mark E. Kuzma, Mayor

Attest:

_____
Katie Schmidt, City Clerk

ENCROACHMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this 27th day of August, 2024, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota ("City"), and **Curtis Forster and Noelle Forster**, and their successors and assigns ("Landowners").

RECITALS:

WHEREAS, Landowners are the fee owner of the real property located at 6960 148th Ln NW, Ramsey, Minnesota, and legally described as follows:

Lot 2, Block 6, Regency Ponds 3rd Addition, Anoka County, Minnesota

("Property"); and

WHEREAS, the City currently has five (5) foot wide Drainage and Utility Easement ("Easement") over, under and across the western portion of the Property, as dedicated to the public pursuant to the Plat known as "REGENCY PONDS 3RD ADDITION" recorded in the Office of the County Recorder, Anoka County, Minnesota; and

WHEREAS, Landowners seek permission from the City to partially encroach upon the Easement for a partially enclosed lean-to structure with a concrete pad measuring 19-feet 10-inches by 28-feet.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The City hereby approves an encroachment of five (5) foot on and over the Easement by Landowners for the purposes of constructing and maintaining the lean-to structure and concrete pad over that part of the Easement subject to the terms of this Agreement.

2. Landowners shall not expand the lean-to structure and/or concrete pad in width, depth, or height unless approved in writing by the City. If the lean-to structure is demolished, destroyed, or substantially replaced, any replacement shall not encroach upon the Easement without written consent of the City.

3. Nothing in this Agreement shall be deemed a waiver or abandonment of the City's rights under the Easement.

4. The Landowners are responsible for all costs relating to use, maintenance, and repair of the lean-to structure and concrete pad.

5. Landowners agree that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities located within the Easement including, but not limited to, watermain, sanitary sewer, and/or storm sewer systems, deems it necessary and expedient to excavate within the Easement, The City's only obligation shall be to fill the excavated area and level the same to the grade that it was prior to the City's excavation. Notwithstanding the above, in the event the City finds it is necessary to completely restore the easement area, the Landowners agree to remove any accessory items that have been placed in the Easement. Landowners will promptly comply with said removal request at their expense and will remove any accessory use within thirty (30) days of the written request by the City.

6. In the event that Landowners fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowners' use and maintenance of the lean-to structure and concrete pad, the City may take any and all actions permitted by law to collect the costs of those repairs and the City may further levy an assessment against the Property for all costs incurred by the City. Landowners waive any and all rights to challenge or appeal the assessment.

7. Landowners and his/her successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowners permission to encroach on the Easement for the maintenance, use, and operation of the lean-to structure and concrete pad, including third party claims against flooding issues that may occur due to filling within the drainage easement.

8. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following:

TO CITY: Katie Schmidt, City Clerk
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

TO LANDOWNERS: Curtis and Noelle Forster
6960 148th Lane NW
Ramsey, MN 55303

or to any successors or assigns of the Landowners or City, or any future address of the Landowners or City, if Landowners or City gives the other party notice of said change of address as provided pursuant to the provision for notice herein.

9. This Agreement shall be recorded against the title to the Property.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Mark E. Kuzma and Brian Hagen, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

LANDOWNERS:

By: _____
Curtis Forster

By: _____
Noelle Forster

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by Curtis Forster and Noelle Forster.

_____
Notary Public

Drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Reviewed by:
Frederic Knaak,
North Star Law Group
413 Wacouta Street, Suite 500
St. Paul, MN55101

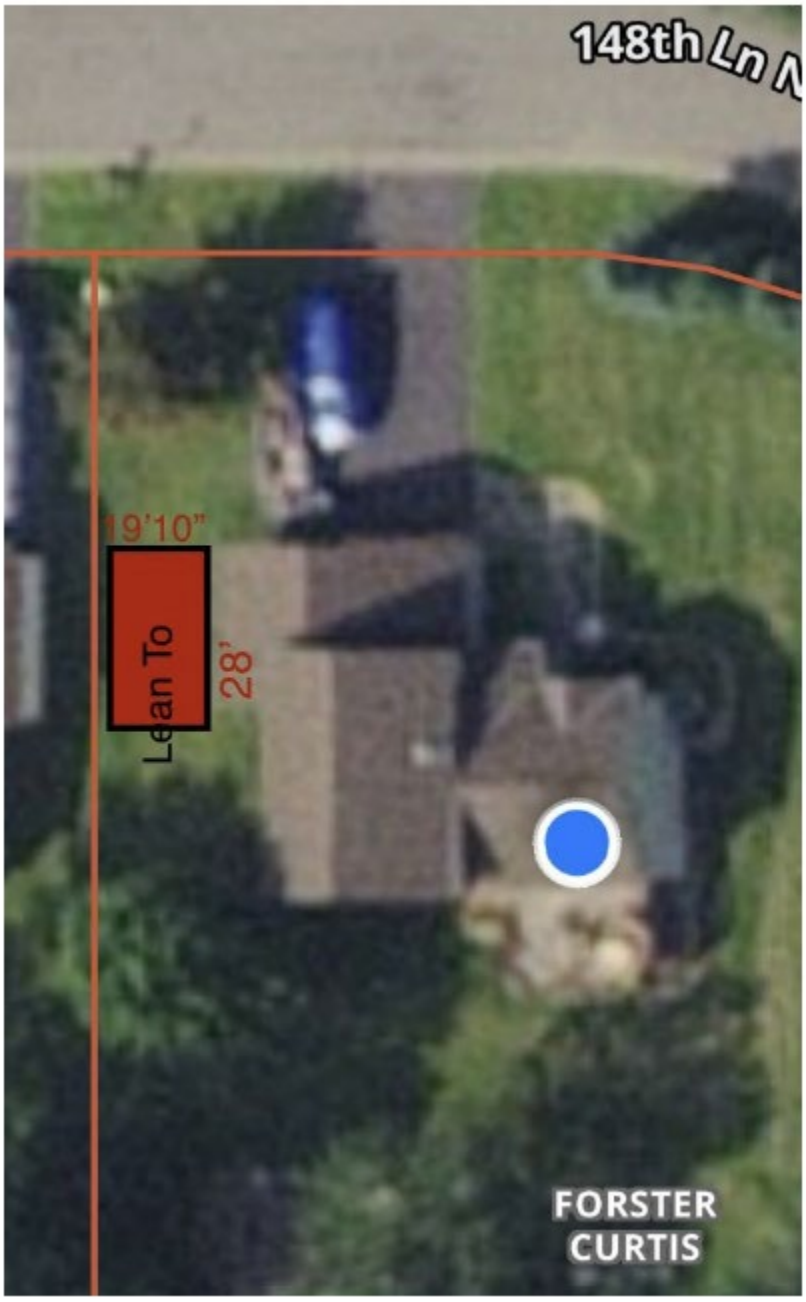



EXHIBIT "A"
Lean-To Structure and Concrete Slab Encroachment