

**CITY OF RAMSEY**  
**DEVELOPMENT AGREEMENT FOR PARKSIDE TOWNHOMES 2<sup>ND</sup> ADDITION**

This Agreement (hereinafter the “Agreement”) is dated as of this day of [Click or tap here to enter text.](#), 2025 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the “**CITY**”), and COR at Ramsey, LLC, a Limited Liability Company (Domestic) under the laws of Minnesota (the “**PERMITTEE**”).

**Recitals**

- A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the “Subject Property”).
- B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as PARKSIDE TOWNHOMES 2<sup>ND</sup> ADDITION (the “Plat”).

**Agreement**

1. **Recitals.** Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.
2. **Conditions of Approval.** The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:
  - a. **The PERMITTEE’S Execution of this Agreement.** That the **PERMITTEE** enters into this Agreement.
  - b. **Marketable Title.** That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy.
  - c. **Proof of Authority.** That the **PERMITTEE** provide proof that the respective governing board(s) of the **PERMITTEE** has authorized the **PERMITTEE’S**

execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

3. The Plans. The term “Plans” as used in this Agreement means the Final Plat Plans prepared by Civil Engineering Site Design, dated June 10, 2025 and revised on **XXXXXX**, 2025. The Plans remain subject to: (a) **CITY** Staff’s review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff’s review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY’S** files.
4. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:
  - a. Trunk and lateral sanitary sewer.
  - b. Trunk and lateral water main.
  - c. Storm drainage facilities (when specified).
  - d. Stormwater maintenance through 90 percent buildout.
  - e. Streets.
  - f. Concrete curb and gutter (urban).
  - g. Street traffic control signals (when specified).
  - h. Lot grading.
  - i. Sidewalks.
  - j. Electricity (within one-fourth mile).
  - k. Phone (within one-fourth mile).
  - l. Natural gas (within one-fourth mile).
  - m. Boulevard sodding.
  - n. Water shut off boxes.

(the “Stage I Improvements”).

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

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.
6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide

the **CITY** with a complete set of reproducible “As Built” plans for the Stage I Improvements.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.
8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY’S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY’S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY’S** financial guaranty described in Section 12 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY’S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guaranty to lapse, expire or otherwise terminate.
9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY’S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE’S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.
10. Stage II Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:
  - a. Street striping (if required by Plans).
  - b. Street lights per agreement with Connexus Energy
  - c. Street and traffic control signs.
    - (i) **CITY** will provide and install Street Name and Traffic Control signs per the Plans, following payment by **PERMITTEE** pursuant to the established rates and charges in effect and outlined in Exhibit B attached hereto.
  - d. Installation of survey monumentation.

(the “Stage II Improvements”). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded. **PERMITTEE** must install the Stage II Improvements in accordance with the Plans, excluding the street and traffic control signs, which will be installed by the **CITY**.
11. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows:
  - a. Sanitary sewer
  - b. Water
  - c. Storm drainage facilities
  - d. Stormwater maintenance
  - e. Parking lot
  - f. Concrete curb and gutter
  - g. Lot grading
  - h. Landscaping

12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guaranty to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, as well as their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of Six Hundred Fifty-Four Thousand Nine Hundred Ninety-Three Dollars and No Cents (**\$654,993.00**), which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements.

At the request of **PERMITTEE**, the **CITY** shall, not more frequently than once monthly, release that part of the Financial Guaranty for any completed portion of the Stage I, Stage II, and Required Private Improvements that have been approved in writing by the **CITY**. Upon completion of the construction of all or any of the remaining of the Stage I, Stage II, or Required Private Improvements, and written approval by the **CITY**, the Financial Guaranty shall be returned to the **PERMITTEE**. The determination of completion of the construction of the Stage I, Stage II, and Required Private Improvements shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the Stage I, Stage II, or the Required Private Improvements as required herein, the City Council may order their completion 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 Stage I, Stage II, and/or the Required Private 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 Stage I, Stage II, and/or Required Private Improvements in the event of the **PERMITTEE**'s default.

The **PERMITTEE** has expressed a desire to begin site grading as soon as possible. In order to start grading before the plat is recorded, a financial guaranty in the amount of **\$106,827.00**, which is 125% of the Engineer's Estimate for demolition, grading and erosion control, is required. At the time the plat is recorded and prior to other work commencing, the remaining Five Hundred Forty-Eight Thousand One Hundred Sixty-Six Dollars and No Cents (**\$548,166.00**) must be posted with the **CITY**.

13. Inspection Escrow for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection escrow to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection escrow in the amount of Twenty-Six Thousand Two Hundred Dollars and No Cents (**\$26,200.00**), which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection escrow must be in the form of cash. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, after acceptance by the **CITY**.
14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one-year warranty in the amount of One Hundred Thirty Thousand Nine Hundred Ninety-Nine Dollars and No Cents (**\$130,999.00**), which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said

improvements. The warranty must be in the form of a Letter of Credit, approved as to form by the **CITY**, or a cash escrow.

15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a landscape maintenance guaranty to ensure the survival of the plantings. Said landscape maintenance guaranty shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of Seven Thousand Two Hundred Forty Five Dollars and No Cents (**\$7,425.00**) [# plantings (61 trees) x cost/planting (\$300/tree x 30% average non-survival rate, (86 shrubs) x cost/planting \$75/shrub x 30% average non-survival rate)], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

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

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

17. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not necessarily limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Water Management Fees, Street Signage Fees, and Street Light Operation and Maintenance Fees. It is acknowledged that development fees (Park Dedication, Trail Development, Sanitary Sewer Connection (Trunk), Water Connection (Trunk), and Storm Water Management) were paid previously for RTC 7<sup>th</sup> Addition for 190 units. Only eighty-eight (88) units were built, leaving a credit for 102 additional units. The first phase of Parkside Townhomes included thirty (30) units, leaving a credit for seventy-two (72) additional units in future phases. This Plat includes thirty-eight units, meaning there will still be a credit of thirty-four (34) units for future phases.

18. Requirements for Building and Occupancy Permits.
  - a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the Financial

Guaranty described in Section 12 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 for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

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

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

- c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults.
- d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 12 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 20 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 19 (d).

20. Miscellaneous.

- a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.
- b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.
- c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.
- d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.
- e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.
- f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery

and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

- g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.
- h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.
- i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within 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 Agreement for payment.
- j. 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.
- k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.
- l. Home Owners Association Declarations/Covenants. The **PERMITTEE** agrees to submit the Home Owners Association Declarations and/or Covenants for review and approval by the **CITY** prior to recording the Plat.
- m. Construction Activities in Public Rights-of-Way. Due to the build-to requirement rather than the more traditional setback standard, where the townhome buildings are constructed with minimal front setbacks, as well as sidewalk and streetscape improvements, construction activities may need to occur in the adjacent public rights of way. The **PERMITTEE** is permitted to use the adjacent parking lanes of the adjacent streets for construction-related activities, subject to a barricade plan approved by the City Engineer. Any damage to or debris left in the right-of-way after construction activities are completed are the responsibility of the **PERMITTEE** and if there is a failure to correct the damage and/or clean the debris, costs incurred by the **CITY** shall be billed to the **PERMITTEE'S** site inspection fee escrow.

- n. Construction Parking. To the extent feasible, all construction workers shall park interior to the Subject Property and not on the existing public roads adjacent to the Subject Property.
  
- o. Pre-Construction Meeting. The **PERMITTEE** shall schedule and hold a pre-construction meeting with the City Engineer, site contractors, and utility providers, prior to commencing any site work on the Subject Property.
  
- p. 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:**  
COR at Ramsey, LLC  
Attn: Jason Palmby  
PO Box 302  
Excelsior, MN 55331

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

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**EXHIBIT A**

**Legal Description of the Subject Property**

Outlot A, Parkside Townhomes

-or upon recording-

Lots 1-39 (inclusive), Block 1 Parkside Townhomes 2<sup>nd</sup> Addition

## EXHIBIT B

### Fees Payable to the City

1. Park Dedication. Park Dedication fees were satisfied by remaining credits from the RTC 7<sup>th</sup> Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.
2. Trail Development Fees. Trail Development fees were satisfied by remaining credits from the RTC 7<sup>th</sup> Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.
3. Sanitary Sewer Connection (Trunk) Fees. Sanitary Sewer Connection (Trunk) fees were satisfied by remaining credits from the RTC 7<sup>th</sup> Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.
4. Water Connection (Trunk) Fees. Water Connection (Trunk) fees were satisfied by remaining credits from the RTC 7<sup>th</sup> Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.
5. Stormwater Management Fee. Stormwater Management fees were satisfied by remaining credits from the RTC 7<sup>th</sup> Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.
6. Street Light Operation and Maintenance Fee. The **PERMITTEE** is responsible for a Street Light Operation and Maintenance Fee of \$294.00 per light. **PERMITTEE** must pay a Street Light Operation and Maintenance Fee of \$2,352.00 (\$294.00 x 8 lights). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
7. Street Sign Fee. While the **CITY** provides and installs the street name and traffic control signage, the **PERMITTEE** is responsible for paying for them at a rate of \$256.00 per sign. **PERMITTEE** must pay a Street Sign Fee of \$2,304.00 (\$256.00 x 3 street name signs; \$256.00 x 4 no parking signs; \$256.00 x 2 stop signs).
8. Wear Course Fee. The **PERMITTEE** is responsible for contributing to the completion of paving wear course on 146<sup>th</sup> Avenue and Traprock Street. This phase includes 439.51 linear feet along 146<sup>th</sup> Avenue and 312.81 linear feet along Traprock Street. The **PERMITTEE** must pay a Wear Course fee of \$32,100.00. Future contributions will be collected at the time of each additional phase and will be based on the linear footage of said phase adjacent to either 146<sup>th</sup> Avenue and/or Traprock Street.
9. Stormwater Infiltration Fee. The Lower Rum River Watershed Management Organization requires projects to infiltrate the first inch of rainfall to reduce volume entering the City's regional stormwater system. The Subject Property is located within a Wellhead Protection Zone. Within this zone, the Minnesota Department of Health does not allow infiltration. Therefore, the

**PERMITTEE** must contribute to the City's regional system for infiltration to accomplish this requirement. The **PERMITTEE** is responsible for a contribution of \$13,397.79, based on the Volume Reduction Worksheet and Cost Estimate dated June 16, 2025.