

**CITY OF SHOREVIEW
AGENDA
REGULAR CITY COUNCIL MEETING
October 5, 2015
7:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

PROCLAMATIONS AND RECOGNITIONS

--Recognition of Green Community Award Winners

CITIZENS COMMENTS - *Individuals may address the City Council about any item not included on the regular agenda. Specific procedures that are used for Citizens Comments are available on notecards located in the rack near the entrance to the Council Chambers. Speakers are requested to come to the podium, state their name and address for the clerk's record, and limit their remarks to three minutes. Generally, the City Council will not take official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.*

COUNCIL COMMENTS

CONSENT AGENDA - *These items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.*

1. September 21, 2015 City Council Meeting Minutes
2. Receipt of Committee/Commission Minutes
 - Environmental Quality Committee, August 24, 2015
 - Environmental Quality Committee, September 28, 2015
3. Verified Claims
4. Accept Street and Utility Infrastructure Installed as Part of Autumn Meadow Development, CP 14-06
5. Developer Escrow Reductions

6. Approve Final Payment—2015 Street Light Replacement, CP 15-04

PUBLIC HEARING

GENERAL BUSINESS

7. Preliminary Plat—Ramsey County Library, 4570 Victoria, 805/795 Highway 96
8. Final Plat—Don Zibell, 3422 Chandler Road

STAFF AND CONSULTANT REPORTS AND RECOMMENDATIONS

SPECIAL ORDER OF BUSINESS

ADJOURNMENT

*** Denotes items that require four votes of the City Council.**

prescription drugs can be turned in at the patrol office on Hamline or the Law Enforcement office downtown at 425 Grove Street.

Those in detention are able to find stability by knowing that there is a support system for them outside the detention center. Now inmates are able to receive email. Also, an automated answering service allows public inquiries to find out if someone is in jail without having to talk to an operator. The answering message allows the caller to leave a message for an inmate. Also, conversations with family and friends can be done through Skype. Inmates who know there is a support system waiting for them are much better behaved because they know there is something better when they get out.

The annual fundraiser is the Fright Farm, at the property adjacent to Aldrich Arena at Frost and White Bear Avenues. It will run Friday and Saturday nights through October. All proceeds are used for youth programs.

Councilmember Quigley expressed his hope that residents would use the *Coffee with A Cop* opportunity to compliment and give appreciation for law enforcement work. Sheriff Bostrom responded that in spite of the horror stories in the media, he has experienced more expressions of thanks than at any time in his career.

Councilmember Wickstrom thanked deputies for helping with the *Build A Burger* night for the military families in the *Beyond the Yellow Ribbon* program. She also received a lot of positive feedback from residents for the deputy on call stopping in at each garage sale during the Neighborhood Garage Sale. Further, Councilmember Wickstrom asked if the Department will schedule another Citizen's Academy. Sheriff Bostrom responded that a shortened three-night program will be scheduled after October.

Councilmember Johnson commented that during *Night to Unite* residents have been impressed that deputies who attend know City staff. She is also grateful for the time the Department has taken to be present at public meetings to make sure officials are safe.

Mayor Martin stated that a recent community survey shows high marks in public safety. It is reassuring to the community to see the professionalism, humanity, and fairness shown by the deputies. Sheriff Bostrom stated that four primary areas of performance are expected by communities: 1) honor and trustworthiness, 2) taking responsibility, 3) respectful, and 4) truthfulness. Those are the characteristics of focus in hiring and training deputies.

Councilmember Springhorn asked what outreach has been made to communities of color. Sheriff Bostrom responded that he participates in and is a member of the National Black Police Officer's Association, Asian Police Officers' Association and the Latin Police Officers' Association. He works with the African American Leadership Council and NAACP on any issues that arise. His ongoing relationships with these groups started 10 years ago. Members of these groups have his cell number.

CITIZEN COMMENTS

Mr. Les Siphema, 3575 Owasso, thanked the Council and Mayor for their hard work as well as the Ramsey County Sheriff. His concern is about his letter regarding the proposed new library. The first item of concern is Minnesota's Retroactive Liability legislation as a result of the I-35W bridge collapse. Bonding costs have greatly increased. He included with his letter a copy of a petition to the U.S. Supreme Court that the American Society of Civil Engineers submitted. The Supreme Court turned down the petition. The only way to remedy this situation is to get the legislature to remove that legislation. He urged the Council to talk to legislative leaders.

COUNCIL COMMENTS

Mayor Martin:

Recognized a long-time Shoreview resident, Ken Hoff, who passed away this week. Mayor Martin expressed her condolences and noted that he was very active in the Historical Society and in the community.

The Farmers' Market continues on Tuesdays but now ends at 6:00 p.m., not 7:00 p.m.

Councilmember Wickstrom:

Also expressed her condolences and added that Ken Hoff's family has lived in this area since the 1850s. His mother once earned the Citizen of the Year Award for Ramsey County.

The *Adopt A Trail* program will begin October 1, 2015. Residents will be able to adopt a segment of trail to maintain and clean up. The commitment is for two years. The information will be posted on the City's website.

Know Your Flow is a program for people to know exactly how much water they are using. This is a pilot program to help residents understand how much water they are using and with this knowledge find ways to reduce usage. Anyone interested in finding out about this program can contact the City's Natural Resource Specialist Neva Widner at 651-490-4665.

The Fire Department will hold an Open House at the station on Lexington and County Road I on October 3, 2015, from 11:00 a.m. to 2:00 p.m.

Councilmember Springhorn:

Thursday, October 22, 2015, Northeast Youth and Family Services will have *Taste of the Northeast* from 5:30 to 8:30 p.m. at the Vadnais Heights Commons. Tickets are available for \$30 online at www.nyfs.org. Tickets at the door will be \$40.

On October 24, 2015, the Mounds View High School Education Association will have its *Rock the Schoolhouse* event at 6:00 p.m. at the Vadnais Heights Commons. Tickets are \$60 now online. Cost of tickets will go up after October 10, 2015.

The listed properties are currently served by an 11-foot private driveway within a 30-foot private driveway easement. The request for a new public road would require property acquisition.

A public meeting was held on August 25, 2015. Discussion focused on the City's understanding of the meaning of the petition. If a public road were built, it would approximately align with the existing private driveway. City recovery of costs was also discussed, as there is no City project planned for this roadway. There was discussion of drainage concerns that relate to private property where grading has occurred. There are no public drainage easements of record. This would make the feasibility study more difficult because it sets the high water mark and special assessments. There is no funding for either the road improvement or public drainage improvements. If all benefitting properties were amenable to donating the land needed for the public road that would give some certainty to the process. However, he did not hear such agreement at the public meeting.

Such a public improvement would mean a Feasibility Study and Cost Estimate. Project costs would include land acquisition, appraisals and possible eminent domain process if there is any opposition. There is no recent precedent in the community for using the eminent domain process for this type of public improvement project. There did not appear to be a consensus at the meeting. There is opposition to land acquisition and special assessments. The need for land acquisition would make it difficult to determine assessments. A public road that is 24 feet wide with concrete curb and gutter would be a dramatic change to the character of the neighborhood. It could be difficult to prove benefit of a public road for assessments because all property owners have had full use of their property with use of a private driveway. Nothing would change with a public road. Within City planning and budget documents, there is no plan for this public road improvement. If this project were undertaken, it would postpone another project that is scheduled.

At this time, staff is recommending receipt of the petition and to take no further action.

Mayor Martin noted that on occasion, the City has taken over jurisdiction of private streets for maintenance. She asked how that type of situation is different from this request. Mr. Maloney explained that approximately five years ago, the City adopted a policy for taking over jurisdiction of an existing private street. Criteria for taking over a private street includes consideration of whether the street will serve a public purpose and whether it could be maintained as any other street without any special accommodation. The roadway has to be assessed in terms of City road standards. In the case of townhome associations, the property must be re-platted to show a public road right-of-way. This is an 11-foot driveway. In order to put in a public roadway, the City would have to take out what exists and start over.

Mayor Martin opened the discussion to public comment.

Mr. Dennis Jarnot, 1000 Oakridge Avenue, clarified that while the petition has only four signatures, there are more residents in support of the petition but were not available to sign it. The neighborhood has been opposed to the proposed development because of the burden of extra traffic and maintenance of the road. This is a burden property owners did not ask for. A street would be a benefit because of street lighting, street maintenance and snow plowing. Taxes are

higher than properties on Robinhood, Buffalo and Schifsky Road. This neighborhood is not getting full benefits from taxes paid, and there will be assessments for Hanson Road. The private drive is paved and could be plowed. The roadway could be put in the 30-foot easement. There is a safety issue. If something were to happen, the City would be involved. Fire trucks cannot access the private drive. He urged consideration of looking at this project.

Mr. Kurt Merkel, 985 Oakridge, stated that he is totally against a public road. There have been no accidents on the private drive in the last 30 years. When properties in this neighborhood were purchased, property owners understood what they were getting. To change an 11-foot road to a 24-foot road will destroy the entrance to his property. The City will have to use eminent domain to acquire needed land from his property for a public road.

Ms. Lynn Iwaszko, 999 Oakridge, stated that there are six property owners who support a public road. Safety is an issue. While there is one teenager in the neighborhood now, that could change. She does not want to close the door to consideration of safety. Recycling trucks pull in and have to back out. Cars pull over on her property to pass each other. The grade of the private drive slopes to the lake. There are drainage issues. Drainage and safety have been discussed over a number of years. She would like to have a feasibility study done to address drainage and safety. The City should not consider the expense of eminent domain. Only one property is opposed. All other property owners will give up the needed property for a road. The preference is for a road that would change the character of the neighborhood as little as possible. The private drive is in better condition than others the City is maintaining.

Ms. Anne Nash, 1003 Oakridge, stated the 11-foot drive is in good condition and is a beautiful entrance. She would not want to lose trees or how the road looks. There is a safety element because of the narrow road. She would like the feasibility study to move forward to look at safety.

Mr. Merkel asked how drainage would be helped from the north side of the drive down to the lakeshore. He is not opposed to homeowners getting together to determine a maintenance plan.

Councilmember Quigley stated that he is not persuaded to order a feasibility study, but if one were undertaken, he would like to know how it would be financed. There does not seem to be a City benefit. Mr. Maloney responded that some of the work would be done by staff in-house. However, real estate appraisers and/or other outside consultants would have to be hired. Those costs are normally paid for from a project fund. If the project did not move forward, the City would have to pay for the feasibility study from the General Fund. Mr. Schwerm added that a feasibility study would be a City cost and would be prioritized around other scheduled projects. Values on property would have to be determined for property acquisition for the project. Staff costs would eventually be rolled into project costs, if there is a project.

Mayor Martin stated that up front there is a problem with one property owner clearly opposed to providing necessary right-of-way for a road. That property is a key element for a future road. That means potential use of eminent domain to obtain the needed right-of-way.

City Attorney Kelly stated this project would take some time, especially with a homeowner not willing to sign over an amount of land at no cost. A government taking of land is a lengthy process. An alternative way under Minnesota Statute 435.37 is that a property owner of five acres with no access except over lands of another or by a waterway can force the government to create a cart way of 2 rods in width, which is 33 feet. The statute could be interpreted to allow a group of property owners who own five acres of contiguous property could meet the threshold. Also under that statute, property owners bear 100% of the cost, including eminent domain and attorney fees. If a cart way is requested, at the Council's sole discretion, a request can be made for the cart way to remain private. In that case, property owners would be responsible for a maintenance agreement for the cart way. Even under this statute, the biggest issue of maintenance falls on property owners.

Councilmember Wickstrom asked for a rough estimate of the cost of a feasibility study less property appraisals. Property owners would like to know costs before pursuing action. City Manager Schwerm stated that information could be provided. The policy question is whether the Council would like to move forward with a feasibility study and possible public roadway. A public roadway cannot be the current private drive, which does not meet the standards of the public roadway system.

Councilmember Wickstrom expressed her disappointment that two key property owners would not sign the petition making this decision extremely difficult. Mr. Schwerm stated that the City does not take lightly the use of eminent domain, but it is a process that can be used. That is easier than trying to respond to the statute defining width in rods and cart ways. If residents were unanimous in desiring a public roadway, it would make sense for the City to look into the possibility. The costs of the project then are paid by the residents.

Councilmember Quigley stated that he would like the property owners to lay out the conditions under which they would participate in a public road project. That would make it easier for the City to do a feasibility report.

Mayor Martin stated that she would like all eight property owners to be willing to dedicate their land for a public road and a drainage plan. She asked if all property owners were represented at the meeting. Mr. Maloney responded that more property owners than signed the petition were at the meeting, but he does not believe all were there.

Mayor Martin stated that on the eastern portion of Oakridge, drainage was a big issue and it would be a factor for this potential project. It is not known how much land would be needed to install some type of drainage system. Mr. Schwerm added that a drainage system would not address many of the issues the property owners have raised. It would address only water that falls on the street.

Councilmember Johnson noted that the City has not heard from property owners who are said to support the petition but have not signed it. She thanked Mr. Merkel, who although is in opposition, stated that he would like to work with the City and work with his neighbors.

Councilmember Springhorn asked if there would be enough space to build a home on the subdivided property at 4965 Hanson, if a public road were put in and setbacks were met. Mr. Schwerm stated that if the new road alignment followed the private driveway easement, there would be enough room on the new lot for a home.

Mayor Martin stated that as this proposed project is not in the Capital Improvement Plan for the City, it would push back another project, unless this project waits five years. She suggested that the petition be received without further action at this time. There is no funding. One additional lot, with the development of 4965 Hanson, on the private driveway is not going to create traffic concerns for the other seven properties on the private drive.

MOTION: by Councilmember Quigley, seconded by Councilmember Johnson to receive the petition to extend Oakridge Avenue as an improved public street west of Hanson Road and take no further action at this time.

Discussion:

Councilmember Springhorn noted reference to other private drives the City maintains and asked for their names. Mr. Maloney stated that the streets mentioned, Buffalo and Schifsky, are public streets. There is a public road easement west of Hodgson and east of Turtle Lake where there are a number of homes. He does not have the files to show how the City came to own and maintain the dirt road west of Hodgson.

ROLL CALL: Ayes: Johnson, Quigley, Springhorn, Wickstrom, Martin
Nays: None

PUBLIC HEARING

2015 ASSESSMENT HEARING - HANSON/OAKRIDGE AREA RECONSTRUCTION PROJECT, CP 14-01

Presentation by Public Works Director Mark Maloney

The proposed schedule for the proposed assessments is to hold the public hearing, adopt the assessment roll and mail the Notice of Adoption September 22, 2015. September 22, 2015 would begin the 30-day pre-payment period. If the assessment roll is deferred because of questions, an Objection Response Meeting would be held October 5, 2015, when the assessment roll must be adopted. The 30-day pre-payment period would begin October 6, 2015, when the Adoption Notice is mailed. The assessment would be certified to Ramsey County 30 days from adoption or no later than November 15, 2015.

The Hanson/Oakridge project was completed in 2014 with some cleanup work done in 2015. The project consisted of replacing the asphalt pavement--a complete reconstruction with concrete curb and gutter. Water main and sanitary sewer services were repaired where needed. A storm sewer system was installed, and street lights were upgraded to LED lighting. A concrete permeable articulated block pavement system was put in a portion of Oakridge.

Total project cost: \$1,540,000

Total special assessments (9% of total cost) \$142,502.67

The assessments break down as follows:

Street	\$1,120.82 per lot unit (\$196.18 less than the feasibility estimate)
Storm Sewer	\$1,120 maximum per lot unit - based on lot size
Single lot/unit	\$2,240.82 maximum assessment

The assessments are scheduled to be spread over a 10-year period. At this time, no objections have been received. Written forms are available should there be any objections at this hearing.

Staff recommends holding the public hearing and adopting the assessment roll spreading the assessments over 10 years at 3.235% interest in equal payments. If there are objections, the adoption of the assessment roll would be deferred to the October 5, 2015 Council meeting.

Councilmember Wickstrom asked the reason some storm sewer charges are half of what others are paying. Mr. Maloney explained that some properties had previously paid for storm sewer improvements. Per City practice, prior storm sewer improvements were credited.

City Attorney Kelly stated that he has reviewed the affidavits. Proper notice has been published and mailed.

Mayor Martin opened the public hearing. There were no objections or questions.

MOTION: by Councilmember Wickstrom, seconded by Councilmember Quigley to close the public hearing at 8:55 p.m.

MOTION: by Councilmember Johnson, seconded by Councilmember Wickstrom to adopt resolution 15-88, adopting the assessment roll for Hanson/Oakridge Reconstruction, CP 14-01, with any previously noted revisions, spreading said assessments over 10 years at 3.235% with said installments to be equal payments.

Discussion:

Councilmember Wickstrom asked if this neighborhood were to put in a public road, whether they would have to pay in addition to this assessment. Mr. Maloney stated that any prior assessment would likely be credited.

ROLL CALL: Ayes: Quigley, Springhorn, Wickstrom, Johnson, Martin
Nays: None

GENERAL BUSINESS**COMPREHENSIVE PLAN AMENDMENT/ REZONING/PRELIMINARY
PLAT/PLANNED UNIT DEVELOPMENT - DEVELOPMENT STAGE - SOUTHVIEW
SENIOR LIVING, 4710 CUMBERLAND STREET****Presentation by City Planner Kathleen Castle**

An approved PUD for the site includes a 105-unit High Density Senior Residence and a 6,000 square foot single story office building that was never constructed. A shared driveway provides access off Cumberland Street. At the time this property was developed, it did not include the single-family residence at 4696 Hodgson Road. Since development of the Senior Living residence, Southview has purchased the property approved for Office and the single-family home property at 4696 Hodgson. The applications submitted include:

- A Comprehensive Plan Amendment to change the Office zoned parcel and the Single-Family zoned parcel to allow the use of HSR, High Density Senior Residential;
- A preliminary plat to re-plat the property into one parcel;
- Rezone entire parcel to PUD; and
- A PUD amendment to develop a 32-unit senior apartment residence.

The property is located in Policy Development Area (PDA) No. 9, Hodgson Road Residential Area. The PDA identifies senior housing as an appropriate use. Staff believes the proposed senior residence meets the required criteria of: 1) proximity to retail services and arterial roads; 2) provision of underground parking; and 3) site amenities including common areas for residents. Senior living use also is compatible to surrounding properties.

Deviations from Development Code are allowed under PUD zoning to achieve a higher quality development and meet City needs. The proposal requests a number of deviations:

- A mid-point building height of 39 feet, taller than the 35 feet specified in Code;
- Setbacks from property lines are increased by one foot for each added foot of height above 35 feet. The requirement is 44 feet from Hodgson Road; 28.8 feet is proposed.
- Parking is provided at 1.9 stalls per unit, which is less than the 2.5 stalls required.

Staff finds that the proposal is compatible with surrounding land uses. Density in the Comprehensive Plan is 20 to 45 units per acre. The proposal is 30.8 units per acre. The existing senior living residence is 32 units per acre. The proposed 3-story building will parallel Hodgson Road. It is similar to SummerHouse and Applewood Point regarding peak and mean height. The building is similar to the existing senior building. The two buildings would be connected with a skyway. Parking totals 59 stalls proposed, which is 1.9 stalls per unit. Enclosed parking would have 34 stalls; a surface lot would have 25 stalls. Staff believes that due to reduced parking needs of seniors, and the fact that flexibility has been granted for other senior housing projects, the proposed 1.9 stalls per unit is acceptable.

The property is located in the Ramsey Washington Metro Watershed District and must comply with their guidelines for rate and quality control. The City Engineer has indicated that an infiltration system will be used that will reduce the runoff rate.

The Planning Commission held public hearings on July 28th and August 25th. Property owners within 350 feet were notified. The main concern of residents is the size of the building, traffic and screening. Plans were revised and reviewed by the Planning Commission in August. The building height was reduced. Indoor and outdoor common areas were added. Additional surface parking was added. A sidewalk was added, and the building was slightly rotated to increase the distance from the access driveway off Cumberland Street.

The Planning Commission recommended approval on a 7 to 0 vote with additional conditions for additional landscaping northeast of the driveway, use of impervious pavers in the parking area, installation of a STOP sign at the intersection of the private driveway and Cumberland (already in place.)

Staff finds the plan does comply with the Comprehensive Plan and zoning code. The project provides expanded housing opportunity to support City housing goals. Staff is recommending approval of all applications subject to the conditions listed in the staff report.

Planning Commissioner John Doan stated that over two meetings there was a lengthy discussion on this proposal. The Commission was pleased to see the changes that were made to address concerns expressed by Commissioners.

Mayor Martin asked if a market study has been done to determine the need for added senior housing units. **Mr. Link Olson**, Project Architect, stated that a market study was conducted. In the first building developed, the units are small and some market share was lost. This provides larger more spacious units. Services can be provided in either building.

Councilmember Wickstrom questioned the placement of a pergola and patio on the street side of the building. **Mr. Olson** stated that there are a number of patios--one to the east and north, the dining room to the south. The average age is 86, and there are those who like to see what is happening on Hodgson.

MOTION: by Councilmember Quigley, seconded by Councilmember Wickstrom to adopt Resolution #15-84 approving the Comprehensive Plan Amendment, to adopt Ordinance 935 approving the Rezoning; and to approve the Preliminary Plat, and Planned Unit Development - Development Stage requested by Southview Senior Communities for the properties at 4710 Cumberland Street subject to the following conditions:

Comprehensive Plan Amendment

1. The amendment changes the land use designation from RI, Low Density Residential, RM, Medium Density Residential, and O, Office to HSR, High Density Senior Residential.
2. Review and approval of the amendment by the Metropolitan Council.

Rezoning

1. Approval of the rezoning is contingent upon approval of the Comprehensive Plan Amendment changing the designated land use to HSR Density Senior Residential.
2. This approval rezones the property legally described as Lot 23, Auditor's Subdivision No. 82 (previously known as 4696 Hodgson Road) from UND to PUD, Planned Unit Development.
3. The applicant is required to enter into a rezoning/development agreement with the City.
4. Rezoning is not effective until a rezoning/development agreement is executed.

Preliminary Plat

1. The approval permits the development of a multi-dwelling senior residential development with two buildings on the single lot. The existing 105-unit building and associated site improvements will remain. A new 3-story, 32-unit apartment building and associated site improvements will be constructed.
2. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
3. The Final Plat shall include drainage and utility easements along the property lines and over storm water management infrastructure areas. Drainage and utility easements along the front and rear lot lines shall be 10 feet wide and along the side lot lines these easements shall be 5 feet wide, and as otherwise required by the Public Works Director.
4. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

Planned Unit Development - Development Stage

1. Approval permits the use of the property for high-density senior residential.
2. This approval permits the construction of a 3-story, 32 unit senior apartment building in accordance with the plans submitted as part of this application. The plans are subject to revisions as specified in the conditions.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. Landmark trees removed shall be replaced at a rate of three replacement trees for each landmark tree removed.
5. The items identified in the memo from the City Engineer must be addressed prior to the City's review of the Final Stage PUD plans and Final Plat.
6. The applicant shall submit a luminary plan and exterior lighting details with the Final Stage PUD and Final Plat submittal.
7. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal to the City of applications for Final Plat and PUD - Final Stage.
8. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).
9. The Applicant shall modify the landscape plan to add/improve landscaping on the northeast side of the private driveway, including potential inclusion of privacy fence to the neighbors

to the north of this development and to improve year-round screening of nearby residents. Landscaping shall be approved by City staff.

10. Parking shall be modified, as possible, to incorporate impervious pavers and new parking stalls in existed parking area on site.

This approval is based on the following findings:

1. The proposed Comprehensive Plan Amendment and Rezoning are consistent with the policies of the Comprehensive Plan related to land use and recent findings of the Highway Corridors Transition Study.
2. The proposed change in use from low and medium density residential, and office to high density senior residential will not adversely impact the planned land use of the surrounding property.
3. The proposal will diversify the City's housing stock by providing additional housing choice for area older residents.
4. The proposal will not impede or otherwise conflict with the planned use of adjoining property.
5. The development will be connected to public water and sanitary sewer.

Discussion

Councilmember Wickstrom stated that although there was not much discussion by the Council, this project was thoroughly vetted by the Planning Commission through a public hearing and two meetings. The Council has all of the information from the Planning Commission.

Mayor Martin added that from reports she has heard, there will still not be enough senior housing in 20 years even if the building rate continues at its current pace.

ROLL CALL: Ayes: Springhorn, Wickstrom, Johnson, Quigley, Martin
 Nays: None

ADJOURNMENT

MOTION: by Councilmember Johnson, seconded by Councilmember Springhorn to adjourn the meeting at 9:20 p.m.

VOTE: Ayes - 5 Nays - 0

Mayor Martin declared the meeting adjourned.

THESE MINUTES APPROVED BY COUNCIL ON THE ____ DAY OF _____ 2015.

Terry Schwerm
City Manager

Minutes

ENVIRONMENTAL QUALITY COMMITTEE

August 24, 2015 7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:06pm.

2. ROLL CALL

Members Present: Paige Ahlborg, Tim Pratt, Lisa Shaffer-Schrieber, and Susan Rengstorf

Members Absent: John Suzukida, Lynne Holt, and Dan Westerman

Staff Present: Neva Widner

3. APPROVAL OF AGENDA

The agenda was approved; “Goal Setting” was removed from workplan tasks.

4. APPROVAL OF MEETING MINUTES – July 27, 2015

The Minutes were approved with no changes.

5. BUSINESS

A. Workplan Tasks

a. Green Community Award Update

The Awards Recognition Ceremony will take place during the **October 5th City Council meeting**. Neva is sending invitation letters to the Award Recipients and is making the PowerPoint presentation, Tim will do the presentation and the Mayor will present the award.

B. Newsletter Topics

a. November/December issue will include tree disposal requirements, organics recycling program and announcing EQC Speaker Series. Article submissions are due October 5th.

B. Public Works Update

Neva updated the committee on Ramsey County’s Organics program. Ramsey Recycles is offering Free Organics Recycling Starter kits that include a 3-gallon bin with a locking cover, compostable bags, information on recycling and the organics recycling punch card. Bring the card in for five punches (one each time you drop off organics) and you’ll get a free Ramsey Recycles T-shirt. Starter kits are available at all of the Ramsey County Yard Waste Sites, bagged organics can be dropped off at the Ramsey County Yard Waste Sites (except Arden Hills).

C. Other

- a. Living Streets and Recycling Workshop for Environmental Commissions from Alliance for Sustainability- Sue Rengstorf
Sue attended this workshop and provided information on the Pedestrian and Bicycle Plan. Sue noted that according to transportation maps the lack of bicycle lanes along country roads Hodgson and Rice Street were apparent concerns.
 - b. Recycling Update
Clean up Day is scheduled for **Saturday, October 3rd from 7-noon.**
Fix It Clinics: At Fix-It Clinics, residents bring in small household appliances, clothing, electronics, mobile devices and more to receive free guided assistance from volunteers with repair skills to disassemble, troubleshoot and fix items. Fix-It Clinics build community connections and reduce the number of repairable objects that are thrown in the trash. Events are first come, first served.
Upcoming Dates:
Saturday, October 31, 10 a.m. to 1 p.m.
Roseville Library
Saturday, November 21, noon to 3 p.m.
White Bear Lake Library
Saturday, December 19, 10 a.m. to 1 p.m.
Mounds View Library
2016 dates
Saturday, January 30, 1 p.m. to 4 p.m.
Lauderdale City Hall
Saturday, February 27, 10 a.m. to 1 p.m.
Shoreview Library
- a. Next regular meeting – **September 28th, 2015**

D. Adjournment

The meeting was adjourned at 8:15 pm.

DRAFT

Minutes

ENVIRONMENTAL QUALITY COMMITTEE

September 28, 2015 7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:05 pm.

2. ROLL CALL

Members Present: Paige Ahlborg, Tim Pratt, Lisa Shaffer-Schrieber, Susan Rengstorf, John Suzukida, Lynne Holt

Members Absent: None

Staff Present: Tom Wesolowski

3. APPROVAL OF AGENDA

The agenda was approved with one change, the next regular meeting date was changed from September 28, 2015 to October 26, 2015.

4. APPROVAL OF MEETING MINUTES – August 24, 2015

The Minutes were approved with no changes.

5. BUSINESS

A. Workplan Tasks

a. Green Community Awards Evaluation

The Committee feels that it has gone well and would like to continue to the awards. Tim has already been contracted by two individuals asking about the award application for 2016. The Committee is also ok with individuals getting multiple awards as long as they are for different categories. Committee should consider an honorable mention for past winners that enhance or upgrade what they had done originally to get the award.

b. Brainstorm Speaker Series Topics

John S. suggested Blake Hoffman from Ramsey County could talk about the Rice Creek Commons environmental initiatives. John will contact Blake.

Tim P. suggested the City's Public Works Director, Mark Malony, could talk about what Shoreview has done on its street projects to protect surface water. Tom W. said he would talk to Mark about that.

The speakers need to be scheduled by the October 26th meeting, so a flier can be put together and be published in the January/February ShoreViews.

c. Assign ShoreViews Articles

John S. will prepare an article on the Shoreview Area Housing Authority (SAHI). SAHI is a not-for-profit organization that helps with housing for low income families.

Tim P. will put together something for the speaker series.

Rerun the articles from last year on recycling Christmas lights and reducing salt use.

B. Public Works Update – Tom W. provided the following updates:

The City's EAB injection program has grown steadily since the program started in 2012 where 50 ash trees were treated to a total of 259 ash trees treated in 2015.

The program will continue for 2016.

The City is looking for residents to participate in the water conservation program. Currently 30 residents have signed up and City is looking for 400. Information on the program is on the website, has been in the ShoreViews, and there are fliers located in City Hall.

The City is starting up a new adopt a trail program and the applications for adopting a section of trail is on the website. The Committee discussed adopting a section of trail.

The 2015 road reconstruction project is approximately 75% complete. Schifsky road has been paved and the restoration of the yards complete. The underground work is complete for the Turtle Lane area and the work on the road subgrade has begun. It is expected the project will be complete by the end of October.

For 2016 the City plans to reconstruct and extend Grand Avenue and reconstruct Virginia Avenue, Dennison Avenue, and Lilac Lane west of Hodgson Road. The City is also planning to rehabilitate the pavement on Victoria from Lexington to County F and Gramsie Road from Victoria east.

C. Other – no other items were discussed.

D. Adjournment

The meeting was adjourned at 8:00 pm.

MOTION SHEET

Council Meeting Date:

10/05/15

MOVED BY COUNCILMEMBER

SECONDED BY COUNCILMEMBER

To approve the following payments of bills by the finance department.

Date	Description	Beginning Check Number	Ending Check Number	Total
09/21/15	Accounts Payable (including wires and direct deposits)	536651	536674	\$ 76,568.08
09/21/15	Accounts Payable (including wires and direct deposits)	536675	536695	2,306.41
09/24/15	Accounts Payable (including wires and direct deposits)	536696	536754	84,597.75
09/28/15	Accounts Payable (including wires and direct deposits)	536755	536762	39,961.91
10/01/15	Accounts Payable (including wires and direct deposits)	536763	536799	159,767.08
10/01/15	Accounts Payable (including wires and direct deposits)	536800	536834	174,932.83
10/02/15	Accounts Payable (including wires and direct deposits)	536835	536868	3,022.74
	Accounts Payable Sub Total			541,156.80
09/25/15	Payroll (including direct deposits)	128518	128520	2,815.80
10/02/15	Payroll (including direct deposits)	128521	128565	154,019.13
	Payroll Sub Total			156,834.93
	Total			\$ 697,991.73

ROLL CALL:	AYES	NAYS
Johnson		
Quigley		
Wickstrom		
Springhorn		
Martin		

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
BEISSWENGENERS HARDWARE	REPAIR SUPPLIES CC	220	43800	2240		003	\$4.00	\$4.00
BSN SPORT INC	TWIST LOCK NET HOOKS	225	43510	2170		007	\$286.57	\$286.57
C & E HARDWARE	REPAIR SUPPLIES CC	220	43800	2240		003	\$7.98	\$7.98
CARLSON, ALAYNA	SOCCER REF SEPT 12 & 19	225	43510	3190		007	\$120.00	\$120.00
CARLSON, JIMMY R.	SOFTBALL UMPIRE SEPT 8	225	43510	3190		001	\$48.00	\$48.00
DAVIS LOCK & SAFE	KEYS FOR DISPENSERS CC	220	43800	2240		001	\$50.00	\$50.00
FATKHIYEV, NATHANIEL L	SOCCER REF SEPT 12 & 19	225	43510	3190		007	\$120.00	\$120.00
FLEET FARM/GE CAPITAL RETAIL B	SHOP SUPPLIES/LESS CREDIT	603	45850	2180		001	\$109.99	\$114.37
		701	46500	2220		003	\$4.38	
FLEET FARM/GE CAPITAL RETAIL B	SIGNS/SLOW MOVING VEHICLE	701	46500	2220		002	\$41.34	
GRAINGER, INC.	DISPOSABLE GLOVES	220	43800	2110			\$222.38	\$222.38
GRAINGER, INC.	FLOOR BOX COVER	220	43800	2240		001	\$115.87	\$115.87
GREEN LIGHTS RECYCLING INC	LAMP RECYCLE BARRELS FOR PROJECT	431	43800	3810			\$140.95	\$140.95
HEALTH PARTNERS	HEALTH INSURANCE: OCTOBER	101	20410				\$57,764.20	\$57,764.20
HOFMEISTER, DONALD	SOFTBALL UMPIRE SEPT 8,10,15	225	43510	3190		001	\$144.00	\$144.00
INSTRUMENTAL RESEARCH INC	MONTHLY NAD MAIN SAMPLES	601	45050	3190		001	\$352.50	\$352.50
JEWELL, TED W.	SOFTBALL UMPIRE SEPT 8 & 15	225	43510	3190		001	\$96.00	\$96.00
MALIKOWSKI, RODNEY P.	SOFTBALL UMPIRE SEPT 15	225	43510	3190		001	\$48.00	\$48.00
MENARDS CASHWAY LUMBER **FRIDL	SHOP SUPPLIES	701	46500	2220		003	\$95.79	\$95.79
MONTGOMERY, TIMOTHY J	CLOWN AND BALLOON ENTERTAINMENT	270	40250	3190		002	\$250.00	\$250.00
POPE ASSOCIATES INC	FRONT COUNTER PROJECT DESIGN FEES	405	43800	3810			\$3,758.66	
PORTER, DANIEL	SOFTBALL UMPIRE SEPT 10	225	43510	3190		001	\$48.00	\$48.00
RHOLL, CARTER	SOCCER REF SEPT 12 & 19	225	43510	3190		018	\$75.00	\$75.00
STEDJE, AMANDA	SOCCER REF SEPT 12 & 19	225	43510	3190		007	\$80.00	\$80.00
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110			\$2,241.32	\$2,241.32
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110			\$169.26	\$169.26
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110			\$120.42	\$120.42
SUPPLYWORKS	REPAIRS TO VACUUMS CC	220	43800	3890			\$93.00	\$93.00
SUPPLYWORKS	REPAIRS TO AUTO SCRUBBER.	220	43800	3890			\$40.80	\$40.80
U S BANK CREDIT CARD FEES	AUGUST 2015 CREDIT CARD FEES	220	43800	4890	002		\$3,074.51	\$9,324.67
		225	43400	4890			\$6,250.16	
VALPAK OF MINNEAPOLIS/ST.PAUL	MAY VALPAK BOGO COUPON-YOUTH	220	43800	2201		002	\$315.00	\$315.00
XCEL ENERGY	GAS SERVICE TO GENERATOR WTP CP 14-02	454	47000	5950			\$280.00	\$280.00

Total of all invoices: \$76,568.08

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COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
ACKMAN, DONALD OR LINDA	REFUND CLOSING OVRPYMT-4287 WESTON WAY	601	36190			003	\$26.42	\$26.42
APPLETON, BARBARA	REFUND CLOSING OVRPYMT-4164 SHIRLEE LN S	601	36190			003	\$10.58	\$10.58
BENZ, MICHAEL	REFUND CLOSING OVRPYMT-1009 CO RD D W	601	36190			003	\$50.00	\$50.00
CHANG, JAMIE	REFUND CLOSING OVRPYMT-345 DENNISON AVE	601	36190			003	\$22.73	\$22.73
DEVET, KAREN	REFUND CLOSING OVRPYMT-4730 VICTORIA ST	601	36190			003	\$114.38	\$114.38
FULKERSON, TARA OR AARON	REFUND CLOSING OVRPYMT-1355 KNOLL DRIVE	601	36190			003	\$54.38	\$54.38
GAYNOR, NICOLE	REFUND CLOSING OVRPYMT-5757 RIDGE CR RD	601	36190			003	\$24.62	\$24.62
GHOBADI, ABOLFAZL	REFUND CLOSING OVRPYMT-1062 EDGEWATER AV	601	36190			003	\$13.87	\$13.87
GUPTA, SONIYA	REFUND OWNER AMT ORIG PD/RENTER NOW PAID	601	36190			003	\$320.32	\$320.32
KALENBERG, ANGELA	REIMB CONTINENTAL BREAKFAST ITEMS	220	43800	2591		003	\$154.80	\$154.80
KARKULA, MIKE	REFUND CLOSING OVRPYMT-5662 DONEGAL DR	601	36190			003	\$85.41	\$85.41
KOLSRUD, RALF	REFUND CLOSING OVRPYMT-3498 VICTORIA ST	601	36190			003	\$21.30	\$21.30
LAPANTA, STEPHEN OR JUDITH	REFUND CLOSING OVRPYMT-5614 DUNLAP AVE N	601	36190			003	\$111.55	\$111.55
MC KECHNIE, PAULA	REFUND CLOSING OVRPYMT-4885 HANSON ROAD	601	36190			003	\$99.65	\$99.65
PARRA, ANDRES A	REFUND CLOSING OVRPYMT-5663 CHATSWORTH	601	36190			003	\$8.12	\$8.12
PLUG'N PAY TECHNOLOGIES INC.	AUGUST/ECOMM/CC FEES	220	43800	4890	002		\$.18	\$41.40
		225	43400	4890			\$41.22	
PLUG'N PAY TECHNOLOGIES INC.	AUGUST RETAIL/CC FEES	220	43800	4890	002		\$133.69	
		225	43400	4890			\$206.81	\$340.50
ROGERS, BRENDA	REFUND CLOSING OVRPYMT-3595 RICE ST N	601	36190			003	\$21.54	\$21.54
ROSE, DAYNA	REFUND CLOSING OVRPYMT-4048 EVERGREEN PL	601	36190			003	\$256.17	\$256.17
ROSENQUIST, KARL OR MARTHA	REFUND CLOSING OVRPYMT-171 CO RD F W	601	36190			003	\$202.04	\$202.04
SWAGGERT, RAMONA	REFUND CLOSING OVRPYMT-4197 SYLVIA LN S	601	36190			003	\$19.63	\$19.63
WIN, BETTY	REFUND CLOSING OVRPYMT-215 OAKHILL DR	601	36190			003	\$117.60	\$117.60
YOO, KYUNGSOO	REFUND CLOSING OVERPYMT-744 DORIS AVENUE	601	36190			003	\$189.40	\$189.40
							Total of all invoices:	\$2,306.41

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
AAMODT, JOSEPHINE	PT SPEC WANDA 12SESS	220	22040				\$270.90	\$270.90
ARUMUGAM, COLLEEN	AQUATICS - LEVEL 3	220	22040				\$138.00	\$138.00
BAGLEY, MELISSA	SPORTS GAMES - TL	220	22040				\$45.00	\$45.00
BRAUN INTERTEC CORPORATION	WTP CONSTRUCTION TESTING CP 14-02	454	47000	5910			\$3,879.76	\$3,879.76
CERTIFIED LABORATORIES	GLOVES	220	43800	2110			\$214.86	\$214.86
CHOUIRF, CHAKIB	REFUND DUPLICATE PAYMENT-998 CARMEL CT	601	36190			003	\$112.05	\$112.05
COCA COLA REFRESHMENTS	WAVE CAFE BEVERAGE FOR RESALE	220	43800	2590		001	\$328.75	\$328.75
COCA COLA REFRESHMENTS	WAVE CAFE BEVERAGE FOR RESALE	220	43800	2590		001	\$247.87	\$247.87
COMMERCIAL FURNITURE SERVICES	REPLACEMENT TABLES AND TABLE CART	220	43800	2240		001	\$1,638.22	\$1,638.22
COMMISSIONER OF REVENUE- WH TA	WITHHOLDING TAX - PAYDATE 09-25-15	101	21720				\$216.76	\$216.76
DEBORAH A. SORENSON, D.C.	STAFF DEVELOPMENT	101	40500	4500		010	\$100.00	\$100.00
DIMITROV, IVAN	FACILITY REFUND	220	22040				\$25.00	\$25.00
DRAEGERT, SHARON	GLENSHEEN & LUNCH	220	22040				\$102.00	\$102.00
ELIFEGUARD, INC	3 GUARD TUBES AND 6 HIP PACKS	220	43800	2200		002	\$218.63	\$218.63
ENSBERG, GINA	FACILITY REFUND	220	22040				\$50.00	\$50.00
EVENSON, VERONICA	FACILITY REFUND	220	22040				\$25.00	\$25.00
GRAINGER, INC.	WALL MOUNT DISPENSER	220	43800	2240		003	\$265.82	\$265.82
GRANDMA'S BAKERY	CONTINENTAL BREAKFAST	220	43800	2591		003	\$44.06	\$44.06
GRANDMA'S BAKERY	CONTINENTAL BREAKFAST	220	43800	2591		003	\$43.05	\$43.05
GRANDMA'S BAKERY	CONTINENTAL BREAKFAST	220	43800	2591		003	\$42.26	\$42.26
GRANDMA'S BAKERY	CONTINENTAL BREAKFAST	220	43800	2591		003	\$41.90	\$41.90
GRANDMA'S BAKERY	BIRTHDAY CAKES FOR RESALE	220	43800	2591		001	\$23.75	\$23.75
GRANDMA'S BAKERY	BIRTHDAY CAKES FOR RESALE	220	43800	2591		001	\$23.75	\$23.75
GRANDMA'S BAKERY	BIRTHDAY CAKES FOR RESALE	220	43800	2591		001	\$19.99	\$19.99
GRANDMA'S BAKERY	BIRTHDAY CAKES FOR RESALE	220	43800	2591		001	\$19.99	\$19.99
GRANDMA'S BAKERY	BIRTHDAY CAKES FOR RESALE	220	43800	2591		001	\$19.99	\$19.99
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$17.86	\$17.86
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$17.86	\$17.86
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$17.86	\$17.86
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$16.94	\$16.94
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$16.94	\$16.94
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$16.94	\$16.94
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$16.94	\$16.94
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$16.94	\$16.94
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$16.94	\$16.94
GRANDMA'S BAKERY	BAKERY FOR RESALE - WAVE CAFE	220	43800	2590		001	\$16.94	\$16.94
HAMLIN SCHOOL OF BUSINESS	WOMEN IN PUBLIC SERVICE CONFERENCE	240	44400	4500			\$80.00	\$80.00
HANSON, LINDSEY	SPORTS GAMES - IL	220	22040				\$45.00	\$45.00
HAWKINS, INC.	ACID/CL GAS/LIQUID CL/RUST GO	220	43800	2160		001	\$979.71	\$979.71
HAYEK, DIANE	SOCCER - TL GR 1-3	220	22040				\$45.00	\$45.00
HEGGIE'S PIZZA LLC	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001	\$234.20	\$234.20
HISTORY THEATRE INC	SENIOR DAYTRIP- HISTORY THEATER 10/22/15	225	43590	3174		004	\$381.00	\$381.00
HORIZON COMMERCIAL POOL SUPPLY	VALVE FOR POOL HEATER REPAIR	220	43800	3810		007	\$1,384.75	\$1,384.75
HORIZON COMMERCIAL POOL SUPPLY	PERFORM SYSTEM STARTUP	220	43800	2200		004	\$202.50	\$202.50
ICMA/VANTAGEPOINT TRANSFER-300	EMPLOYEE CONTRIBUTIONS PAYDATE:09-25-15	101	21750				\$5.00	\$5.00
JACOBSON, DAVID	REFUND CLOSING OVRPYMT-4860 KENT DRIVE	601	36190			003	\$139.46	\$139.46
JEREMIAH PROGRAM	FACILITY REFUND	220	22040				\$50.00	\$50.00
KIENAST, HEATHER	FACILITY REFUND	220	22040				\$25.00	\$25.00
KITTO, VICTORIA	REFUND CLOSING OVRPYMT-5919 HODGSON ROAD	601	36190			003	\$150.38	\$150.38
KUIPER, ALYSSA	FALL INTO FUN	220	22040				\$19.00	\$19.00
LOVOLD, NICOLE	FACILITY REFUND	220	22040				\$522.96	\$522.96

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
MCNEILL, CATHERINE	FACILITY REFUND	220	22040					\$500.00	\$500.00
MIDWAY SEWER SERVICE COMPANY	EMERGENCY DRAIN CLEANING CC	220	43800	3810		003		\$179.25	\$179.25
NELSON, CHESSIE	FACILITY REFUND	220	22040					\$75.00	\$75.00
NEUMAN, ANTHONY	EROS RED 1012 COTTAGE PL RES 15-87	101	22030					\$500.00	\$500.00
PEARSON BROS INC	PMT 2 FINAL 2015 SEAL COAT PROJ 15-05	404	42200	3190				\$18,767.67	\$18,767.67
PUBLIC EMPLOYEES RETIREMENT AS	EMPL/EMPLOYER CONTRIBUTIONS:09-25-15	101	21740					\$251.66	\$251.66
Q3 CONTRACTING	PARTIAL RESTORATION ST LIGHT PROJ 15-04	604	42600	5300				\$5,018.29	\$5,018.29
Q3 CONTRACTING	PARTIAL RESTORATION ST LIGHT PROJ 15-04	604	42600	5300				\$1,099.79	\$1,099.79
Q3 CONTRACTING	ASPHALT RESTORATION ST LIGHT PROJ 15-04	604	42600	5300				\$468.00	\$468.00
R J MARCO CONSTRUCTION INC	EROS & GRADE RED 577 SV PARK RD 15-87	101	22025					\$2,000.00	\$3,375.00
		101	22020					\$1,375.00	
REDLINGER, LANCE	EROSION RED 1000 CO RD I RES 15-87	101	22030					\$500.00	
ROLISON, LAWRENCE	EROSION RED 5591 ST ALBANS CIR RES 15-87	101	22030					\$500.00	\$500.00
SAM'S CLUB DIRECT	SENIOR: 500, 500TOUR, DAY TRIP	225	43590	2174		002		\$21.96	\$229.36
		225	43590	2174		003		\$169.68	
		225	43590	2174		004		\$37.72	
SCHAAF, REBECCA	FACILITY REFUND	220	22040					\$50.00	\$50.00
SHORT ELLIOTT HENDRICKSON, INC	SHORE ANTENNA PROJECTS	601	22015					\$970.88	\$970.88
SHORT ELLIOTT HENDRICKSON, INC	SHORE ANTENNA PROJECTS	601	22015					\$3,374.41	\$3,374.41
SPRINT	AUG 15 - SEPT 14, 2015 CELL SERVICE	101	40200	3210		002		\$32.38	\$32.38
ST. PAUL, CITY OF	RIVERPRINT: BUSINESS CARDS: LUCHT	101	44100	2010				\$37.00	\$37.00
STEED, SARAH	MANTA RAY	220	22040					\$64.00	\$64.00
STEMIG, AMANDA	FACILITY REFUND	220	22040					\$550.00	\$550.00
SUMMIT FACILITIES AND KITCHEN	STOELTING REPAIR - WAVE CAFE	220	43800	2180				\$571.95	\$571.95
SUPPLYWORKS	PAPER TOWELS/DEGREASER/CAN LINER	220	43800	2110				\$1,528.56	\$1,528.56
SUPPLYWORKS	ELECTRIC HAND DRYER	220	43800	2240		003		\$357.00	\$357.00
SUPPLYWORKS	FOAM SOAP/BATH TISSUE/CAN LINER	220	43800	2110				\$338.28	\$338.28
SUPPLYWORKS	FOAM SQUEEGEE	220	43800	2110				\$91.31	\$91.31
SUPPLYWORKS	SCOURING PADS	220	43800	2110				\$60.21	\$60.21
TC CONCETE LLC	EROSION RED 4311 NANCY PL RES 15-87	101	22030					\$1,000.00	\$1,000.00
THORNTON, LEA	SPORTS GAMES - TL	220	22040					\$45.00	\$45.00
TIVOLITOO, INC	FIANL PAYMENT ON BOAT SLIDE REPAIRS	405	43800	3810				\$2,850.00	\$2,850.00
TIVOLITOO, INC	BEEACHCOMBER PAINTING	220	43800	3810		003		\$780.00	\$780.00
TIVOLITOO, INC	FINAL PAYMENT THATCHING REPAIRS POOL	220	43800	3810		007		\$600.00	\$600.00
TRANGSRUD, JULIE	FRIDAY FUNDAY PM SEP	220	22040					\$106.00	\$106.00
TREASURY, DEPARTMENT OF	FEDERAL WITHHOLDING TAX: 09-25-15	101	21710					\$533.51	\$1,145.77
		101	21730					\$496.20	
		101	21735					\$116.06	
VACKER, INC	SECOND HALF PAYMENT-PARK SIGNS	401	43710	3190				\$8,945.00	
VERIZON WIRELESS	CELL PHONE SERVICE - 9/11 - 10/10/15	601	45050	3190				\$425.99	\$904.81
		101	42050	2010				\$35.00	
		101	40200	3210		002		\$443.82	
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001		\$485.24	
		220	43800	2591		003		\$25.00	
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001		\$123.41	
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001		\$74.33	\$74.33
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001		\$542.72	\$557.65
		220	43800	2591		003		\$14.93	
WIMACTEL INC.	PAYPHONE TELEPHONE	101	40200	3210		001		\$60.00	\$60.00
WOINAROWICZ, WADE	REFUND CLOSING OVRPYMT-585 HWY 96 W	601	36190			003		\$382.03	
XCEL ENERGY	WELLS: ELECTRIC/GAS	601	45050	3610				\$13,174.72	\$14,280.45

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
XCEL ENERGY	WATER TOWERS: ELECTRIC	601	45050	2140			\$1,105.73	
XIONG, KA	FACILITY REFUND	601	45050	3610			\$56.68	
YOUNG, ALEXI	ACTIVITY REFUND	220	22040				\$25.00	\$25.00
		220	22040				\$67.90	\$67.90
							Total of all invoices:	\$84,597.75

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt	
C & E HARDWARE	WEED WHIP LINE	601	45050	2280		001	\$4.99	\$4.99	
FOREST LAKE CONTRACTING INC.	HWY 96 FINAL PAYMENT CP 14-07	473	47000	5900			\$9,190.00	\$9,190.00	
MIDWEST FENCE - ATTN. JOHN G	PERMIT REFUND - CLIENT CANCELED	101	20802				\$1.00	\$29.00	
		101	32500				\$28.00		
MINNESOTA METRO NORTH TOURISM	AUGUST 2015 HOTEL/HOTEL	101	22079				\$29,267.40		
		101	38420				-\$1,463.37	\$27,804.03	
PRECISION LANDSCAPE & TREE, IN	WO 15-23 CITY HALL TREES	101	43900	3190		002	\$891.00	\$891.00	
SRF CONSULTING GROUP INC	I-694 WATERMAIN RELOCATION PLAN	601	45050	3190			\$897.86	\$897.86	
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110			\$176.16	\$176.16	
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110			\$32.87	\$32.87	
WSB & ASSOCIATES, INC.	CONSTRUCTION OBSERVATION AUTUMN MEADOWS	448	47000	5910			\$936.00	\$936.00	
Total of all invoices:								\$39,961.91	=====

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
A & L SUPERIOR SOD, INC	TURFGRASS SOD FOR SITZER	101	43710	2260				\$4.80	\$4.80
ABBOTT PAINT & CARPET	HUNTER GREEN PAINT FOR HOCKEY RINKS	101	43710	2240				\$283.10	\$283.10
ADVANCED ENGINEERING AND	PROFESSIONAL SERVICES CAMERA SYSTEM N TO	472	47000	5900				\$927.83	\$927.83
BEAUPRE AERIAL EQUIPMENT INC	LIFT RENTAL POOL SHUTDOWN	220	43800	3950				\$985.00	\$985.00
BEISSWENGERS HARDWARE	TOOLS TO REPLACE HOCKEY BOARDS	101	43710	2400				\$107.58	\$107.58
BEISSWENGERS HARDWARE	PAINT BRUSHES FOR HOCKEY RINKS	101	43710	2400				\$12.36	\$12.36
BEISSWENGERS HARDWARE	CAP TO REPAIR ANCHOR FOR CANOPY	101	43710	2240				\$5.79	\$5.79
BEISSWENGERS HARDWARE	PAINT ROLLER COVERS	101	43710	2240				\$5.29	\$5.29
BEISSWENGERS HARDWARE	PAINT BRUSHES	101	43710	2240				\$2.89	\$2.89
DAVE'S SPORT SHOP	BASKETBALL NETS FOR PARKS	101	43710	2240				\$20.00	\$20.00
ENVIRONMENTAL SYSTEMS RESEARCH	ARCGIS SOFTWARE ANNUAL MAINTENANCE	101	40550	3860		002		\$4,055.74	\$4,055.74
FIRST LAB, INC.	CDL ONSITE TESTING	101	40210	3190		002		\$60.40	\$60.40
FIRST LAB, INC.	PRE-EMPLOYMENT TESTING	101	40210	3190		001		\$48.95	\$48.95
FLEXIBLE PIPE TOOL COMPANY	ROOT RIPPER CABLES FOR JET SAW	602	45550	2280				\$53.50	\$53.50
FLOORS BY BECKERS INC	BEACHCOMBER FLOOR REPLACEMENT	405	43800	3810				\$18,725.00	\$18,725.00
GRAINGER, INC.	REPAIR SUPPLIES CC	220	43800	2240		001		\$57.44	\$57.44
GRAINGER, INC.	BARRICADE TAPE FOR FARMERS MARKET	101	43710	2240				\$45.00	\$45.00
GRAINGER, INC.	VALVE PARTS BOOSTER	601	45050	2280		005		\$211.14	\$211.14
HORIZON COMMERCIAL POOL SUPPLY	BOAT SLIDE REPLACEMENT	405	43800	5300				\$16,545.57	\$16,545.57
HORIZON COMMERCIAL POOL SUPPLY	REPLACE MEDIA IN SAND FILTERS POOL	220	43800	3810		007		\$4,928.38	\$4,928.38
HORIZON COMMERCIAL POOL SUPPLY	REPAIRS TO SURGE TANK IN POOL	220	43800	3810		007		\$3,343.00	\$3,343.00
MARCO INC	TROUBLESHOOT PAGING SYSTEM	101	40550	3860		004		\$49.50	\$49.50
MICKMAN BROTHERS INC	IRRIGATION ADDITION TO COMMONS	101	43710	2260				\$3,055.00	\$3,055.00
MINNCOR INDUSTRIES	WINDOW CLEANER	701	46500	2183		002		\$67.00	\$67.00
MRPA	ASST COM CTR JOB AD	101	40210	3360		002		\$100.00	\$100.00
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	101	43400	2010				\$7.99	\$7.99
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	101	44100	2010				\$5.99	\$46.79
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	101	43400	2010				\$40.80	
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	101	40210	2180				\$6.58	
ON SITE SANITATION INC	TOILET RENTAL FOR BUCHER PARK	101	43710	3950				\$380.00	\$380.00
ON SITE SANITATION INC	TOILET RENTAL FOR COMMONS PARK	101	43710	3950				\$380.00	\$380.00
ON SITE SANITATION INC	TOILET RENTAL FOR LAKE JUDY PARK	101	43710	3950				\$160.00	\$160.00
ON SITE SANITATION INC	TOILET RENTAL FOR MCCULLOUGH PARK	101	43710	3950				\$250.00	\$250.00
ON SITE SANITATION INC	TOILET RENTAL FOR RICE CREEK FIELDS	101	43710	3950				\$75.00	\$75.00
ON SITE SANITATION INC	TOILET RENTAL FOR SHAMROCK PARK	101	43710	3950				\$505.00	\$505.00
ON SITE SANITATION INC	TOILET RENTAL FOR SITZER PARK	101	43710	3950				\$380.00	\$380.00
ON SITE SANITATION INC	TOILET RENTAL FOR BOBBY THEISEN PARK	101	43710	3950				\$255.00	\$255.00
ON SITE SANITATION INC	TOILET RENTAL FOR WILSON PARK	101	43710	3950				\$380.00	\$380.00
ON SITE SANITATION INC	TOILET RENTAL FOR SNAIL LAKE SCHOOL	101	43710	3950				\$75.00	\$75.00
PLUMBMASTER, INC	REPAIRS UPPLIES CC	220	43800	2240		001		\$486.32	\$486.32
PLUMBMASTER, INC	REPAIR SUPPLIES CC	220	43800	2240		003		\$1,308.83	\$1,308.83
PROPET DISTRIBUTORS, INC	DOGIPOT LITTER PICKUP BAGS	101	43710	2240				\$172.90	\$172.90
RAMSEY COUNTY	2015 VOTING SYSTEM PAYMENT	101	40300	3890				\$1,494.15	\$1,494.15
RAMSEY COUNTY PROPERTY RECORDS	ADMIN CHARGES FOR SPECIAL ASSESSMENTS	101	40500	4890		002		\$1,055.00	\$1,055.00
RAMSEY COUNTY PROPERTY RECORDS	ADMIN CHARGES FOR RECYCLING	210	42750	3190				\$4,730.50	\$4,730.50
RAMSEY COUNTY PROPERTY RECORDS	2014 TIF ADMIN FEES	307	44100	4890				\$2,037.40	\$5,558.61
		364	44100	4890				\$1,076.63	
		305	44100	4890				\$340.90	
		417	44100	4890				\$527.95	
		407	44100	4890				\$579.57	
		408	44100	4890				\$554.63	

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
		409	44100	4890				\$441.53	
RICOH USA INC.	DRUM UNIT FOR C821 PRINTER	101	40550	3860		004		\$176.38	\$176.38
SHORT ELLIOTT HENDRICKSON, INC	TURTLE LK AUG FEAS STUDY-ENG SERV. 15-01	451	47000	5910				\$9,468.70	\$9,468.70
SIMPLEXGRINNELL LP	SERVICE FIRE SUPPRESION SYSTEM IT ROOM	701	46500	3196		001		\$856.61	\$856.61
STERLING SUPPLY INC	BLACK DIAMOND AGGRAGATE FOR TRAIL PROJEC	405	43450	5300				\$6,427.00	\$6,427.00
SUPPLYWORKS	REPAIR SUPPLES CC	220	43800	2240		001		\$105.27	\$105.27
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$1,190.69	\$1,190.69
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$424.12	\$424.12
TESSMAN SEED CO	GRASS SEED AND STARTER FERTILIZER	101	43710	2260				\$864.00	\$864.00
TWIN CITIES BUSINESS	2 YEAR SUBSCRIPTION - SIMONSON	240	44400	4890				\$39.95	\$39.95
UNIFIRST CORPORATION	UNIFORM RENTAL	101	42200	3970		001		\$40.92	\$163.66
		601	45050	3970		001		\$40.92	
		602	45550	3970		001		\$40.92	
		603	45850	3970		001		\$20.45	
		701	46500	3970		001		\$20.45	
UNIFIRST CORPORATION	UNIFORM RENTAL	101	42200	3970		001		\$55.13	
		601	45050	3970		001		\$55.13	
		602	45550	3970		001		\$55.13	
		603	45850	3970		001		\$27.58	
		701	46500	3970		001		\$27.58	\$220.55
UNIFIRST CORPORATION	UNIFORM RENTAL PARKS	101	43710	3970				\$68.84	
UNIFIRST CORPORATION	UNIFORM RENTAL CC	220	43800	3970				\$60.11	\$60.11
VALLEY-RICH CO, INC	INSERT VALVE CHATSWORTH R150459 09/05	601	45050	3190		004		\$14,500.00	\$14,500.00
VAN PAPER COMPANY	TRASH BAGS FOR PARKS	101	43710	2110				\$77.36	\$77.36
VAN PAPER COMPANY	BATHROOM TISSUE FOR MAINTENANCE CENTER	701	46500	2183		004		\$28.04	\$28.04
VOICE + DATA NETWORKS	PHONE SYSTEM ANNUAL MAINTENANCE	101	40200	3210		004		\$7,503.75	\$7,503.75
VOICE + DATA NETWORKS	PHONE SYSTEM ANNUAL MAINTENANCE	101	40200	3210		004		\$453.21	\$453.21
VOICE + DATA NETWORKS	PHONE SYSTEM ANNUAL MAINTANANCE	101	40200	3210		004		\$484.87	\$484.87
VOSS ELECTRIC	LED LAMPS FOR LIGHTING PROJECT	431	43800	3810				\$6,954.00	\$6,954.00
WATER CONSERVATION SERVICE, IN	LEAK SURVEY 2015	601	45050	3190		004		\$3,700.00	\$3,700.00
WEBBER RECREATIONAL DESIGN, IN	SKATELITE AND PLANTER BOXES-SKATE PARK	101	43710	2240				\$4,760.00	\$4,760.00
YALE MECHANICAL INC	REPAIRS TO POOL AHU COMPRESSORS	220	43800	3810		007		\$9,886.00	\$9,886.00
YALE MECHANICAL INC	SERVICE AND MAINTENANCE FEE ON HVAC	701	46500	3196		003		\$951.75	\$951.75
YALE MECHANICAL INC	DUCT HANGER REPLACEMENT IN POOL	220	43800	3810		007		\$13,820.00	\$13,820.00
YALE MECHANICAL INC	REPAIRS TO RTU #3	220	43800	3810		003		\$1,055.00	
YALE MECHANICAL INC	PLUMBING REPAIRS DURING POOL SHUTDOWN	220	43800	3810		007		\$4,119.29	\$4,119.29
Total of all invoices:								\$159,767.08	

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
AARP C/O RAY MURRAY	AARP SMART DRIVER BHR 9/21 & 9/23	225	43590	3174		003		\$340.00	
ALLEN, DEANNE	MINUTES - 9/21 CC, PC 9/22	101	40200	3190		001		\$200.00	\$350.00
		101	44100	3190				\$150.00	
AMERICAN MESSAGING	SECURITY SYSTEM PAGER	101	40210	3190		009		\$4.15	\$4.15
ATIR ELECTRIC CORPORATION	POOL LOCKER ROOM LED CHANGR OUT	431	43800	3810				\$5,079.00	\$5,079.00
BRAUN INTERTEC CORPORATION	WTP CONSTRUCTION TESTING CP 14-02	454	47000	5910				\$3,879.76	
COMMISSIONER OF REVENUE- WH TA	WITHHOLDING TAX - PAYDATE 10-02-15	101	21720					\$9,119.49	\$9,119.49
COMMUNITY HEALTH CHARITIES - M	EMPLOYEE CONTRIBUTIONS: 10-02-15	101	20420					\$137.00	\$137.00
COOPER, KEN SR.	SOFTBALL ASSIGNOR FEES (SUMMER & FALL)	225	43510	3190		001		\$1,140.00	\$1,140.00
DELTA DENTAL	DENTAL COVERAGE: OCTOBER 2015	101	20415					\$6,681.68	\$6,998.53
		101	20411					\$316.85	
DISCOUNT SCHOOL SUPPLY	PRESCHOOL SUPPLIES	225	43555	2170				\$220.75	\$220.75
FEDERAL SIGNAL CORPORATION	SIREN #4 REPLACEMENT	405	41500	5800				\$11,425.00	\$11,425.00
FLEET FARM/GE CAPITAL RETAIL B	TURTLE/SCHIFSKY CP15-1 REPLACE MAILBOX	577	47000	5950				\$49.99	\$49.99
FREEDOM HEATING & AIR	PERMIT REFUND 2015-02116	101	32540					\$75.00	
		101	20802					\$1.00	\$76.00
GENESIS EMPLOYEE BENEFITS INC	VEBA CONTRIBUTIONS: 10-02-15	101	20418					\$5,895.00	\$5,895.00
GENESIS EMPLOYEE BENEFITS INC	FLEX - MED/DEPENDENT CARE 09-25-15	101	20431					\$454.18	\$509.18
		101	20432					\$55.00	
GRAINGER, INC.	REPAIR SUPPLIES CC	220	43800	2240		001		\$39.96	
HARRISON TILE COMPANY	GROUTING OF POOL GUTTER	220	43800	3810		007		\$4,490.00	\$4,490.00
HOFMEISTER, DONALD	SOFTBALL UMPIRE SEPT 22 & 24	225	43510	3190		001		\$96.00	\$96.00
HORIZON COMMERCIAL POOL SUPPLY	O RING FOR WP AND CALCIUM CHLORIDE	220	43800	2200		004		\$4.16	\$68.50
		220	43800	2160		001		\$64.34	
HORIZON COMMERCIAL POOL SUPPLY	POOL HEATER REPAIR	220	43800	3810		007		\$745.37	\$745.37
ICMA/VANTAGEPOINT TRANSFER-300	EMPLOYEE CONTRIBUTIONS PAYDATE:10-02-15	101	21750					\$5,493.90	\$5,493.90
ICMA/VANTAGEPOINT TRANSFER-705	ROTH CONTRIBUTIONS:10-02-15	101	20430					\$980.00	\$980.00
JEWELL, TED W.	SOFTBALL UMPIRE SEPT 22	225	43510	3190		001		\$48.00	
LAKE OWASSO IMPROVEMENT ASSN	INVASIVE AQUATIC PLANT FUNDING 2015	603	45850	4890				\$375.00	\$375.00
MALIKOWSKI, RODNEY P.	SOFTBALL UMPIRE SEPT 22	225	43510	3190		001		\$48.00	\$48.00
MCMASTER CARR SUPPLY CO	CHAIN FOR POOL FLOATABLES	220	43800	2240		003		\$798.78	\$798.78
MIDWAY SEWER SERVICE COMPANY	DRAIN CLEANING POOL SHUTDOWN	220	43800	3810		007		\$1,316.00	\$1,316.00
MINNESOTA CHILD SUPPORT PAYMEN	PAYDATE:10-02-15	101	20435					\$141.50	\$141.50
MINNESOTA ENVIRONMENTAL FUND	MN ENVIRONMENTAL EEMPL CONTRIB:10-02-15	101	20420					\$35.00	\$35.00
NCPERS MINNESOTA	PERA LIFE INSURANCE: OCT 2015	101	20413					\$224.00	\$224.00
NORTHERN ELECTRICAL CONTRACTOR	LIGHTS IN COUNCIL CHAMBERS	220	43800	3810		001		\$615.97	\$615.97
NORTHERN TOOL/BLUE TARP FINANC	REPAIR SUPPLIES CC	220	43800	2240		001		\$29.95	\$29.95
NORTHLAND CAPITAL FINANCIAL SE	FITNESS EQUIPMENT LEASE SEPTEMBER 2015	220	43800	3960	005			\$1,388.62	\$1,388.62
OLSEN COMPANIES	REPAIR SUPPLIES CC	220	43800	2240		003		\$84.24	\$84.24
ON CALL SERVICES INC	FINAL PAYMENT ON PLAYGROUND UPGRADE	401	43800	5300				\$1,030.00	\$1,030.00
PARTY UNIT	HALLOWEEN SPOOKTACULAR DJ SERVICE	225	43580	3172		001		\$350.00	\$350.00
PORTER, DANIEL	SOFTBALL UMPIRE SEPT 24	225	43510	3190		001		\$48.00	\$48.00
PUBLIC EMPLOYEES RETIREMENT AS	EMPL/EMPLOYER CONTRIBUTIONS:10-02-15	101	21740					\$30,722.71	\$30,722.71
RICHFIELD BUS COMPANY INC	SENIOR DAY TRIP BUS 9/24/2015	225	43590	3174		004		\$555.00	\$555.00
RT VISION INC	ONE OFFICE SOFTWARE 1ST INVOICE	101	42050	3190				\$13,500.00	\$13,500.00
SCHOLASTIC	PRESCHOOL SUPPLIES	225	43555	2170				\$65.87	\$65.87
SHORT ELLIOTT HENDRICKSON, INC	MSA TRAFFIC COUNTS 2015	101	42050	3190				\$4,951.81	\$4,951.81
SIGNATURE LIGHTING INC	ST LIGHT REPAIR 4410 CHATSWORTH	604	42600	3810		003		\$350.00	\$350.00
SIGNATURE LIGHTING INC	ST LIGHT REPAIR 5659 ERIK -INITIAL	604	42600	3810		002		\$960.12	\$960.12
THEME-X LLC	REPAIRS TO ROCK ABOVE WATER SLIDE	220	43800	3810		007		\$1,350.00	\$1,350.00
TREASURY, DEPARTMENT OF	FEDERAL WITHHOLDING TAX:10-02-15	101	21710					\$22,729.92	\$57,428.68

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
		101	21730				\$28,121.92	
		101	21735				\$6,576.84	
UNITED WAY - GREATER TWIN CITI	EMPLOYEE CONTRIBUTIONS:10-02-15	101	20420				\$78.00	
VERMONT SYSTEMS, INC	TRAINING FOR NEW VSI SYSTEM	220	43800	4500			\$650.00	\$1,300.00
		225	43400	4500			\$650.00	
Total of all invoices:								\$174,932.83

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
AYODELE, MICHAEL	FACILITY REFUND	220	22040				\$25.00	\$25.00
BLACKLEDGE, CORRINE	FACILITY REFUND	220	22040				\$25.00	\$25.00
BRAATEN, ROD	FACILITY REFUND	220	22040				\$25.00	\$25.00
BURICH, LEANN	4HR SMART DRIVER	220	22040				\$28.00	\$28.00
BURNS, EUGENIE	ACTIVITY REFUND	220	22040				\$134.00	\$134.00
CHEN, DUAN	BASKETBALL-TL GR 1-3	220	22040				\$30.00	\$30.00
DOHM, MARLENE	AQUATICS - LEVEL 1	220	22040				\$55.37	\$55.37
DORR, ELENA	AQUA FIT - WATER EX.	220	22040				\$64.62	\$64.62
DURBAHN, LISA	FACILITY REFUND	220	22040				\$25.00	\$25.00
ETTER, LINDA	AQUATICS - LEVEL 2.5	220	22040				\$76.00	\$76.00
FAGERLEE, TARA	FLAG FOOTBALL GR 3-5	220	22040				\$72.00	\$72.00
GETSAY, JENNIFER	FLAG FOOTBALL GR K-2	220	22040				\$82.00	\$82.00
HESS, AMANDA	FACILITY REFUND	220	22040				\$50.00	\$50.00
HOFF, HEIDI	FACILITY REFUND	220	22040				\$25.00	\$25.00
HUGHES, JAMIE	FACILITY REFUND	220	22040				\$25.00	\$25.00
JACKSON, KAMMIE	FLAG FOOTBALL GR K-2	220	22040				\$72.00	\$72.00
JADWIN, MANDY	FACILITY REFUND	220	22040				\$25.00	\$25.00
KHAN, MINDI	FLAG FOOTBALL GR K-2	220	22040				\$72.00	\$72.00
KUCHAR, JEFF	FLAG FOOTBALL GR K-2	220	22040				\$72.00	\$72.00
LOKEN, PHYLLIS	PASS REFUND	220	22040				\$200.00	\$200.00
MACIAS, KATHRYN	FLAG FOOTBALL GR K-2	220	22040				\$82.00	\$82.00
MOHAR, CHRISTY	BEGINNER HEADSTAND/H	220	22040				\$79.00	\$79.00
MORSE, KASHIA	FLAG FOOTBALL GR K-2	220	22040				\$72.00	\$72.00
MURRAY, TOM	FACILITY REFUND	220	22040				\$25.00	\$25.00
PRESTON, DIONNE	FACILITY REFUND	220	22040				\$25.00	\$25.00
QUINN, SARA	FLAG FOOTBALL GR K-2	220	22040				\$92.00	\$92.00
SADEQ, ALI	FACILITY REFUND	220	22040				\$50.75	\$50.75
SAINI, RAVITEJ	MONDAY FUNDAY PM OCT	220	22040				\$101.00	\$101.00
SAMPAIR, JOE	SOFTBALL (TUE MEN E)	220	22040				\$37.00	\$37.00
SINGH, ARWINDER	MONDAY FUNDAY PM OCT	220	22040				\$101.00	\$101.00
TASSONI, KAYLEE	FACILITY REFUND	220	22040				\$600.00	\$600.00
THAO, SHIOMI	FACILITY REFUND	220	22040				\$25.00	\$25.00
VANG, CATHRYD	FACILITY REFUND	220	22040				\$25.00	\$25.00
VU, MAYCHY	FACILITY REFUND	220	22040				\$25.00	\$25.00
WOLDEAREGAY, REMISH	FACILITY REFUND	220	22040				\$500.00	\$500.00

Total of all invoices: \$3,022.74

TO: MAYOR, CITY COUNCIL, CITY MANAGER
FROM: TOM WESOLOWSKI, CITY ENGINEER
DATE: SEPTEMBER 30, 2015
SUBJECT: AUTUMN MEADOWS DEVELOPMENT
ACCEPTANCE OF STREET AND UTILITY INFRASTRUCTURE

INTRODUCTION

New subdivisions developed within the City typically require the construction of water, sanitary sewer, storm sewer, and street infrastructure to serve the development. The developer constructs the infrastructure, but once it is completed the City assumes ownership. Council action is required for the City to assume ownership of the street and utility infrastructure. A drawing of the development is attached at the end of this report.

DISCUSSION

The Autumn Meadows Development is a 25-lot residential subdivision that was approved in early 2014. Street improvements included the extension of Bucher and Woodcrest Avenues and the construction of Woodcrest Way. Water and sanitary sewer were extended to serve the new development and a storm water collection and treatment system was constructed. Construction of the street and utility infrastructure was completed by the fall of 2014, and the asphalt wear course was installed in the summer of 2015. The infrastructure was constructed to City standards and was inspected and approved by City staff.

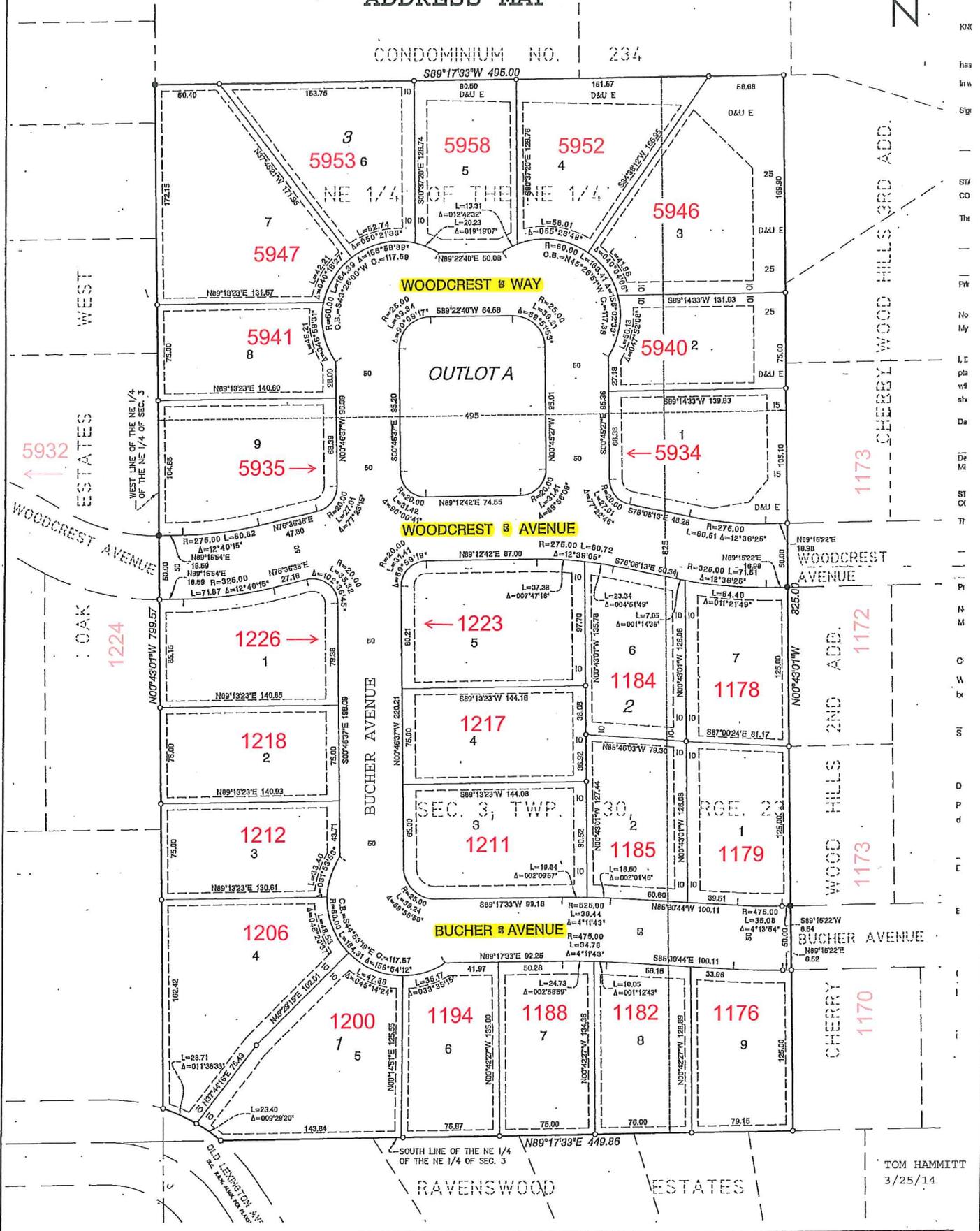
RECOMMENDATION

It is recommended that the City accept the street and utility infrastructure installed as part of the Autumn Meadows Development.

AUTUMN MEADOWS

ADDRESS MAP

CONDOMINIUM NO. 234



TOM HAMMITT
3/25/14

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA
HELD OCTOBER 5, 2015**

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota, was duly called and held at the Shoreview City Hall in said City on October 5, 2015 at 7:00 p.m. The following members were present:

and the following members were absent:

Council Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 15-90

ACCEPTANCE OF STREET AND UTILITY INFRASTRUCTURE
INSTALLED AS PART OF THE
AUTUMN MEADOWS DEVELOPMENT

WHEREAS, street and utility infrastructure was constructed as part of the Autumn Meadows Development; and

WHEREAS, the infrastructure was constructed to City standards and was inspected and approved by City staff; and

WHEREAS, the estimated construction costs for the street and utility infrastructure is as follows:

Street	\$ 238,000.00
Water	\$ 100,000.00
Sanitary Sewer	\$ 180,000.00
Storm Sewer	\$ 300,000.00
Street Lights	\$ 70,000.00

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SHOREVIEW, MINNESOTA:

The City of Shoreview accepts the street and utility infrastructure installed as part of the Autumn Meadows Development and accepts ownership of said infrastructure.

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

and the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 5th day of October 2015.

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council held on the 5th day of October 2015, with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to ordering the acceptance of street and utility infrastructure installed as part of the Autumn Meadows Development.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 6th day of October 2015.

Terry Schwerm
City Manager

SEAL

TO: MAYOR, CITY COUNCIL, CITY MANAGER
FROM: THOMAS L. HAMMITT
SENIOR ENGINEERING TECHNICIAN
DATE: OCTOBER 1, 2015
SUBJECT: DEVELOPER ESCROW REDUCTIONS

INTRODUCTION

The following escrow reductions have been prepared and are presented to the City Council for approval.

BACKGROUND

The property owners/builders listed below have completed all or portions of the erosion control and turf establishment, landscaping or other construction in the right of way as required in the development contracts or building permits.

715 Arbogast St	Erosion Control completed
1002 Richmond Ct	Erosion Control completed
3351 Emmert St	Erosion, Grading Cert & Street completed
990 Chatsworth Pl	Erosion & Grading Cert completed
1000 Chatsworth Pl	Partial Erosion & Grading Cert completed
4511 Rice St	Grading Cert, Trees, Utility completed
4515 Rice St	Partial Landscape/Tree completed
4515 Rice St	Erosion & Grading Cert completed
5560 Lexington Ave	Erosion Control completed
4900 Robinhood Cir	Erosion Control completed

RECOMMENDATION

It is recommended that the City Council approve releasing all or portions of the escrows for the following properties in the amounts listed below:

715 Arbogast St	Lee Homes/Exceptional Homes	\$ 1,000.00
1002 Richmond Ct	Lee Homes/Exceptional Homes	\$ 3,500.00
3351 Emmert St	Lee Homes/Exceptional Homes	\$ 5,500.00
990 Chatsworth Pl	Lee Homes/Exceptional Homes	\$ 3,500.00
1000 Chatsworth Pl	Lee Homes/Exceptional Homes	\$ 2,500.00
4511 Rice St	Greg Livermont	\$ 3,500.00
4515 Rice St	Troy Wangler	\$ 2,250.00
4515 Rice St	Michael Lee Inc	\$ 3,000.00
5560 Lexington Ave	Masterpiece Homes	\$ 500.00
4900 Robinhood Cir	Alain Penisni	\$ 500.00

PROPOSED

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA**

HELD OCTOBER 5, 2015

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on October 5, 2015 at 7:00 p.m. The following members were present:

and the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 15-91

RESOLUTION ORDERING ESCROW REDUCTIONS
AT VARIOUS LOCATIONS IN THE CITY

WHEREAS, various builders and developers have submitted cash escrows for erosion control, grading certificates, landscaping and other improvements, and

WHEREAS, City staff have reviewed the sites and developments and is recommending the escrows be returned.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Shoreview, Minnesota, as follows:

The Shoreview Finance Department is authorized to reduce the cash deposit in the amounts listed below:

715 Arbogast St	Lee Homes/Exceptional Homes	\$ 1,000.00
1002 Richmond Ct	Lee Homes/Exceptional Homes	\$ 3,500.00
3351 Emmert St	Lee Homes/Exceptional Homes	\$ 5,500.00
990 Chatsworth Pl	Lee Homes/Exceptional Homes	\$ 3,500.00
1000 Chatsworth Pl	Lee Homes/Exceptional Homes	\$ 2,500.00
4511 Rice St	Greg Livermont	\$ 3,500.00
4515 Rice St	Troy Wangler	\$ 2,250.00
4515 Rice St	Michael Lee Inc	\$ 3,000.00
5560 Lexington Ave	Masterpiece Homes	\$ 500.00
4900 Robinhood Cir	Alain Penisni	\$ 500.00

TO: MAYOR, CITY COUNCIL, CITY MANAGER

FROM: THOMAS L HAMMITT
SENIOR ENGINEERING TECHNICIAN

DATE: OCTOBER 1, 2015

SUBJ: APPROVE PAYMENT NO. 2, FINAL
2015 STREET LIGHT REPLACEMENTS, PROJECT NO. 15-04

INTRODUCTION

Contractor Payment No 2, Final, has been prepared by staff and is presented to Council for approval.

BACKGROUND

On June 15, 2015, the City of Shoreview authorized a contract with Q3 Contracting for the replacement of street lights in the area bounded by Victoria Street to Debra Lane and Mound Avenue to Tanglewood Drive. The approved contract amount was \$94,665.00.

DISCUSSION

The contractor has completed all portions of the project. XCEL has energized the systems and all lights are working. The project came in on budget and all testing and inspections have been completed and have shown the work to be acceptable.

RECOMMENDATION

It is recommended that Council adopt Resolution No. 15-92, approving Contractor Payment No. 2 (Final) in the amount of \$2,839.95 for the project.

tlh

#15-04

t:/projects/2015/15-04streetlightreplacements/council/final payment2015

APPLICATION FOR PAYMENT

NO. 2, FINAL

PROJECT: 2015 STREET LIGHT REPLACEMENTS
OWNER: CITY OF SHOREVIEW
PROJECT NO: PROJECT 15-04
CONTRACTOR: Q3 CONTRACTING
APPLICATION DATE: 9/30/2015 FOR PERIOD ENDING: 10/1/2015

STATEMENT OF WORK

ORIGINAL CONTRACT AMOUNT	\$ <u>94,665.00</u>
NET CHANGE BY CHANGE ORDER	\$ <u> </u>
CONTRACT AMOUNT TO DATE	\$ <u>94,665.00</u>
TOTAL AMOUNT OF WORK COMPLETED	\$ <u>94,665.00</u>
LESS 0 % RETAINAGE	\$ <u> -</u>
AMOUNT DUE TO DATE	\$ <u>94,665.00</u>
LESS PREVIOUS PAYMENTS	\$ <u>91,825.05</u>
PAYMENT DUE THIS APPLICATION	\$ <u>2,839.95</u>

APPLICATION FOR PAYMENT
Page Two

I certify that all items and amonunts shown are correct for the work completed to date.

CONTRACTOR: Q3 CONTRACTING

BY: _____
(Name and Title)

DATE: _____

APPROVED FOR PAYMENT

OWNER: CITY OF SHOREVIEW

BY: 
Tom Wesolowski - City Engineer

DATE: 10/1/18

*** PROPOSED***

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA**

HELD OCTOBER 5, 2015

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on October 5, 2014, at 7:00 p.m. The following members were present:

and the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 15-92

**2015 STREET LIGHT REPLACEMENT PROJECT NO. 15-04
CONTRACTOR PAYMENT NO. 2 (FINAL)**

WHEREAS, on June 15, 2015, a contract was awarded to Q3 Contracting, in the amount of \$94,665.00, for the area bounded by Victoria Street to Debra Lane and Mound Avenue to Tanglewood Drive, City Project No. 15-04, and

WHEREAS, the contractor, Q3 Contracting, has completed all work on the project and is now requesting final payment, in the amount of \$2,839.95, and

WHEREAS, all testing and inspections have been completed and have shown the work to be acceptable, and

WHEREAS, the City Engineer has recommended approval of the Contractor Payment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Shoreview, Minnesota, as follows:

That Contractor Payment No. 2 (Final), in the amount of \$2,839.95, is hereby approved for a total project contract amount of \$94,665.00.

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

and the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 5th day of October, 2015.

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council held on the 5th day of October 2015, with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to the Contractor Payment for the 2015 Street Light Replacement Project No.15-04.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 6th day of October, 2015.

Terry C. Schwerm
City Manager

SEAL

**MOTION TO APPROVE
RAMSEY COUNTY (LIBRARY)**

MOVED BY COUNCIL MEMBER: _____

SECONDED BY COUNCIL MEMBER: _____

To approve the preliminary plat and Grading, Drainage and Erosion Control Agreement submitted by Ramsey County for the proposed regional library, 4570 Victoria Street, 805/795 Highway 96, subject to the following conditions.

Preliminary Plat

1. The Final Plat shall include dedicated 10-foot drainage and utility easements along the front property lines abutting Victoria Street and along the side and rear lot lines abutting the Upper and Lower Commons Road.
2. The applicant shall execute an agreement for this Plat addressing the shared driveway, parking and maintenance between Lots 1 and 2. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.
3. The applicant shall submit a request to vacate the existing utility easement per Document 2599472 concurrent with the Final Plat application.
4. Prior to the issuance of a building permit, the applicant shall provide the City with construction schedule and mobilization plan that addresses the timeframe for construction, site access, site security, parking and traffic management.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated Institutional land use in the Comprehensive Plan.
2. The plat complies with the standards (as conditioned) of the City's Subdivision Code.
3. The proposed plat is consistent with the approved Planned Unit Development.

ROLL CALL: AYES _____ NAYS _____

Johnson	_____	_____
Quigley	_____	_____
Springhorn	_____	_____
Wickstrom	_____	_____
Martin	_____	_____

Regular City Council Meeting
October 5, 2015

TO: Mayor, City Council and City Manager
FROM: Kathleen Castle, City Planner
DATE: October 2, 2015
SUBJECT: File No. 2591-15-34, Ramsey County (Library), 4570 Victoria Street and 805/795 Highway 96 - Preliminary Plat and Grading, Drainage and Erosion Control Agreement

Introduction

At the September 2, 2015 City Council meeting, Ramsey County received approval of a Rezoning and Planned Unit Development (PUD)-Development Stage applications for the proposed new Library facility located at 4570 Victoria Street and 805/795 Highway 96. This new facility will replace the existing building which will be repurposed for Mounds View School District's administrative offices. Ramsey County has submitted a preliminary plat application to divide the property into two lots for the proposed development.

The application was complete September 10, 2015.

Site Characteristics

The development site is located on the northeast corner of Highway 96 and Victoria Street. The existing library is located at 4570 Victoria Street. This parcel has a lot area of 2.93 acres and is part of the Commons Park Addition plat. This parcel is developed with the library building, off-street parking, a drive-through book drop and walkways. Access to the property is gained from existing driveways off of Victoria Street and the Upper and Lower Common driveways.

The properties at 805 and 795 Highway 96 were previously developed for single-family residential use. The existing improvements on these properties have been removed. Together, these parcels have a lot area of 1.2 acres.

Project Description

The new Shoreview Library is being designed as a regional library, and will include public library service area, community space, and administrative offices for the overall County Library system (currently located in the existing library). The County will be entering into a lease-purchase agreement with the Mounds View School District, who will be purchasing the existing library building and converting it into administrative office space for the District. The property is being replatted to create parcels for the new library facility and the existing building.

Development Code

The property was rezoned from R-1, Detached Residential, to PUD, Planned Unit Development to recognize the unique public uses within the Shoreview Commons campus and the flexibility required for this development project. It is the City's intention to eventually incorporate the

Community Center/City Hall and other park area of the 40-acre Shoreview Commons into an overall PUD.

While there are no minimum lot standards in this PUD district, parcels must meet the requirements of the Subdivision Code (Section 204).

Staff Review

The preliminary plat, Commons Park Addition Number Three, was reviewed in accordance with the City’s subdivision requirements and the previous PUD approval. The plat creates two parcels and complies with the City’s requirements. The following summarizes the proposed lot areas and widths.

	Lot Area	Lot Width
Lot 1	1.95 acres	350.83 feet
Lot 2	2.01 acres	251.32 feet

The existing library building will be setback about 16-feet from the common property line between Lots 1 and 2. Ten-foot wide drainage and utility easements are required to along the front property lines and adjacent to the Upper and Lower Commons driveway. Additional drainage and utility easements may be required if the approved stormwater management plan contains any public stormwater infrastructure on the platted properties. In addition, a shared driveway/parking maintenance agreement is also required between the two parcels in the plat.

Grading, Drainage and Erosion Control Agreement

The County is proposing to commence site work prior to submission of the Final Plat and Final Planned Unit Development applications. An agreement is being presented to the City Council addressing terms and conditions related to the site work. This agreement also addresses tree preservation and protection, site access and construction management.

Grading, drainage and erosion plans have been submitted and are being reviewed. The plans appear to be consistent with the previous Council approvals.

Public/Agency Comments

The Preliminary Plat request required a public hearing at the Planning Commission. Legal notice was published in the local newspaper and property owners within 350 feet the development site were notified of the request. No comments from the public were received.

Planning Commission Review

The Planning Commission held the public hearing at their September 22nd meeting and recommended the Council approve the plat with a 6 to 0 vote. A condition was modified to clarify the requirement for the dedication of drainage and utility easements. Draft minutes from the meeting are attached.

Recommendation

The preliminary plat has been reviewed in accordance with the Development Code and previous PUD approval. The plat is consistent with the subdivision standards and the lot layout identified in the approved PUD. The Staff is recommending the City Council approve Grading, Drainage and Erosion Control Agreement and the preliminary plat. The following conditions should be attached to the preliminary plat:

Preliminary Plat

1. The Final Plat shall include dedicated 10-foot drainage and utility easements along the front property lines abutting Victoria Street and along the side and rear lot lines abutting the Upper and Lower Commons Road.
2. The applicant shall execute an agreement for this Plat addressing the shared driveway, parking and maintenance between Lots 1 and 2. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.
3. The applicant shall submit a request to vacate the existing utility easement per Document 2599472 concurrent with the Final Plat application.
4. Prior to the issuance of a building permit, the applicant shall provide the City with construction schedule and mobilization plan that addresses the timeframe for construction, site access, site security, parking and traffic management.

Attachments

- 1) Grading, Drainage and Erosion Control Agreement
- 2) Email - Tom Wesolowski, City Engineer
- 3) Planning Commission Minutes – 9/22/15
- 4) Location Map
- 5) Preliminary Plat Submittal
- 6) Grading, Drainage and Erosion Control Plan Submittal – 9/23/15
- 7) Motion

**DEVELOPMENT AGREEMENT
FOR GRADING, DRAINAGE AND EROSION CONTROL
RAMSEY COUNTY (LIBRARY)**

(I) THIS AGREEMENT is made and entered into by and between the City of Shoreview, a municipal corporation and political subdivision of the State of Minnesota (hereinafter the “City”) and Ramsey County, their successors and assigns (hereinafter the “Developer”).

(II) On October 5, 2015 the City Council gave *preliminary plat* approval and on September 8, 2015 gave *planned unit development – development stage* approval to develop certain property located within the City and which when platted will be legally described as follows (hereinafter the “subject property”)

Commons Park Addition Number 3

Properties are currently addressed as 4570 Victoria Street, 805 and 795 Highway 96

(III) Pursuant to City Ordinances, the Developer is required:

- A. To make certain improvements to the subject property as they relate only to grading and erosion control.
- B. To provide the City with a form of surety, approved by the City’s Attorney, insuring completion of the proposed grading improvements.
- C. To follow certain procedures, as determined by the City and the MPCA, to control soil erosion during the development of the subject property.

(IV) In consideration of the City’s approval of the preliminary plat and the planned unit development – development stage, the City is permitting the developer to ***commence grading and erosion control activities only*** on the property prior to final plat and planned unit development – final stage approval with an approved grading, drainage and erosion control plan and specifications. In consideration of the mutual agreements contained herein, the City and the Developer agree as follows:

- A. **Development Terms.** The project is subject to the approvals, including the attached conditions for the preliminary plat and planned unit development – development stage and the conditions of the subsequent grading permit which is required for this project.
- B. **Other Agency Approvals.** It is the Developer’s responsibility to apply for and to acquire all other required agency permits prior to commencing construction. The applicant shall obtain an NPDES permit, Ramsey Washington Watershed District permit and Ramsey County permit before any City permits are issued for this site.
- C. **City Permits Required.** The Developer shall not commence any tree removal, grading or erosion control activity until a grading permit is issued.

- D. **Plans and Specifications.** All grading and erosion control improvements shall be constructed in accordance with the City ordinances and regulations. Prior to commencing grading activities, approval of the grading, drainage, and erosion control plans from the City is required. All approved grading and erosion control plans and specifications are subject to revisions by the City during the review of utility plans for the project. All erosion control devices must be installed prior to starting construction.

The Developer agrees to provide the City with two copies of the approved grading, drainage and erosion control plans and specifications for the project. The developer or grading contractor may not change plans without prior approval of the City Engineer.

- E. **Work on City Property.** The approved plans include work on City property by the Developer. The Developer and/or its authorized contractor shall provide evidence of Workers Compensation Insurance and Liability Insurance. Said insurance shall meet the requirements of the City.

Construction related activities, including access and parking, are not permitted on the Upper and Lower Commons Road or in the Commons parking lot. If unpermitted activity or damage to City property occurs from the Developer's activities, the Developer shall be liable.

- F. **Wellhead Protection.** The approved plan requires sitework near Shoreview Municipal Well #2. Any site disturbance and use of the property shall not compromise the integrity of the well system or the City's water supply. The erosion control plan (SWPPP) shall recognize the wellhead protection area and specify the practices that will be employed to protect the water supply. Protection measures shall be installed in accordance with the City's Wellhead protection plan in accordance with Minnesota Administrative Rules 4725.4450. The plans are subject to approval by the City.

- G. **Tree Replacement and Protection.** The Developer agrees to protect and preserve trees in accordance with the tree preservation and replacement plan approved by the City Council. Tree protection measures are required to minimize the impact development activities have on trees that are to be retained on the development site as identified on the Tree Preservation and Replacement Plan.

Protective tree fencing shall be inspected by the City Natural Resource Specialist prior to the issuance of a grading permit and commencement of any grading or site development activities. All fencing shall be installed in accordance with the approved plans. Additionally, a berm of wood chips shall be placed adjacent to the protective fence.

The developer shall submit a **cash surety in the amount of \$5,000.00** to ensure said protection measures will be installed and maintained during construction. If landmark trees are damaged during construction, the replacement ratio is 6 trees per damaged landmark tree and a surety submitted to the City at a rate of \$250.00 per replacement tree.

Tree replacement shall be required as specified in the City's ordinances. If the number of trees required to be replaced cannot be planted on the development site, the Developer agrees to provide a cash contribution to the City's Forestry Fund at a rate of \$250.00 per replacement tree. The submitted plans identify the removal of 31 Landmark Trees. Per Code Section 209.050 (B)(2)(c)(i)(bb), said trees shall be replaced at a 6:1 ratio and require a cash contribution **\$46,500.00**. The cash contribution shall be paid prior to the issuance of a building permit for the structure.

- H. **Erosion Control.** An Erosion Control Plan/Storm Water Pollution Prevention Plan (SWPPP) shall be prepared under the seal of a Registered Professional Engineer on behalf of the Developer and shall be submitted to the Public Works Director. This plan shall address cold weather construction. The Developer agrees to comply with the recommendations of the Public Works Director for the subject property and shall incorporate these recommendations in to the plans and specifications. ***No site grading shall occur prior to the installation of approved erosion control measures and execution of required agreements and submission of sureties.***

The development is subject to the Erosion Control Agreement (**Exhibit A**) for the Plat, and the Developer agrees to the terms and conditions of that Agreement.

- I. **Site Restoration.** All disturbed areas shall be restored in accordance with the best management practices identified in the NPDES permit and shall be consistent with the City's Surface Water Management Plan and Surface Water Pollution Prevention Plan. All disturbed areas shall be seeded and disk anchored mulched or sodded within 7 days of final grade unless development is completed between November 15th to April 15th, then said disturbed areas shall be seeded and disk anchored mulched or sodded by May 15th. All common drainage swales shall be sodded or seeded and protected with wood fiber blanket.

- 1) All slopes 4:1 or greater must be seeded and fiber blanketed immediately after final grading. After installation of the wood fiber blanket is completed the City requires inspection for proper installation. The developer shall contact the City staff to arrange the site inspection.

- J. **Alteration in Plans.** The Developer has not submitted to the City final utility plans for review and approval. The Developer acknowledges that changes to the grading plan may be required to comply with the utility plan, as approved by the City. The Developer assumes full responsibility for any work necessary to comply with grading changes required as a result of review and approval of the utility plans by the City.

K. **Completion of Grading** The Developer agrees to complete grading activity on the property prior to January 31, 2017, unless Developer and the City enter into a Development Agreement allowing the Developer to make further site improvements.

L. **Inspections.** The Developer specifically agrees to reimburse the City for City staff who will be on-site for critical stages in the completion of the grading, drainage and erosion control work. Such costs will be billed on an hourly basis per the Erosion Control Escrow Agreement **Exhibit A**.

M. **As-Builts and Grading Certification** An as-built survey, prepared by a surveyor licensed and registered by the State of Minnesota, shall be submitted upon completion of the permitted work. The as-built survey shall include details of:

- 1) The final site grading and all improvements;
- 2) All public infrastructure, including the storm sewer system, the water main system and the sanitary sewer system. Profiles are required.

The as-builts shall conform to the standards specified in **Exhibit B**. The Developer shall deposit an escrow in the amount of **\$3,000.00** as surety for the as-built survey. The Developer shall provide the City with as-builts of the public infrastructure, including water, sanitary sewer, storm sewer and services.

N. **Pre-construction Meeting.** The City will require a pre-construction meeting to be conducted prior to any work being performed on the project. The City staff, Developer, Project Manager, and Contractor shall attend the meeting. The City encourages that sub-contractors attend the pre-con meeting. The meeting will be conducted at the Shoreview City Hall.

O. **Construction Management.** The Developer and its contractors and subcontractors shall work to minimize impacts from construction on the surrounding neighborhood by:

- 1) **Definition of Construction Area.** The limits of the Project Area shall be defined with heavy-duty erosion control fencing of a design approved by the City Engineer. Any grading, construction or other work outside this area requires approval by the City Engineer and property owner.
 - a) **Parking.** Adequate on-site parking for construction vehicles and employees within the plat boundaries must be provided or provisions must be made to have employees park off-site and be shuttled to the Project Area. No parking of construction vehicles or employee vehicles shall occur on Victoria Street, Highway 96, the Upper and Lower Commons Road, the Commons parking lot or any other local streets located outside of the plat boundaries.

Developer shall comply with the parking restrictions identified in Section 901.030, Parking Regulations of the Municipal Code.

- b) Obstruction of Right-of-Way and other Access Roads. Developer shall not obstruct, or store fill, excavated material or construction materials in the public right-of way or on the Upper and Lower Commons Road or in the Commons parking lot. Delivery vehicles may utilize the right-of-way while rendering a service provided the Developer is present and supervising the delivery in a manner that does not hinder passage, jeopardize public safety and public use of the right-of-way.
 2. Hours of Construction. Hours of construction, including moving of equipment shall be limited to the hours between 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 7:00 p.m. on Saturdays. No work is permitted on Sundays or holidays without the prior approval of the City.
 3. Site Maintenance. The developer shall ensure the contractor maintains a clean work site. Measures shall be taken to prevent debris, refuse and other materials from leaving the site. Construction debris and other refuse generated from the project shall be removed from the site in a timely fashion and/or upon the request by the City. Developer shall sweep Victoria Street, Highway 96 and Upper and Lower Commons Road and other areas on an as needed basis, and at least once weekly while the property is being graded. More frequent sweepings may be required, as directed by the City Engineer. The City has the right to direct the developer to sweep other property where sediment accumulates from construction and other site traffic, if necessary. The City does not sweep streets or other areas for development projects. Developer must have a contract for sweeping and use a water-discharge broom apparatus for street sweeping. Use of kick-off sweeper apparatus is prohibited
 4. Site Access. Construction traffic and equipment associated with the completion of development infrastructure for the plat shall access the site utilizing the existing south entry driveway off of Victoria Street and Highway 96. Highway 96 is under the jurisdiction of Ramsey County and any access is subject to the Ramsey County permitting requirements
- P. All Costs Responsibility of Developer. The Developer agrees to pay for all costs incurred of whatever kind or nature in order to construct the improvements required by the City's regulations. The City shall not be obligated to pay the Developer or any of its agents or contractors for any costs incurred in connection with the construction of the improvements, or the development of the property. The Developer agrees to hold the City harmless from any and all claims of whatever kind or nature which may arise as a result of the construction of the improvements, the development of the property or the acts of the Developer, its agents or contractors in relationship thereto.

- Q. **Other Costs.** In addition to the other fees required by the City regulations for this agreement, the Developer agrees to reimburse the City for all costs, of whatever kind or nature, incurred by the City in reviewing or processing the Developer's application or administration of the installation of public infrastructure, including but not limited to costs incurred for legal or other consultants.
- R. **Release of Surety.** The City will consider the release of sureties upon the written request of the Developer. Sureties will not be released until the Developer has demonstrated that the development complies with the approved plans and applicable City Ordinances and standards. Prior to the completion of a project, the Developer may request a partial release of said surety; the City will upon inspection and approval of the improvements will partially release the surety. The City will retain a minimum of 10% of the surety until the development is completed and the Developer demonstrates that the development complies with the approved plans and applicable City Ordinances and standards, including the submission of the required as-built plans of the public infrastructure.
- S. **Expiration.** Said construction as approved per the submitted grading, drainage and erosion control plans shall be completed no later than July 1, 2017. The Developer is encouraged to complete exterior site work in the Fall of 2016 to minimize potential cold weather construction sediment and erosion control problems and to enhance the appearance of the site. The Developer may request an extension to this deadline in writing at least 45 days in advance of the expiration date. Any extension is subject to the approval of the City Council.
- T. **Hold harmless.** The City shall be held harmless in the event the Developer does not receive Final Plat or planned unit development – final stage approval from the City or other approvals as required for the proposed Development. If these approvals are not received, the Developer shall restore the site in accordance with subparagraph (I) Site Restoration above. Restoration shall include the planting of required replacement trees for the Landmark Trees removed.
- U. **Default** The occurrence of any of the following after written notice from the City and thirty (30) days to cure (or such longer period as may be reasonable) shall be considered an "Event of Default" in the terms and conditions contained in this Agreement:
- 1) The failure of the Developer to comply with any of the terms and conditions contained in this agreement;
 - 2) The failure of the Developer to comply with any applicable ordinance or statutes with respect to the development and operation of the subject property.
- V. **Remedies** Upon the occurrence of an Event of Default, the City, in addition to any other remedy, which may be available to it, shall be permitted to do the following:

- 1) City may make advances or take other steps to cure the default, and where necessary, enter the subject property for that purpose. The Developer shall pay all sums so advanced or expenses incurred by the City upon demand, with interest from the dates of such advances or expenses at the rate of 10% per annum. No action taken by the City pursuant to this section shall be deemed to relieve the Developer from curing any such default to the extent that it is not cured by the City or from any other default hereunder. The City shall not be obligated, by virtue of the existence or exercise of this right, to perform any such act or cure any such default.
- 2) The Developer shall save, indemnify, and hold harmless, including reasonable attorneys fees, the City from any liability or other damages, which may be incurred as a result of the exercise of the City's rights pursuant to this section.
- 3) Obtain an order from a court of competent jurisdiction requiring the developer to specifically perform its obligations pursuant to the terms and provisions of this Agreement.
- 4) Exercise any other remedies, which may be available to it, including an action for damages.
- 5) Withhold the issuance of a building permit and/or prohibit the occupancy of any building(s) for which permits have been issued.

In addition to the remedies and amounts payable set forth or permitted above, upon the occurrence of an Event of Default, the Developer shall pay to the City all fees and expenses, including reasonable attorney's fees, incurred by the City as a result of the Event of Default, whether or not a lawsuit or other action is formally taken.

(V) **IN WITNESS WHEREOF**, the City and the Developer have executed this Agreement.

Approved by the City Council of Shoreview, Minnesota, this 5th day of October, 2015.

RAMSEY COUNTY LIBRARY

CITY OF SHOREVIEW

Sandra C. Martin, Mayor

Terry Schwerm, City Manager

Attachments:
Exhibit A – Erosion Control Agreement
Exhibit B – As-Built Requirements

EXHIBIT A

EROSION CONTROL ESCROW AGREEMENT RAMSEY COUNTY LIBRARY

(A) THIS AGREEMENT is made and entered into by and between the City of Shoreview, a municipal corporation of the State of Minnesota (hereinafter the "City"), and Ramsey County, their successors and assigns (hereinafter the "Developer").

(B) The City and the Developer have executed a Site Development Agreement that obligates the Developer to control soil erosion during the development of the subject property. To secure erosion control during the development of this site, the Developer has submitted a financial surety, in a form approved by the Public Works Director, to the City of Shoreview in the amount of **\$6,000.00**. This amount was calculated based on the 2.01 acre area of the subdivision proposed for development.

The Developer has submitted this financial surety to the City on the following conditions:

1. The developer shall not receive interest on the amount of the surety.
2. The developer agrees that the surety may be utilized by the City to ensure compliance with the terms of the Development Contract regarding erosion control and/or to maintain all utility construction on the site, including the cleaning of road surfaces and storm sewer systems, until the Engineering Department has determined that erosion control has been satisfied. The surety may also be utilized for problems created off the site directly or indirectly as result of on-site conditions.
3. The developer agrees, upon written notification from the Public Works Director that proper erosion control methods are not being taken, to remedy the problem identified within 48 hours. In the event the remedy is not satisfactorily in place within that time period, the Developer acknowledges that the City may utilize the surety to complete the necessary work.
4. Any funds not so utilized by the City shall be returned to the Developer once the Public Works Director has determined that the need for erosion control has been satisfied.

5. Any soils transported to this site or exposed on the site shall be seeded consistent with a plan approved by the Public Works Director.
6. This agreement shall not supersede any specifications required by the Public Works Director on the approved grading plan.

(C) The Developer agrees to reimburse the City at a rate of \$70.00 per hour for each hour or fraction thereof used by a City employee in the administration of the Escrow Agreement. The obligations imposed by this paragraph shall commence on the date of execution of the Escrow Agreement by the Developer.

IN WITNESS WHEREOF, the City and the Developer have executed this agreement this ___th day of _____, 2015.

DEVELOPER

CITY OF SHOREVIEW

Ramsey County

Sandra C. Martin, Mayor

Terry Schwerm, City Manager

EXHIBIT B

Record Plan Requirements

As-built plans are required for all public and private improvements.

After the completion of Developer-installed public improvements, the City Engineer shall be provided with two blue-line sets of record drawing plans of the project for review purposes.

Upon final approval of the blue-line record drawing plans of the project, the City Engineer shall be provided with one full size set (22"x 34") of mylar copies of the approved record drawing plans of the project. All record plans shall be mylar sepia from inked and clearly legible drawings, accurately drawn to scale. Proper notes and statements as required in this manual shall be placed on the plans.

The City will also be provided with the as-built drawings on disk in the City-approved format as follows:

Electronic As-Builts

1. Required on compact disk or DVD.
2. All information must be in AutoCAD R14 version or newer in DWG format.
3. Approved final plat sheet and AutoCAD drawings submitted in Ramsey County coordinates.
4. As-built construction plan sheets and drawing files shall have descriptive layer names or a key for the layer names.
5. Overall development plan with all utilities (curb stops, clean outs, MHs, fees CBs, GVs, etc.) in Ramsey County coordinates.
6. Show Ramsey County monuments used for the survey.

After completion of construction, all manholes, catch basins, hydrants and other elements of the project shall be re-measured with an as-built field survey. The plans shall be corrected and modified to show the correct distances, elevations, dimensions, alignments, and any other change in the specific details of the plans. All changes and modifications on the record plan shall be drawn to scale to accurately represent the work as constructed. Incorrect elevations, distances, etc. shall be crossed out from the original plan sheets and corrected as necessary to complete the record plan.

At a minimum, record plans shall include:

General

1. All construction contractor names should be noted on each page.
2. Record Plan stamp with date should be shown on each page.

3. All utilities in Ramsey County coordinates system.
4. All ties should be less than 100'.
5. Grading limits and elevations.
6. Bench marks used and TNH elevations.

Grading Plan As-Builts

1. Existing ground elevations at all lot corners
2. Spot elevations at all house pads (hold down elevations)
3. Spot elevations of pond bottom (50' maximum grid)
4. Drainage and utility easement and outlot spot elevations
5. Pond water elevations and date taken.
6. Prior to close out, as-builts of ponding areas must be done to verify depths after house construction is complete.

Sanitary Sewer, Water Main

1. As-built elevations (invert & rims), pipe lengths, and grades for all lines
2. Note describing pipe type and size for each run and for services
3. Wye stationing and location from TV reports
4. Elevation of riser
5. Cross out proposed elevations and write as-built above – DO NOT remove proposed elevations from plan.
6. All curb boxes and sanitary sewer services shall be tied with at least two ties, using the following priorities:
 - The building or structure being served, with address
 - Fire hydrants
 - Manholes, catch basins
 - Neighboring structures, with the address noted
 - Other permanent structures (bridges, telephone boxes, pedestals, transformers)
 - Power poles, streetlights, etc.
7. All gate valves shall be tied with at least two ties, using the following priorities:
 - Fire hydrants
 - Manholes
 - Catch basins
 - Neighboring structures, with the address noted
 - Buildings or other permanent structures (bridges, telephone boxes, pedestals, transformers)
 - Power poles, streetlights, etc.
8. As-built elevations of each hydrant at top nut
9. Any deviations of fittings from those shown on the plan
10. Note describing pipe type and size for mainline and for services
11. Stationing of corporation stop on water main

Storm Sewer

1. As-built elevations (invert & rim), pipe lengths, and grades for all lines
2. Note describing pipe type and size for each run.
3. Cross out proposed elevations and write as-built above – DO NOT remove proposed elevations from plans.
4. As-built plans on all ponding areas are required. Plans shall indicate finished contours at two-foot intervals, normal water elevation, high water elevation, and the acre-feet of storage for each ponding area, along with the final storm sewer plans. Upon completion of pond construction, ponds shall be cross-sectioned to confirm that they have been constructed to the proper volume and shape. As-built record plans shall be prepared for all ponding areas just prior to closing project out.

Streets

1. Show where fabric has been placed in the streets on the plan portion of the as-builts.
2. Show locations where subgrade corrections were done on the projects as approved by a soils engineer.



Kathleen Castle <kcastle@shoreviewmn.gov>

Ramsey County library pre-plat comments

1 message

Tom Wesolowski <twesolowski@shoreviewmn.gov>

Wed, Sep 16, 2015 at 2:10 PM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

Kathleen,

Based on the review of the documents submitted for the pre-plat I have the following comments:

1. Require 5-foot easements along the shared lot line line of Lots 1 & 2 and 10-foot easements along the lot lines adjacent to any roadways.
2. Drainage and utility easements shall be shown on the final plat as required by the City Engineer.

On a side note, the consulting engineer working on the drainage plan for the library submitted the drainage plan to the Ramsey-Washington Watershed today for consideration at their October 7th board meeting. I received a copy of the submittal but have not had time to review.

Please contact me if you have any questions or comments.

Thank you, Tom

Tom Wesolowski, P.E.
City Engineer
City of Shoreview
twesolowski@shoreviewmn.gov
Direct Tel: 651-490-4652
Fax: 651-490-4696

Date: October 2, 2015
To: Kathleen Castle, City Planner
From: Tom Wesolowski, City Engineer
Subject: Grading and Drainage – Ramsey County Library

The City of Shoreview Engineering Department has reviewed the plans dated September 23, 2015 and has the following comments:

1. The proposed project is located within the Grass Lake Watershed, which is managed by the Ramsey-Washington Metro Watershed District (RWMWD). The project will disturb more than 1-acre and will require a permit from the RWMWD. The County has applied for a permit, which will be considered at their October 7, 2015 Board meeting. Based on conversations with the RWMWD the project will receive a permit.
2. The proposed stormwater management plan does meet the requirements of the City's Surface Water Management Plan.
 - a. A majority of the runoff from the property will be directed to biofiltration and filtration areas on the east side of the site that will be treated before discharging into the existing collection system that discharges to the Commons Pond. A large storage pipe will also be located under the parking area that will be used to storage runoff. The runoff from the developed site will be equal to or less than the runoff from the pre-develop site.
 - b. A small amount of runoff from the building and site will be directed to a biofiltration area on the west side of the site that will be treated before discharging into the existing collection system on Victoria that discharges to a pond located on the south side of Highway 96. The runoff from the developed site will be equal to or less than the runoff from the pre-develop site
3. Construction vehicle access to the site should be restricted to Highway 96 and Victoria Street.
4. The plans show construction will occur within the Highway 96 right of way. Highway 96 is under the jurisdiction of Ramsey County and a Ramsey County permit is required for any work completed in their right of way.
5. An erosion control escrow will be required for the development.
6. Existing trees that are marked on the plans to remain should be protected with fencing to minimize compaction of the soil around the trees. Fencing should be located at the drip lines of the trees.

If you have any questions or would like to discuss the comments please contact Tom Wesolowski at 651-490-4652

DRAFT PLANNING COMMISSION MINUTES – 9-22-15

6. A final site grading, stormwater management and erosion control plan shall be submitted prior to the issuance of a building permit for the project. This plan shall include a phased, or sequenced, erosion control and stormwater management plan that details the methods that will be used during the phases of the project, and is subject to the approval of the City Engineer.
7. A permit from the Ramsey Washington Metro Watershed District shall be obtained, if required, prior to the issuance of a building permit.
8. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
9. A building permit must be obtained before any construction activity begins.
10. This approval is subject to a 5-day appeal period.

This approval is based on the following findings:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan, including the Land Use and Housing Chapters.
2. The proposal is consistent with the City's housing policies regarding housing, neighborhood reinvestment, and life-cycle housing.
3. Practical difficulty is present as stated in Resolution 15-86.

VOTE: Ayes - 6 Nays - 0

PUBLIC HEARING –PRELIMINARY PLAT*

FILE NO: 2591-15-34
APPLICANT: RAMSEY COUNTY (LIBRARY)
LOCATION: 4570 VICTORIA, 805/795 HIGHWAY 96

Presentation by City Planner Kathleen Castle

Ramsey County has submitted a preliminary plat to create two parcels for a new County library. Rezoning and PUD Development Stage have previously been approved by the City Council. One parcel would be for the existing library; one would be for the new library. The site plan has been approved for a new 34,000 square foot library facility. The setback deviations requested under the PUD have been approved for the building and parking. The County will enter into a lease purchase agreement with the Mounds View School District for the sale of the existing library building.

There are no defined lot standards with the PUD. The plat combines three existing parcels into two parcels. Both proposed parcels are consistent with the PUD approval. Lot 1 would have 1.95 acres; Lot 2 over 2 acres for the new facility.

Staff is making an additional recommendation that a 10-foot drainage/utility easements would be required along Victoria Street and the Upper/Lower Commons Road. Shared driveway and maintenance agreements are required. An existing easement needs to be vacated with the Final Plat.

Property owners within 350 feet were notified, and the public hearing notice was published in the City's legal newspaper. No comments were received.

Staff finds that the plat is consistent with Code requirements and the previous PUD approval and recommends the application be forwarded to the City Council with a recommendation for approval.

Commissioner Ferrington asked if the 10-foot drainage easement would interfere with the building placement. Ms. Castle answered that there should be no impact to the placement of the building.

City Attorney Kelly stated that proper notice has been given for the public hearing.

Chair Solomonson opened the public hearing. There were no comments or questions.

MOTION: by Commissioner Schumer, seconded by Commissioner McCool to close the public hearing at 7:34 p.m.

VOTE: Ayes - 6 Nays - 0

Commissioner McCool asked if Upper Commons Road is a public street. Ms. Castle answered, no. Commissioner McCool noted an encroachment on Upper Commons Road and asked if it that encroachment should remain part of Upper Commons Road. Ms. Castle explained that the Upper Commons Road alignment does not necessarily follow what is shown on the plan. She suggested a condition of approval for that issue to be reviewed before the Final Plat.

Mr. Bruce Thompson, Director Property Management for Ramsey County, introduced Mr. Paul McGinley, Vice President and Principal Land Surveyor for Loux Associates. **Mr. McGinley** stated that the encroachment is not on Upper Commons Road. It is an encroachment of a 20-foot water main easement that cuts through that corner. It will not impact the road corridor.

MOTION: by Commissioner Schumer, seconded by Commissione Ferrington to recommend the City Council approve the Preliminary Plat submitted by Ramsey County for the future regional library in the Shoreview Commons area. Said approval is subject to the following:

Preliminary Plat

1. The Final Plat shall include dedicated drainage and utility easements along the front property lines abutting Victoria Street and along the side and rear lot lines abutting the Upper and Lower Commons Road.
2. The applicant shall execute an agreement for this Plat addressing the shared driveway, parking and maintenance between Lots 1 and 2. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.

DRAFT PLANNING COMMISSION MINUTES – 9-22-15

3. The applicant shall submit a request to vacate the existing utility easement per Document 2599472 concurrent with the Final Plat application.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated Institutional land use in the Comprehensive Plan.
2. The proposed plat complies with the standards (as conditioned) of the City's Subdivision Code.
3. The proposed plat is consistent with the approved Planned Unit Development.

Discussion:

Chair Solomonson offered an amendment before the motion was seconded that the motion state 10 feet for the easement. Commissioner Schumer accepted the amendment. Commissioner Ferrington seconded the motion as amended.

VOTE: Ayes - 6 Nays - 0

MISCELLANEOUS

DISCUSSION - ACCESSORY STRUCTURE REGULATIONS

Presentation by City Planner Kathleen Castle

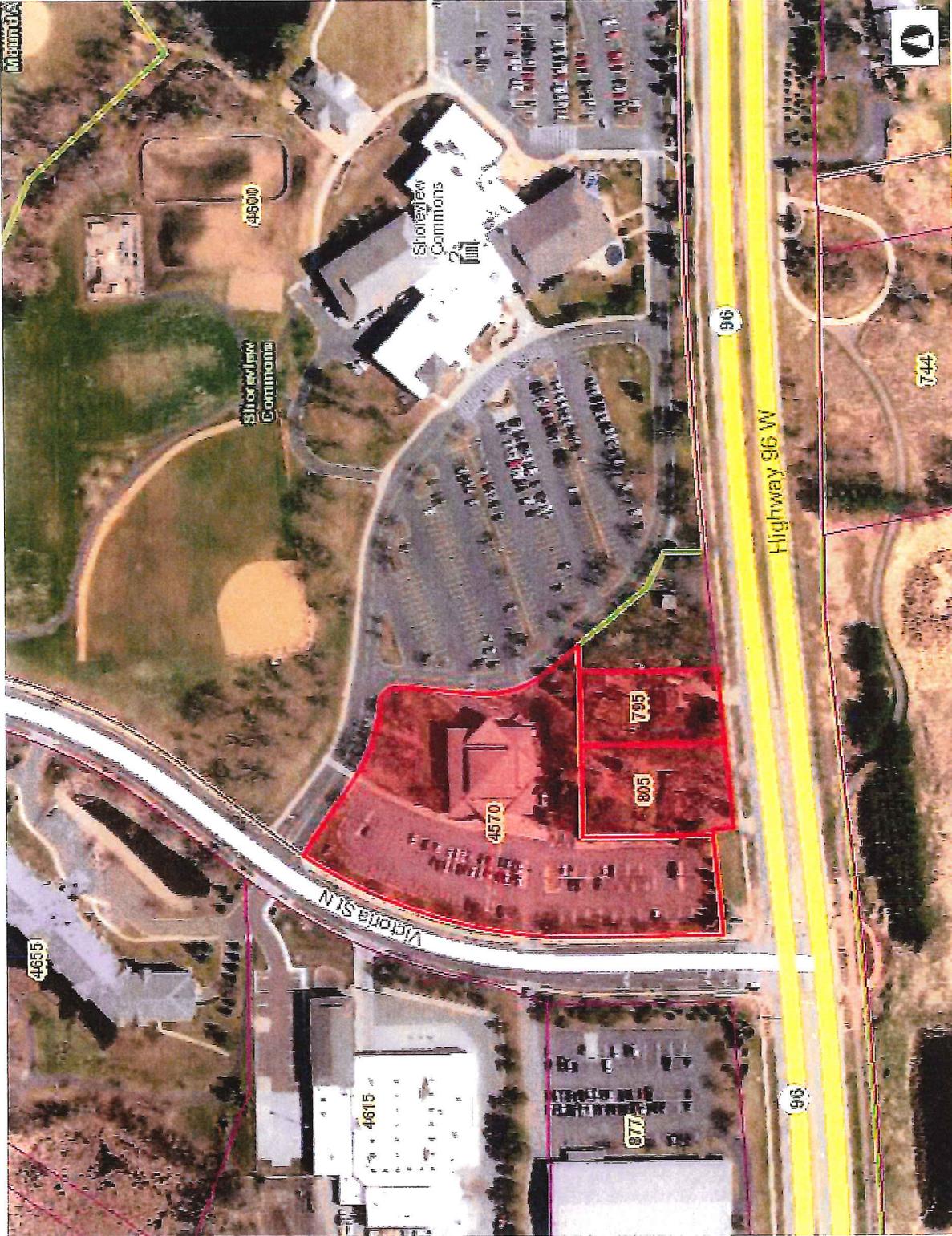
Staff is proposing changes to accessory structure regulations based on previous discussions with the Planning Commission and City Council regarding applications for Conditional Use Permits and variances for detached accessory structures that serve as storage sheds. The goal of the City regulations is to insure that the dwelling unit remains the primary structure and primary use of the property. The new regulations allow more flexibility with a tiered system based on lot size. Four tables were presented to Commissioners. Each table lists proposed standards for properties that are less than one-half acre; one-half to 1 acre; 1 acre to 2 acres; or more than 2 acres.

Less than 1/2 acre: For an attached accessory structure, currently allowed 1000 square feet or 80% of the dwelling unit, whichever is more restrictive. If there is an attached garage less than two cars, or no attached garage, allowed 750 square feet is allowed or up to 75% of the dwelling unit for a detached garage. Total accessory structure permitted is 1200 square feet, or 90% of the dwelling foundation area. With an attached garage with two cars or more, accessory structures can be 150 square feet or between 150 square feet to 288 square feet with a Conditional Use Permit. All permitted accessory structures require a setback of 5 feet from a side lot line and 10 feet from a rear lot line. If there is a Conditional Use Permit, the setback must be 10 feet from the side lot line.

The change proposed would be to loosen requirements for detached accessory structures that serve as storage sheds. Square footage would be increased from 150 square feet to 200 square feet with no change to the setback requirements. A Conditional Use Permit would allow 200 square feet to 288 square feet with no change to the setback requirements.



Ramsey County - Public Library



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- County Borders
- Airports

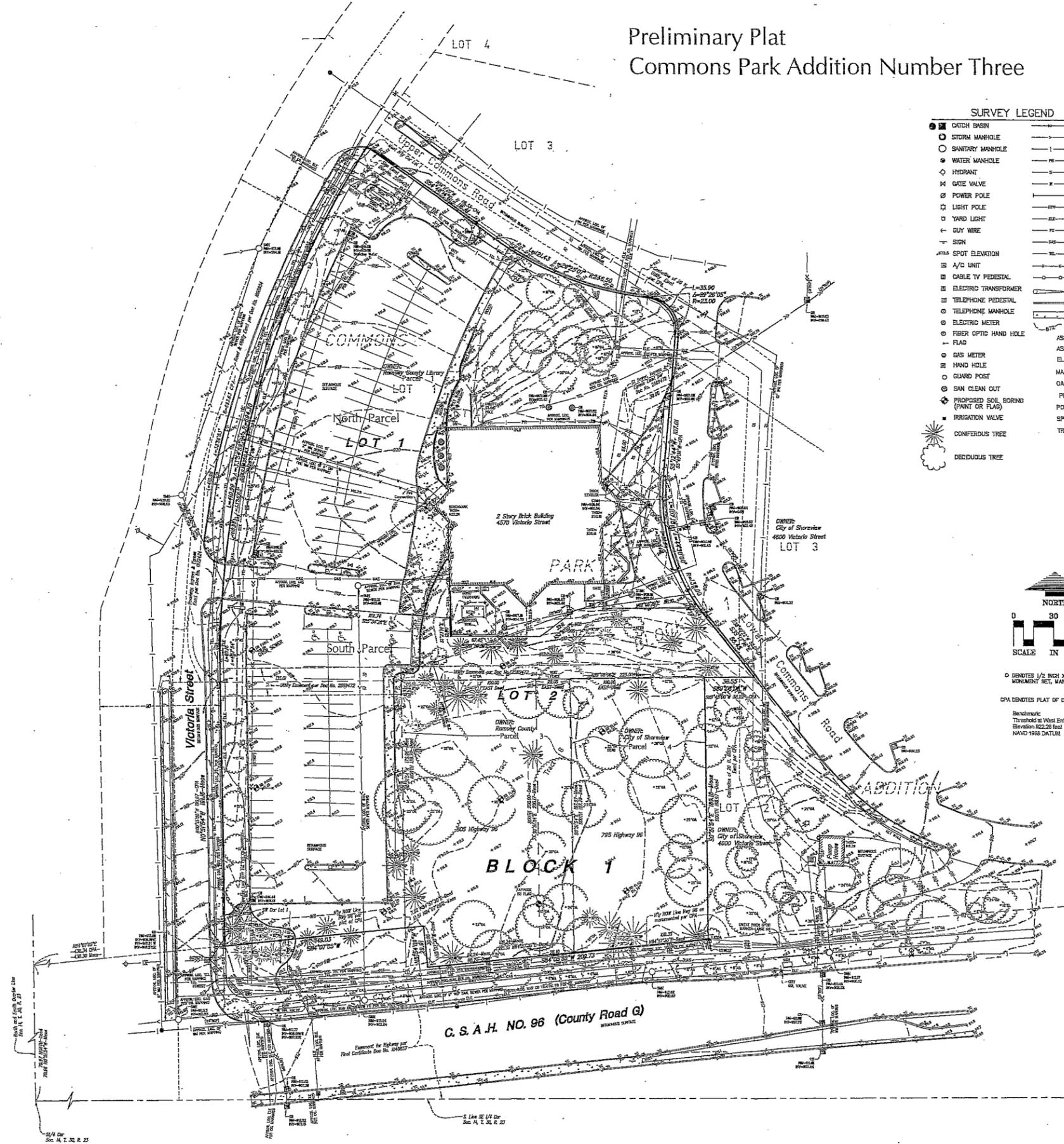
Notes

- Preliminary Plat
- Rezoning
- Planned Unit Development - Development Stage

400.0 0 200.00 400.0 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Preliminary Plat Commons Park Addition Number Three



SURVEY LEGEND

●	CRITCH BASIN	—	STORM SEWER
○	STORM MANHOLE	—	SANITARY SEWER
○	SANITARY MANHOLE	—	WATERMAIN
○	WATER MANHOLE	—	PRIVATE WATER
◇	HYDRANT	—	SANITARY SEWER SERVICE
⊕	GATE VALVE	—	WATER SERVICE
⊖	POWER POLE	—	CONCRETE
⊙	LIGHT POLE	—	CONCRETE CURB
⊙	YARD LIGHT	—	CONTOUR
—	GUY WIRE	—	AS ASH
—	SIGN	—	AS LINDEN
—	SPOT ELEVATION	—	EL ELM
—	A/C UNIT	—	MA MAPLE
—	CABLE TV PEDESTAL	—	OA OAK
—	ELECTRIC TRANSFORMER	—	PI PINE
—	TELEPHONE PEDESTAL	—	PO POPLAR
—	TELEPHONE MANHOLE	—	SP SPRUCE
—	ELECTRIC METER	—	TR TREE (GEN)
—	FIBER OPTIC HAND HOLE		
—	FLAG		
—	GAS METER		
—	HAND HOLE		
—	GUARD POST		
—	SAN CLEAN CUT		
—	PROPOSED SOIL BORING (PAINT OR FLAG)		
—	IRRIGATION VALVE		
—	CONFEROUS TREE		
—	DECIDUOUS TREE		

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of Commitment for Title Insurance issued by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, File No. A0352, dated June 19, 2015.)

Parcel 1:
Lot 1, Block 1, Commons Park Addition, Ramsey County, Minnesota.

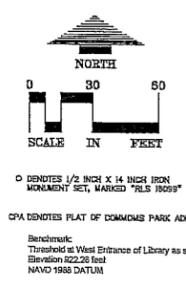
Parcel 2:
Tract A:

A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet bearing North 0 degrees 0 minutes; thence North 84 degrees 57 minutes 30 seconds East a distance of 571.87 feet to a point on the North right of way line of State Trunk Highway No. 96 said point being the Southwest corner of parcel of land to be described; thence North 0 degrees 00 minutes a distance of 178.70 feet; thence North 90 degrees East a distance of 100 feet; thence South 0 degrees 00 minutes a distance of 200 feet to a point on the North right of way line of State Trunk Highway No. 96; thence South 84 degrees 57 minutes 30 seconds West along said right of way line a distance of 90.25 feet; thence North 5 degrees 02 minutes 30 seconds West along said right of way line 30 feet; thence South 84 degrees 57 minutes 30 seconds West along said right of way line 7.52 feet to the Southwest corner of tract of land described and there terminating.

Tract B:

A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northerly right-of-way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 90.25 feet along said Northerly right-of-way line for point of beginning; thence North 200 feet; thence East 25 feet; thence South 197.79 feet to said Northerly right-of-way line; thence South 84 degrees 57 minutes 30 seconds West 25.10 feet along said Northerly right-of-way line to point of beginning.

Parcel 4:
Part of the Southeast Quarter of Section 14, Township 30, Range 23, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northerly right-of-way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 115.35 feet along said Northerly right-of-way line for point of beginning; thence North 177.97 feet; thence East 100 feet; thence South 188.37 feet to said Northerly right-of-way line; thence South 84 degrees 57 minutes 30 seconds West 100.39 feet along said Northerly right-of-way line to point of beginning, according to the United States Government Survey thereof.



PRELIMINARY PLAT GENERAL NOTES

EXISTING ZONING:
Zone (R-1) Detached Residential

PROPOSED ZONING:
Zone ()

AREAS:

Lot 1 Area = 84,794 Sq.Ft. or 1.95 Acres
Lot 2 Area = 87,515 Sq.Ft. or 2.01 Acres
Total Property Area = 172,309 Sq.Ft. or 3.96 Acres

PROPOSED BUILDING SETBACKS:

Front = ___ Feet
Side (Corner) = ___ Feet
Side (Interior) = ___ Feet
Rear = ___ Feet

FLOOD ZONE DESIGNATION:
This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0010G, effective date of June 4, 2010.

GOPHER ONE NOTE:

We have shown buried structures and utilities on and/or serving the site Per Gopher State One-Call Ticket Nos 151682801, 151682807, 151682838, 15692848, 151682858, 151682881, 151682885, & 151682926. The following utilities and municipalities were notified:

COMCAST	(612) 322-8141
CITY OF SHOREVIEW	(651) 490-4661
METRO WASTE COMMISSION	(651) 662-4511
RAMSEY COUNTY PUBLIC WORKS	(651) 286-7190
XCEL ENERGY	(651) 292-2427
CENTURYLINK	(855) 742-4062
ZAYO GROUP	(952) 280-6430

1) Utility operators do not consistently respond to locate requests through the Gopher State One-Call service for boundary purposes such as this. Those utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjacent site crosses this site or a service to this site crosses an adjacent, it may not be located since most operators will not mark such "private" services.

2) Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.

3) Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.

Commons Park
Addition
Number Three

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hartsock Lane, Suite 300
Maple Grove, MN 55369
763.624.5555
www.loucksinc.com

EXPLANATION

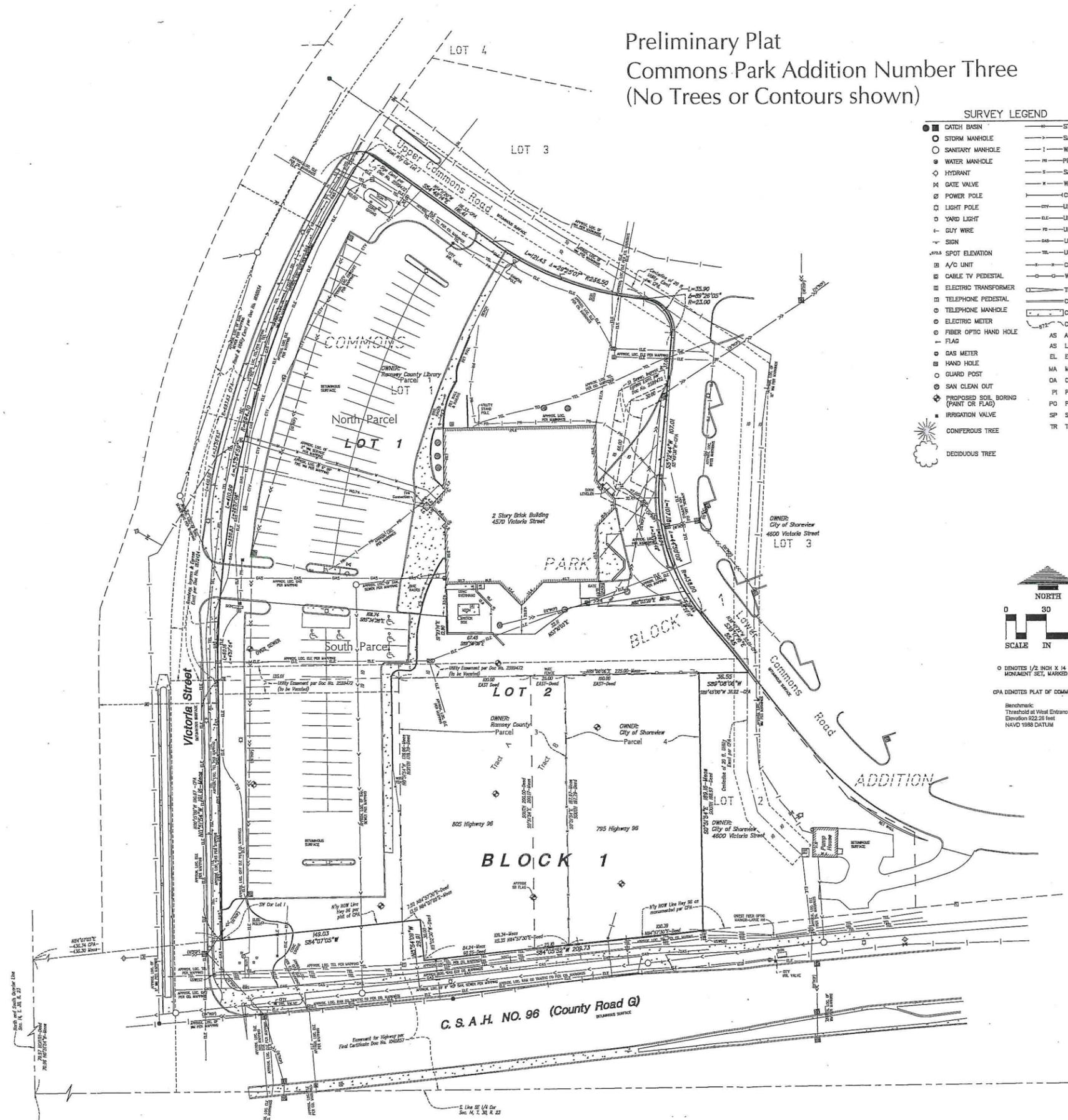
09-09-15 DRAWINGS ISSUED

PROFESSIONAL SIGNATURE

15125
Project Lead PJM
Drawn By TMB
Checked By DP
Field Crew



Preliminary Plat Commons Park Addition Number Three (No Trees or Contours shown)



SURVEY LEGEND

● CATCH BASIN	— STORM SEWER
○ STORM MANHOLE	— SANITARY SEWER
○ SANITARY MANHOLE	— WATERMAIN
○ WATER MANHOLE	— PRIVATE WATER
◇ HYDRANT	— SANITARY SEWER SERVICE
⊗ GATE VALVE	— WATER SERVICE
⊗ POWER POLE	— CULVERT
⊗ LIGHT POLE	— UNDERGROUND CABLE TV
⊗ YARD LIGHT	— UNDERGROUND ELECTRIC
— GUY WIRE	— UNDERGROUND FIBER OPTIC
— SIGN	— UNDERGROUND GAS
⊗ SPOT ELEVATION	— UNDERGROUND TELEPHONE
⊗ A/C UNIT	— CHAIN LINK FENCE
⊗ CABLE TV PEDESTAL	— WOOD FENCE
⊗ ELECTRIC TRANSFORMER	— TRAFFIC SIGNAL
⊗ TELEPHONE PEDESTAL	— CONCRETE CURB
⊗ TELEPHONE MANHOLE	— CONCRETE
⊗ ELECTRIC METER	— CONTOUR
⊗ FIBER OPTIC HAND HOLE	AS ASH
— FLAG	AS LINDEN
⊗ GAS METER	EL ELM
⊗ HAND HOLE	MA MAPLE
⊗ GUARD POST	OA OAK
⊗ SAN CLEAN OUT	PI PINE
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⊗ IRRIGATION VALVE	SP SPRUCE
— CONIFEROUS TREE	TR TREE (GEN)
— DECIDUOUS TREE	

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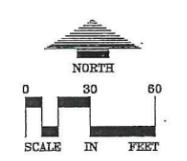
(Per Schedule A of Commitment for Title Insurance issued by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, File No. 40352, dated June 19, 2015.)

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Ramsey County, Minnesota.



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PROPOSED ZONING:
Zone ()

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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are not to be used for any other project, for any other purpose, or for any other jurisdiction without the express written consent of the Consultant. The Consultant shall not be responsible for any errors or omissions in the CADD files or for any damage or loss resulting from the use of the CADD files. The Consultant shall not be responsible for any damage or loss resulting from the use of the CADD files.

SUBMITTAL REVISIONS

09-09-15	DRAWING ISSUED
09-17-15	NO TREES & CONTOURS

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul J. McElroy - PLS
License No. 16099
Date 09-09-15

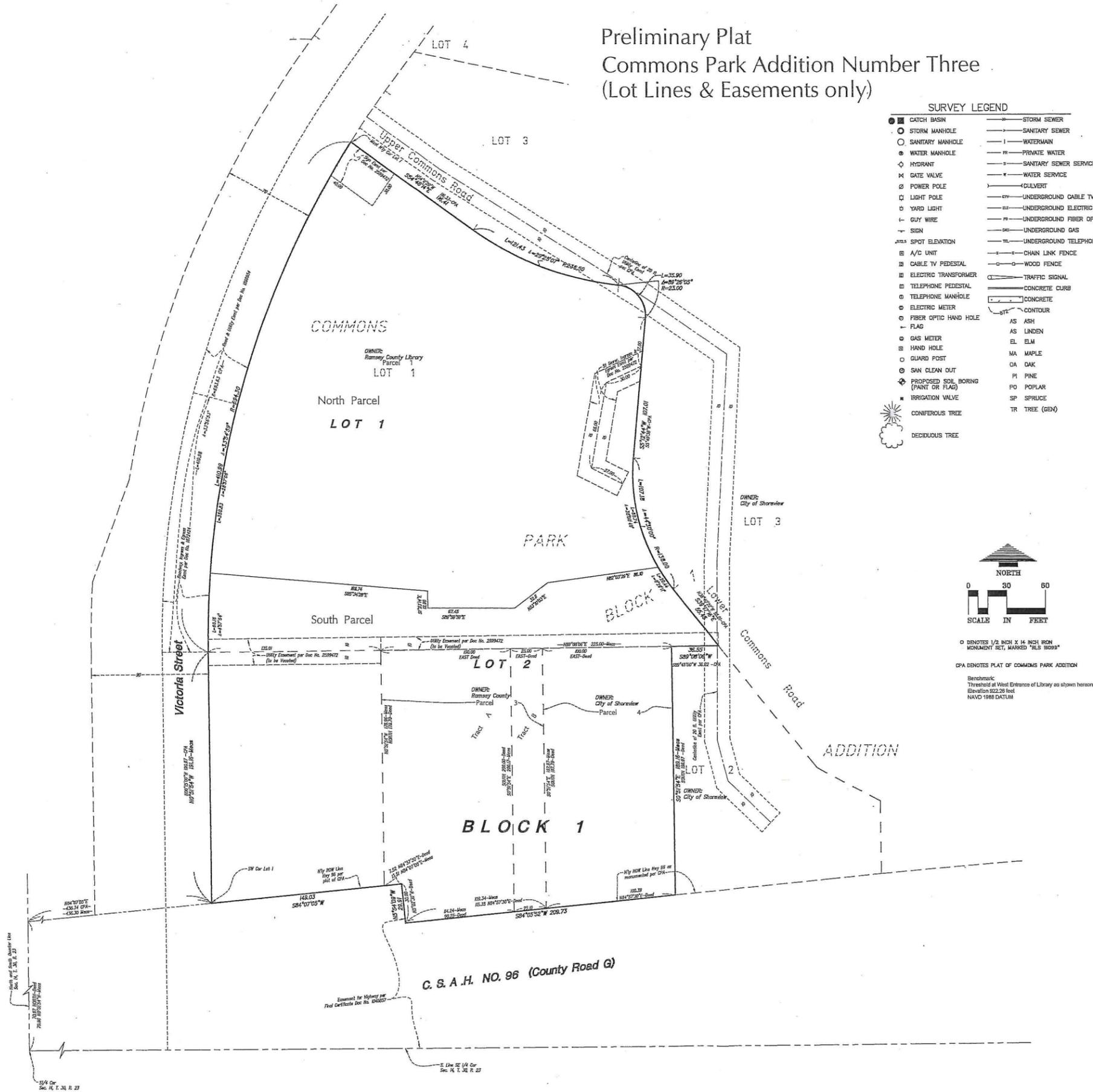
QUALITY CONTROL

Locusts Project No. 15125
Project Lead PJM
Drawn By TMB
Checked By
Field Crew DP

VICINITY MAP

Printed: 07/17/2015 1:56 PM W:\2015\15125\CADD\CADD\ASURV\15125-ANALYSIS

Preliminary Plat Commons Park Addition Number Three (Lot Lines & Easements only)



SURVEY LEGEND

●	CATCH BASIN	—	STORM SEWER
○	STORM MANHOLE	—	SANITARY SEWER
○	SANITARY MANHOLE	—	WATERMAN
○	WATER MANHOLE	—	PRIVATE WATER
◇	HYDRANT	—	SANITARY SEWER SERVICE
M	GATE VALVE	—	WATER SERVICE
□	POWER POLE	—	CULVERT
□	LIGHT POLE	—	UNDERGROUND CABLE TV
□	YARD LIGHT	—	UNDERGROUND ELECTRIC
—	GUY WIRE	—	UNDERGROUND FIBER OPTIC
—	SIGN	—	UNDERGROUND GAS
—	SPOT ELEVATION	—	UNDERGROUND TELEPHONE
—	A/C UNIT	—	CHAIN LINK FENCE
—	CABLE TV PEDESTAL	—	WOOD FENCE
—	ELECTRIC TRANSFORMER	—	TRAFFIC SIGNAL
—	TELEPHONE PEDESTAL	—	CONCRETE CURB
—	TELEPHONE MANHOLE	—	CONCRETE
—	ELECTRIC METER	—	CONTOUR
—	FIBER OPTIC HAND HOLE	—	AS
—	FLAG	—	AS LINDEN
—	GAS METER	—	EL ELM
—	HAND HOLE	—	MA MAPLE
—	GUARD POST	—	OA OAK
—	SAN CLEAN OUT	—	PI PINE
—	PROPOSED SOIL BORING (POINT OR FLAG)	—	PO POPULAR
—	IRRIGATION VALVE	—	SP SPRUCE
—	CONFERRIFEROUS TREE	—	TR TREE (GEN)
—	DECIDUOUS TREE		

DESCRIPTION OF PROPERTY SURVEYED

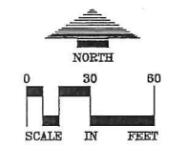
(Per Schedule A of Commitment for Title Insurance issued by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, File No. 40352, dated June 19, 2015.)

Parcel 1:
Lot 1, Block 1, Commons Park Addition, Ramsey County, Minnesota.

Parcel 3:
Tract A:
A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet bearing North 0 degrees 0 minutes; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northerly right of way line of State Trunk Highway No. 96; thence South 84 degrees 57 minutes 30 seconds West along the North right of way line a distance of 178.70 feet; thence North 90 degrees East a distance of 100 feet; thence South 0 degrees 00 minutes a distance of 200 feet to a point on the North right of way line of State Trunk Highway No. 96; thence South 84 degrees 57 minutes 30 seconds West along the North right of way line a distance of 90.25 feet; thence North 5 degrees 02 minutes 30 seconds West along said right of way line 7.52 feet to the Southwest corner of tract of land described and there terminating.

Parcel 2:
A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northerly right of way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 90.25 feet along said Northerly right of way line for point of beginning; thence North 200 feet; thence East 25 feet; thence South 197.79 feet to said Northerly right of way line; thence South 84 degrees 57 minutes 30 seconds West 25.10 feet along said Northerly right of way line to point of beginning, according to the United States Government Survey thereof.
Ramsey County, Minnesota.

Parcel 4:
Part of the Southeast Quarter of Section 14, Township 30, Range 23, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northerly right-of-way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 115.25 feet along said Northerly right of way line for point of beginning; thence North 197.79 feet; thence East 100 feet; thence South 188.77 feet to said Northerly right-of-way line; thence South 84 degrees 57 minutes 30 seconds West 100.39 feet along said Northerly right-of-way line to point of beginning, according to the United States Government Survey thereof.
Ramsey County, Minnesota.



PRELIMINARY PLAT GENERAL NOTES

EXISTING ZONING:
Zone (R-1) Detached Residential

PROPOSED ZONING:
Zone ()

AREAS:
Lot 1 Area = 84,794 Sq.Ft. or 1.95 Acres
Lot 2 Area = 87,515 Sq.Ft. or 2.01 Acres
Total Property Area = 172,309 Sq.Ft. or 3.96 Acres

PROPOSED BUILDING SETBACKS:
Front = ___ Feet
Side (Corner) = ___ Feet
Side (Interior) = ___ Feet
Rear = ___ Feet

FLOOD ZONE DESIGNATION:
This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0010G, effective date of June 4, 2010.

GOPHER ONE NOTE:
We have shown buried structures and utilities on and/or serving the site Per Gopher State One-Call Ticket Nos. 151682801, 151682807, 151682838, 151682848, 151682858, 151682881, 151682885, & 151682926. The following utilities and municipalities were notified:
COMCAST (612) 522-8141
CITY OF SHOREVIEW (651) 490-4661
METRO WASTE COMMISSION (651) 602-4511
RAMSEY COUNTY PUBLIC WORKS (651) 266-7100
XCEL ENERGY (651) 229-2427
CENTURYLINK (855) 742-6062
ZAYO GROUP (952) 230-9430

Commons Park
Addition
Number Three

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55309
763.424.5505
www.louckscinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project without the prior written approval of the Consultant. The Consultant's approval shall not be construed as a warranty of the accuracy of the information provided in the CADD files.

SUBMITTAL/REVISIONS

02-09-15	DRAWING ISSUED
02-17-15	LOT LINES & ESMTS ONLY

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

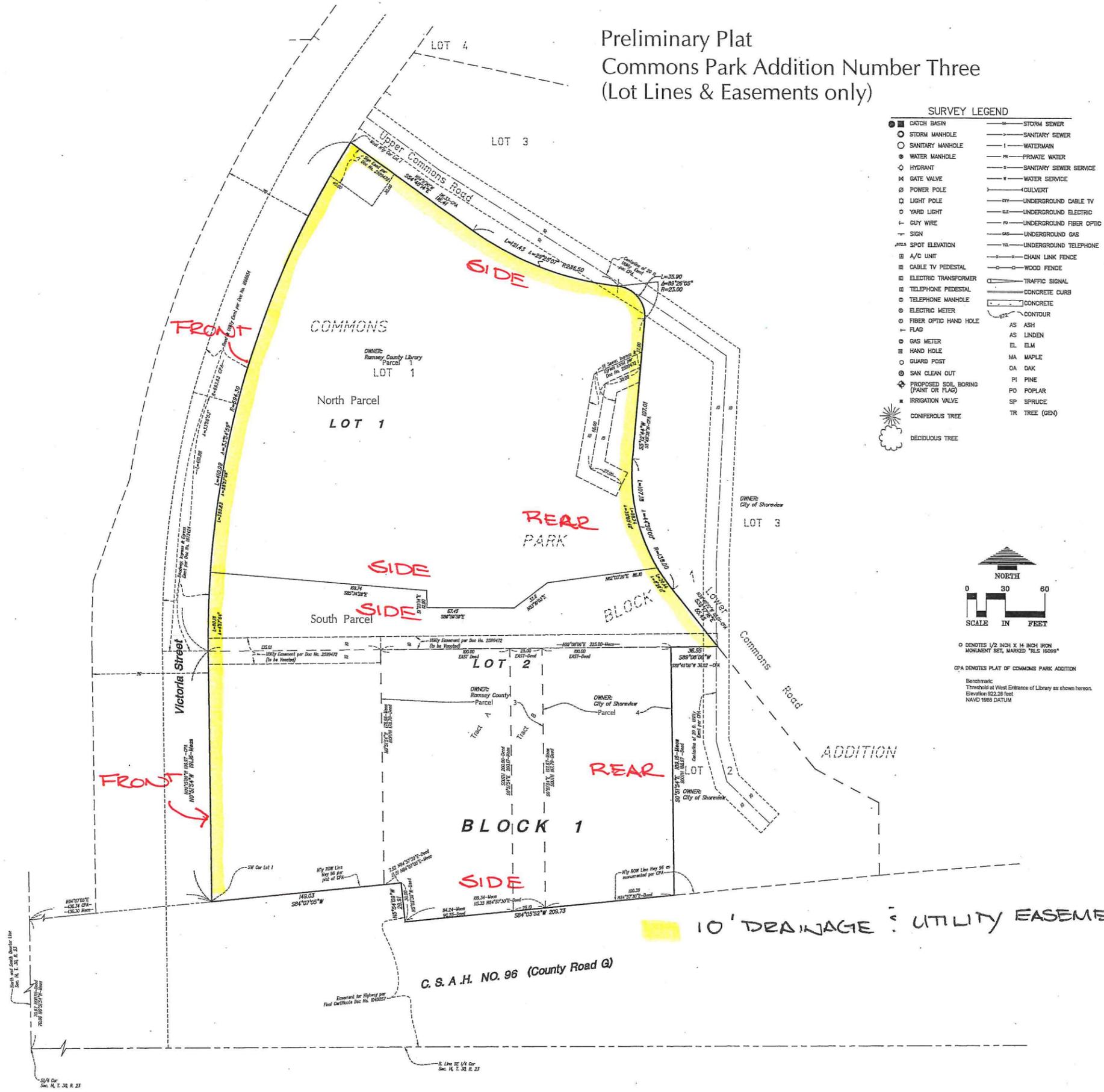
License No. Paul J. McElroy - PLS 16099
Date 09-09-15

QUALITY CONTROL

Loucks Project No. 15125
Project Lead PJM
Drawn by TMB
Checked by DP
Field Crew DP



Preliminary Plat Commons Park Addition Number Three (Lot Lines & Easements only)



SURVEY LEGEND

○ CATCH BASIN	— STORM SEWER
○ STORM MANHOLE	— SANITARY SEWER
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⊕ YARD LIGHT	— UNDERGROUND ELECTRIC
— GUY WIRE	— UNDERGROUND FIBER OPTIC
— SIGN	— UNDERGROUND GAS
— SPOT ELEVATION	— UNDERGROUND TELEPHONE
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— TELEPHONE PEDESTAL	— CONCRETE CURB
— TELEPHONE MANHOLE	— CONCRETE
— ELECTRIC METER	— CONTOUR
— FIBER OPTIC HAND HOLE	AS ASH
— ROAD	AS LINDEN
— GAS METER	EL. ELM.
— HAND HOLE	MA MAPLE
— GUARD POST	OA OAK
— SAN CLEAN OUT	PI PINE
— PROPOSED SOIL BORING (PAINT OR FLAG)	PO POPLAR
— IRRIGATION VALVE	SP SPRUCE
— CONFEROUS TREE	TR TREE (GEN)
— DECIDUOUS TREE	

DESCRIPTION OF PROPERTY SURVEYED

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RAMSEY COUNTY PUBLIC WORKS (651) 264-7100
XCCEL ENERGY (651) 229-2427
CENTURYLINK (651) 742-6042
ZAYO GROUP (952) 230-9430

Utility operators do not consistently respond to locate requests through the Gopher State One-Call service for boundary purposes such as this. Those utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoining site crosses this site or a service to this site crosses an adjoining, it may not be located since most operators will not mark such "private" services.

Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.

Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.

Commons Park Addition Number Three

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
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CADD QUALIFICATION

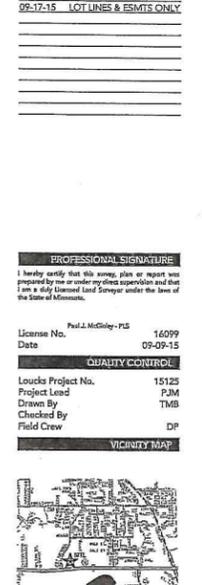
PROFESSIONAL SIGNATURE

License No. Paul J. McGilley-PLS 16099
Date 09-09-15

QUALITY CONTROL

Loucks Project No. 15125
Project Lead PJM
Drawn By TMB
Checked By DP
Field Crew

VICINITY MAP



MOTION

MOVED BY COUNCIL MEMBER: _____

SECONDED BY COUNCIL MEMBER: _____

To authorize execution of the Site Development Agreement, and to approve the Final Plat, Zibell Plat, submitted by Donald Zibell to subdivide the property at 3422 Chandler Road into 8 single-family residential lots, subject to the following:

1. A public use dedication fee shall be submitted as required by ordinance prior to release of the Final Plat by the City.
2. The Final Plat shall include drainage and utility easements along the property lines and over infrastructure as required. Drainage and utility easements along roadways, and the front, and rear lot lines shall be 10' wide, and along the side lot lines these easements shall be 5' wide, and as required by the Public Works Director.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City, including the submittal of the financial sureties. Said agreements shall be executed prior to the release of the Final Plat.
4. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree driplines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the final plat application. The landscape plan shall include conifers along the rear lot lines of Lots 6, 7, and 8 to provide screening and buffering.
5. The existing detached garage on proposed Lot 6 may be retained for the continued personal use of the applicant for a period of one year from the date of approval, provided Lots 5 and 6 remain in common ownership.
6. Site work shall not commence prior to the applicant obtaining the required Ramsey Washington Metro Watershed District approval and permit.
7. The Final Plat will not be released by the City until the items identified in the City Engineer's memo are addressed and the stormwater management system is approved by the Public Works Director.

This approval is based on the following findings of fact:

1. The proposal supports the policies in the City's Comprehensive Plan relating to land use and housing.
2. The subdivision complies with the City's development code standards for plats and single-family residential development.
3. The proposed low density residential use will not adversely impact the planned land use of the surrounding property.
4. The Final Plat is consistent with the previous Preliminary Plat approval.

ROLL CALL: **AYES** _____ **NAYS** _____

Johnson	_____	_____
Quigley	_____	_____
Springhorn	_____	_____
Wickstrom	_____	_____
Martin	_____	_____

Regular City Council Meeting – October 5, 2015

TO: Mayor, City Council and City Manager

FROM: Rob Warwick, Senior Planner

DATE: October 2, 2015

SUBJECT: File 2592-15-35 Final Plat – Donald Zibell, 3422 Chandler Road

Introduction

In June of this year, Donald Zibell received Preliminary Plat approval to subdivide and develop the property at 3422 Chandler Road into 8 lots for single-family detached homes. Final Plans have been prepared and submitted for approval of the Final Plat, including the Development Agreements, by the City.

Project Summary

The property has an area of 3.6 acres and is located between the west shoreline of Lake Wabasso and Chandler Road. Existing site improvements include a single-family home and accessory structures with driveway access off Chandler Road.

The development plan identifies construction of a new public road to provide access to the single-family residential lots. Stormwater will be managed through an infiltration basin located on Lot 4, which will be a standard riparian lot.

The existing dwelling and associated improvements will be retained on Lot 5, also a standard riparian lot.

Final Plat

The final plat, Zibell Addition, dedicates the property needed for the new public road and the required easements over drainage and utility infrastructure as well as along parcel boundaries, all as required by City Code. The parcels are consistent with the preliminary plat. The Council may recall that the Planning Commission approved variances for lot depth for Lots 6, 7, and 8, which are Key Lots, and that the structures on these lots must have a minimum 40-foot setback from the rear (south) property line. Conifer trees are also required along the south lot line of the development to provide screening.

The proposed stormwater management system has been reviewed by the City Engineer. The City will not release the Final Plat until the items identified in the City Engineer's memo are addressed.

The applicant has requested that the existing detached garage on proposed Lot 6 remains for his personal use. Staff believes it is reasonable to allow this for a period of one year, provided Lots 5 and 6 remain in common ownership. A provision of the Development Agreement addresses the terms of retention and date for removal.

Recommendation

The submitted applications and plans have been reviewed and found to comply with the previous approvals. Staff recommends the Council approve the Final Plat, including the Development Agreements, subject to the following conditions.

1. A public use dedication fee shall be submitted as required by ordinance prior to release of the Final Plat by the City.
2. The Final Plat shall include drainage and utility easements along the property lines and over infrastructure as required. Drainage and utility easements along roadways, and the front, and rear lot lines shall be 10' wide, and along the side lot lines these easements shall be 5' wide, and as required by the Public Works Director.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City, including the submittal of the financial sureties. Said agreements shall be executed prior to the release of the Final Plat.
4. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree driplines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the final plat application. The landscape plan shall include conifers along the rear lot lines of Lots 6, 7, and 8 to provide screening and buffering.
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6. Site work shall not commence prior to the applicant obtaining the required Ramsey Washington Metro Watershed District approval and permit.
7. The Final Plat will not be released by the City until the items identified in the City Engineer's memo are addressed and the stormwater management system is approved by the Public Works Director.

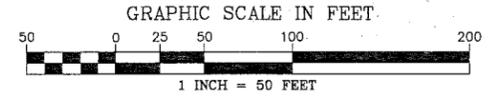
Attachments:

1. Location Map
2. Submitted Statement and Plans
3. Comment, Tom Wesolowski, City Engineer
4. Site Development Agreement
5. Motion

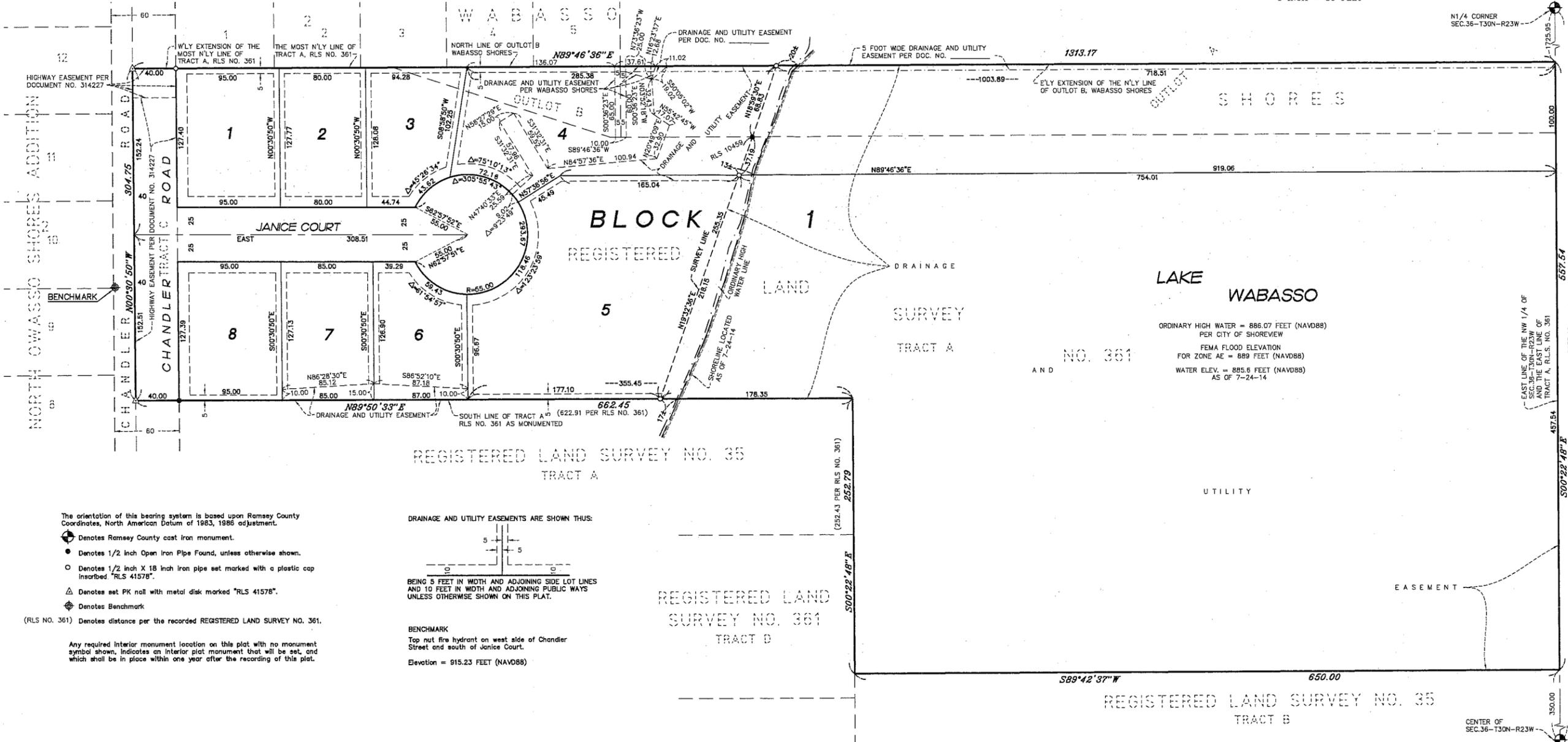
PRELIMINARY COPY
UNRECORDED AS OF 9-02-15

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

ZIBELL ADDITION

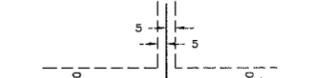


NORTH



- The orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1985 adjustment.
- Denotes Ramsey County cast iron monument.
 - Denotes 1/2 inch Open Iron Pipe Found, unless otherwise shown.
 - Denotes 1/2 inch X 18 inch iron pipe set marked with a plastic cap inscribed "RLS 41578".
 - Denotes set PK nail with metal disk marked "RLS 41578".
 - Denotes Benchmark
- (RLS NO. 361) Denotes distance per the recorded REGISTERED LAND SURVEY NO. 361.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE SHOWN ON THIS PLAT.

BENCHMARK
Top nut fire hydrant on west side of Chandler Street and south of Janice Court.
Elevation = 915.23 FEET (NAVD88)

KNOW ALL MEN BY THESE PRESENTS: That Donald F. Zibell and Luella L. Zibell, husband and wife, fee owners of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

Tract A, Registered Land Survey No. 361
That part of Tract C, Registered Land Survey No. 361, lying southerly of the westerly extension of the most northerly line of Tract A, Registered Land Survey No. 361

AND
Outlot B Wabasso Shores.

AND
That part of Outlot A, WABASSO SHORES, which lies southerly of the easterly extension of the northerly line of Outlot B, WABASSO SHORES.

Have caused the same to be surveyed and platted as ZIBELL ADDITION and do hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof Donald F. Zibell and Luella L. Zibell, husband and wife, have hereunto set their hands this _____ day of _____, 20____.

Donald F. Zibell _____ Luella L. Zibell _____
STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Donald F. Zibell and Luella L. Zibell, husband and wife.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jason E. Rud, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; 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 correctly set; that all monuments indicated on this plat will correctly be 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 the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Jason E. Rud, a Licensed Land Surveyor.

Notary Public, Anoka County, Minnesota
My Commission Expires _____

CITY OF SHOREVIEW

We do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Shoreview, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Mayor _____, City Clerk

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

_____, Director By _____, Deputy
Property Records and Revenue

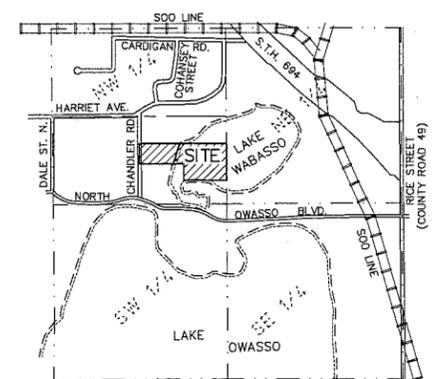
County Surveyor
I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this _____ day of _____, 20____.

Craig W. Hinzman, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES,
COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of ZIBELL ADDITION was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Page _____ as Document Number _____.

Deputy Registrar of Titles

VICINITY MAP SEC. 36-T30N-R23W RAMSEY COUNTY, MINNESOTA

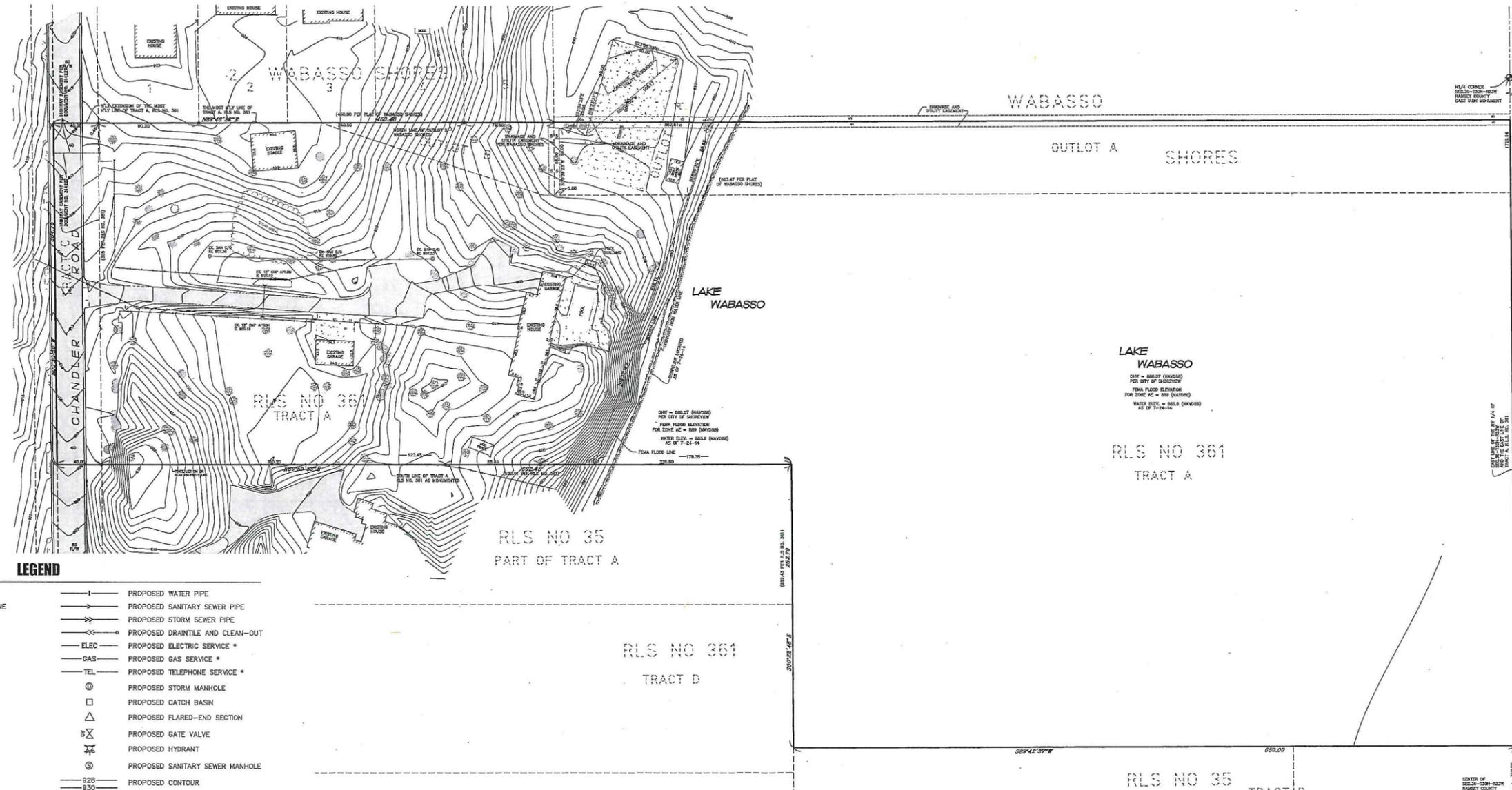


NOT TO SCALE

ZIBELL SUBDIVISION

TITLE SHEET, NOTES & LEGEND

SHOREVIEW, MINNESOTA



LEGEND

— OHW —	EXISTING OVERHEAD ELECTRIC	— I —	PROPOSED WATER PIPE
— TEL —	EXISTING UNDERGROUND TELEPHONE	— S —	PROPOSED SANITARY SEWER PIPE
— CBL —	EXISTING UNDERGROUND CABLE	— S —	PROPOSED STORM SEWER PIPE
□	EXISTING TELEPHONE PEDESTAL	— S —	PROPOSED DRAIN TILE AND CLEAN-OUT
□	EXISTING ELECTRICAL PEDESTAL	— ELEC —	PROPOSED ELECTRIC SERVICE *
□	EXISTING CABLE PEDESTAL	— GAS —	PROPOSED GAS SERVICE *
□	EXISTING UTILITY POLE	— TEL —	PROPOSED TELEPHONE SERVICE *
☆	EXISTING LIGHT POLE	⊙	PROPOSED STORM MANHOLE
— S —	EXISTING STORM SEWER	⊙	PROPOSED CATCH BASIN
— I —	EXISTING WATER MAIN	⊙	PROPOSED FLARED-END SECTION
— S —	EXISTING SANITARY SEWER	⊙	PROPOSED GATE VALVE
— FM —	EXISTING FORCEMAIN	⊙	PROPOSED HYDRANT
⊙	EXISTING STORM MANHOLE	⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	EXISTING CATCH BASIN	— 928 —	PROPOSED CONTOUR
⊙	EXISTING FLARED-END SECTION	— 930 —	PROPOSED CONTOUR
⊙	EXISTING GATE VALVE	⊙	PROPOSED SPOT ELEVATION
⊙	EXISTING HYDRANT	⊙	(GUTTERLINE, BITUMINOUS SURFACE OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
⊙	EXISTING WELL	— S —	PROPOSED SILT FENCE
⊙	EXISTING SANITARY SEWER MANHOLE	— S —	PROPOSED DIRECTION OF DRAINAGE
— 930 —	EXISTING CONTOUR	— S —	PROPOSED BITUMINOUS
⊙	EXISTING SPOT ELEVATION	— S —	PROPOSED CONCRETE
⊙	EXISTING SPOT ELEVATION (WATCH INTO ELEVATION)	— S —	PROPOSED RIP-RAP
— S —	EXISTING BITUMINOUS	— S —	PROPOSED FILTRATION MEDIA
— S —	EXISTING BITUMINOUS (TO BE REMOVED)	— S —	PROPOSED INLET PROTECTION
— S —	EXISTING TREES	— S —	PROPOSED HEAVY-DUTY PAVEMENT
— S —	EXISTING TREES (TO BE REMOVED)	— S —	PROPOSED ENKAMAT
— S —	EXISTING RETAINING WALL	SB2 ⊙	SOIL BORINGS
— S —	EXISTING FENCE		
— S —	EXISTING WETLAND		

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

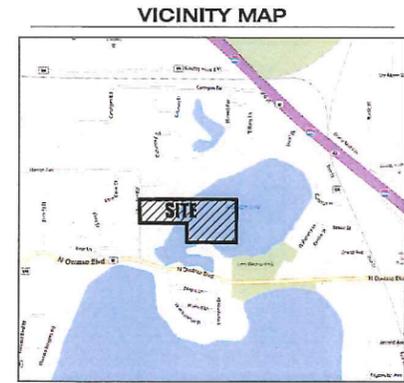
STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.



Know what's below.
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N.T.S.

SHEET INDEX

- C1 TITLE SHEET, NOTES & LEGEND
- C2 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C2A INTERIM GRADING PLAN - LOT 6
- C3 UTILITY PLAN
- C4.1 DETAILS
- C4.2 DETAILS
- C5.1 STORMWATER POLLUTION PREVENTION PLAN
- C5.2 STORMWATER POLLUTION PREVENTION PLAN
- C6.1 STREET PLAN & PROFILE
- C6.2 STORM SEWER PLAN & PROFILE
- C6.3 SANITARY SEWER & WATER PLAN & PROFILE

DRAWN BY:	DESIGN BY:
C.M.	C.W.P.
CHKD BY:	PROJ. NO.
C.W.P.	14-1504
ORIGINAL DATE:	
MARCH 23, 2015	

DATE	REVISION DESCRIPTION
06.10.2015	RWMWD SUBMITTAL

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
L.C. NO. 16227
DATE: 06.26.2015

ZIBELL SUBDIVISION
SHOREVIEW, MINNESOTA
TITLE SHEET, NOTES & LEGEND

PREPARED FOR:
DON ZIBELL



PLOWE ENGINEERING, INC.
SITE PLANNING & ENGINEERING
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 351-8210
FAX: (651) 351-8701



C1

SEE SHEET C1 FOR GENERAL NOTES & LEGEND

DRAWN BY:	C.M.	DESIGN BY:	C.W.P.
CHKD BY:	C.W.P.	PROJ. NO.:	14-1504
ORIGINAL DATE:	MARCH 23, 2015		

DATE	REVISION DESCRIPTION
06.09.2015	CITY COMMENTS
08.10.2015	REVISED SUBMITTAL
08.28.2015	LOWER STREET GRADES & PAD ELEVATIONS

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
 CHARLES W. PLOWE
 LIC. NO. 16827
 DATE: 08.28.2015

PREPARED FOR:
DON ZIBELL

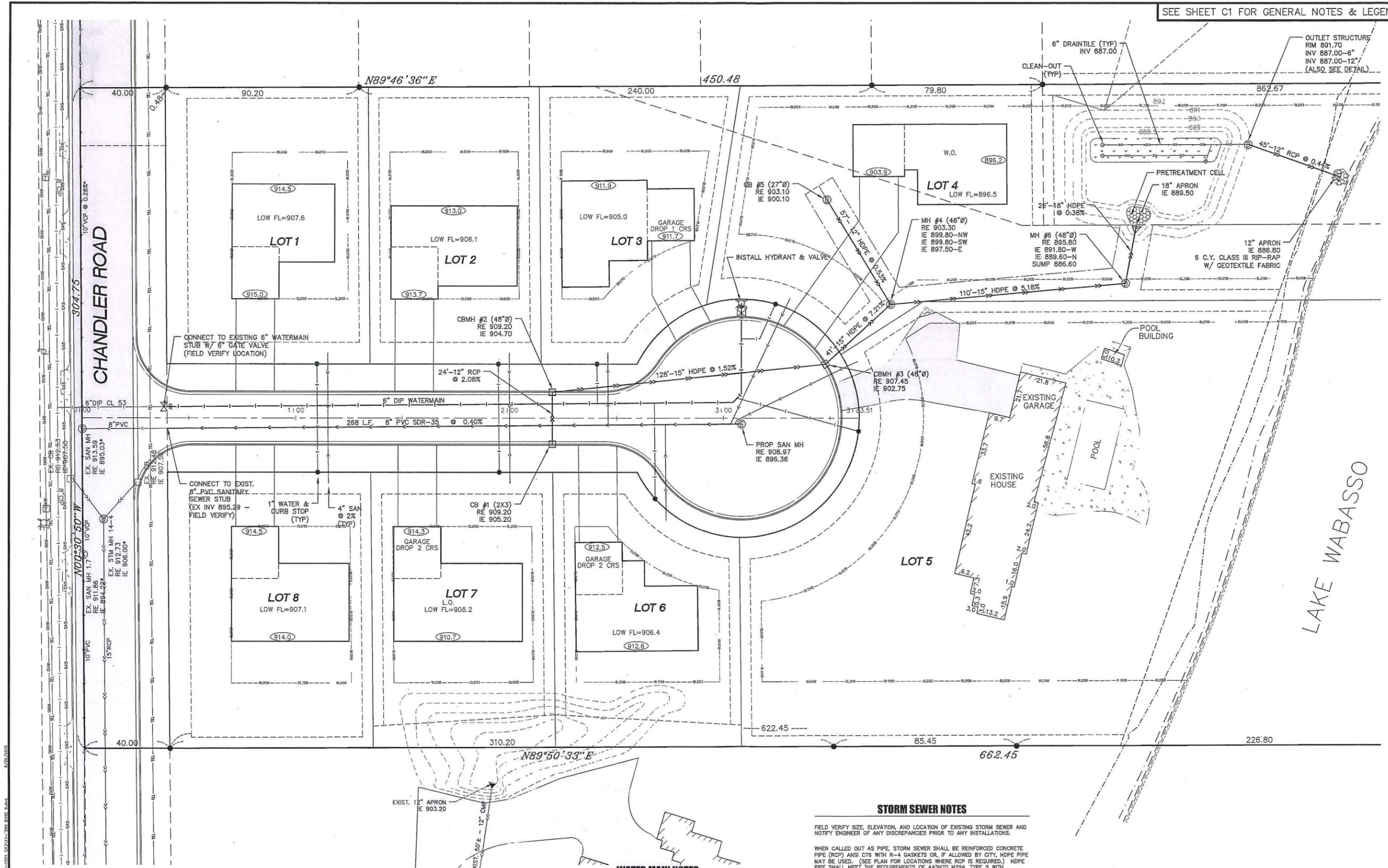
ZIBELL SUBDIVISION
 SHOREVIEW, MINNESOTA

UTILITY PLAN

PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LIND LAKES, MN 55014
 PHONE: (651) 381-8210
 FAX: (651) 381-8701



G3



WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER MAIN SHALL BE 6" DIP CLASS 52 AND 1" COPPER TYPE K.

MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI A21.11).

MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.

STORM SEWER NOTES

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

WHEN CALLED OUT AS PIPE, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSI C78 WITH R-4 GASKETS OR, IF ALLOWED BY CITY, HDPE PIPE MAY BE USED. (SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED.) HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S WITH WATERTIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HDPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.

STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM CASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

SANITARY SEWER NOTES

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SHALL BE PVC SDR 35.

* EXISTING SANITARY SEWER INVERT ELEVATIONS FROM AS-BUILT PLANS. NOT FIELD VERIFIED.

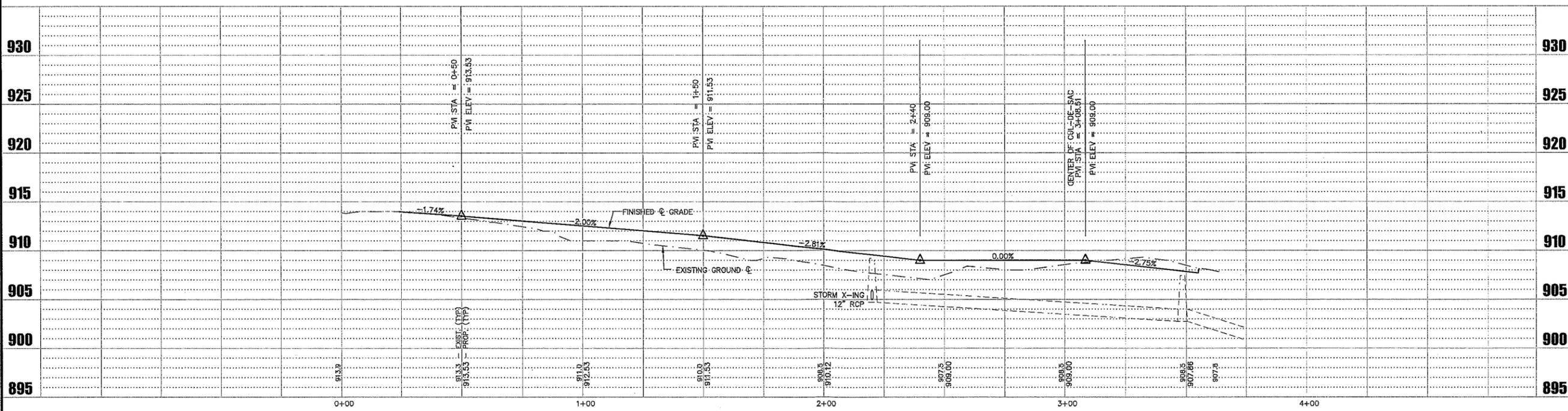
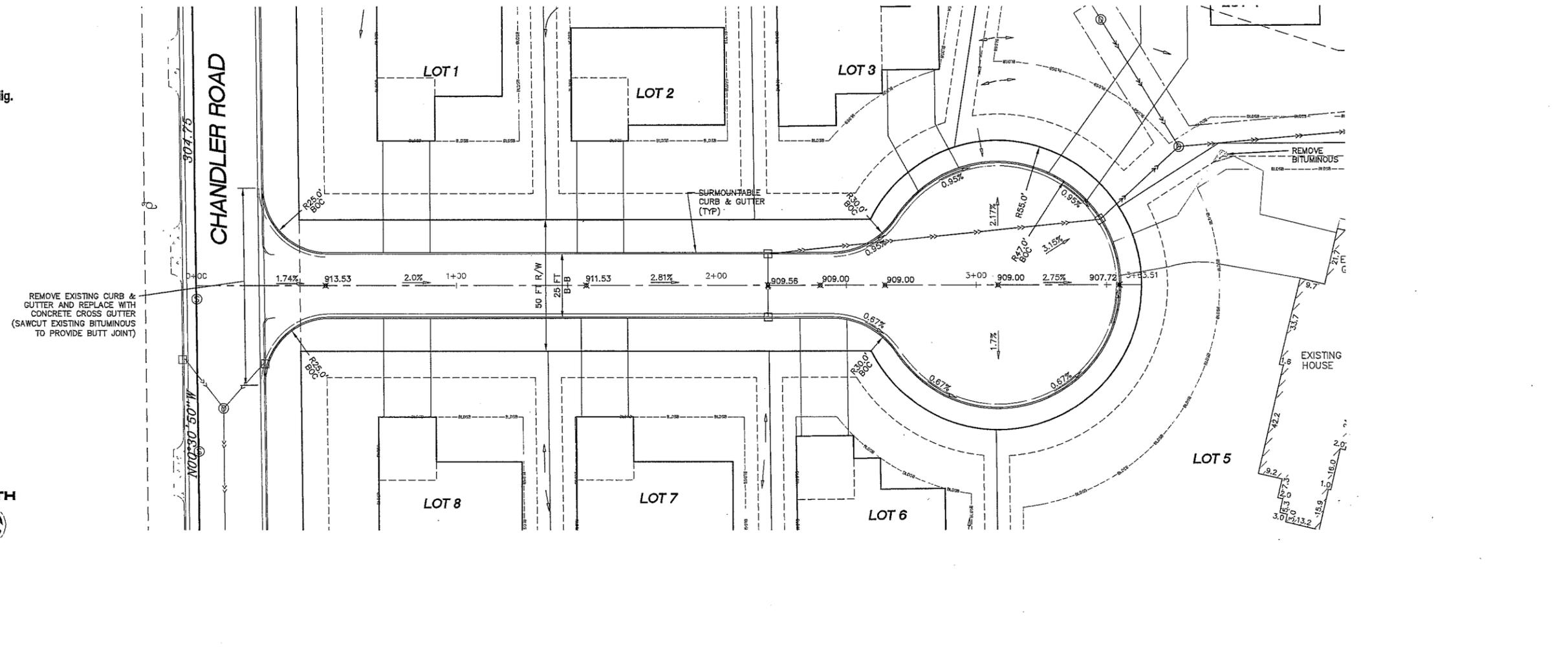
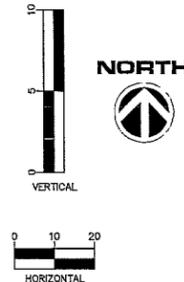


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5: J:\Users\mcc\OneDrive\Documents\1504-ZIBELL-SUBDIVISION\1504-C0111-1504-BASE.dwg 6/27/2015



Know what's below.
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STREET PLAN & PROFILE
ZIBELL SUBDIVISION

DRAWN BY: C.M.
DESIGN BY: C.W.P.
CHKD BY: C.W.P.
PROJ. NO. 14-1504

ORIGINAL DATE: JUNE 18, 2015

DATE	REVISION DESCRIPTION
08/26/2015	LOWER STREET GRADES & PAD ELEV.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Charles W. Plowe
CHARLES W. PLOWE
LIC. NO. 16227
DATE: 08/26/2015

ZIBELL SUBDIVISION
SHOREVIEW, MINNESOTA
STREET PLAN & PROFILE

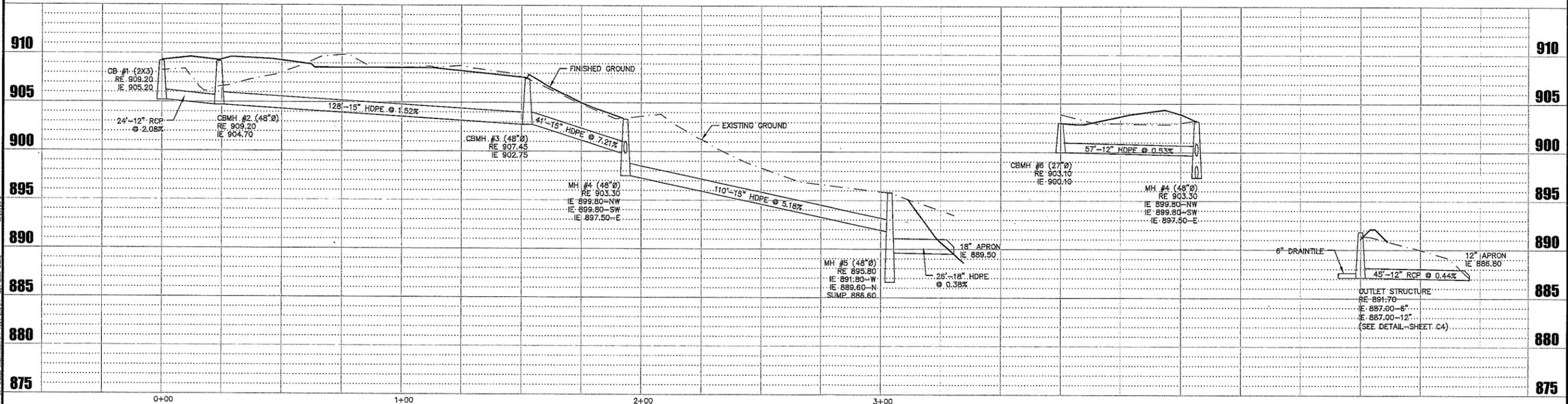
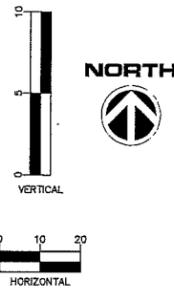
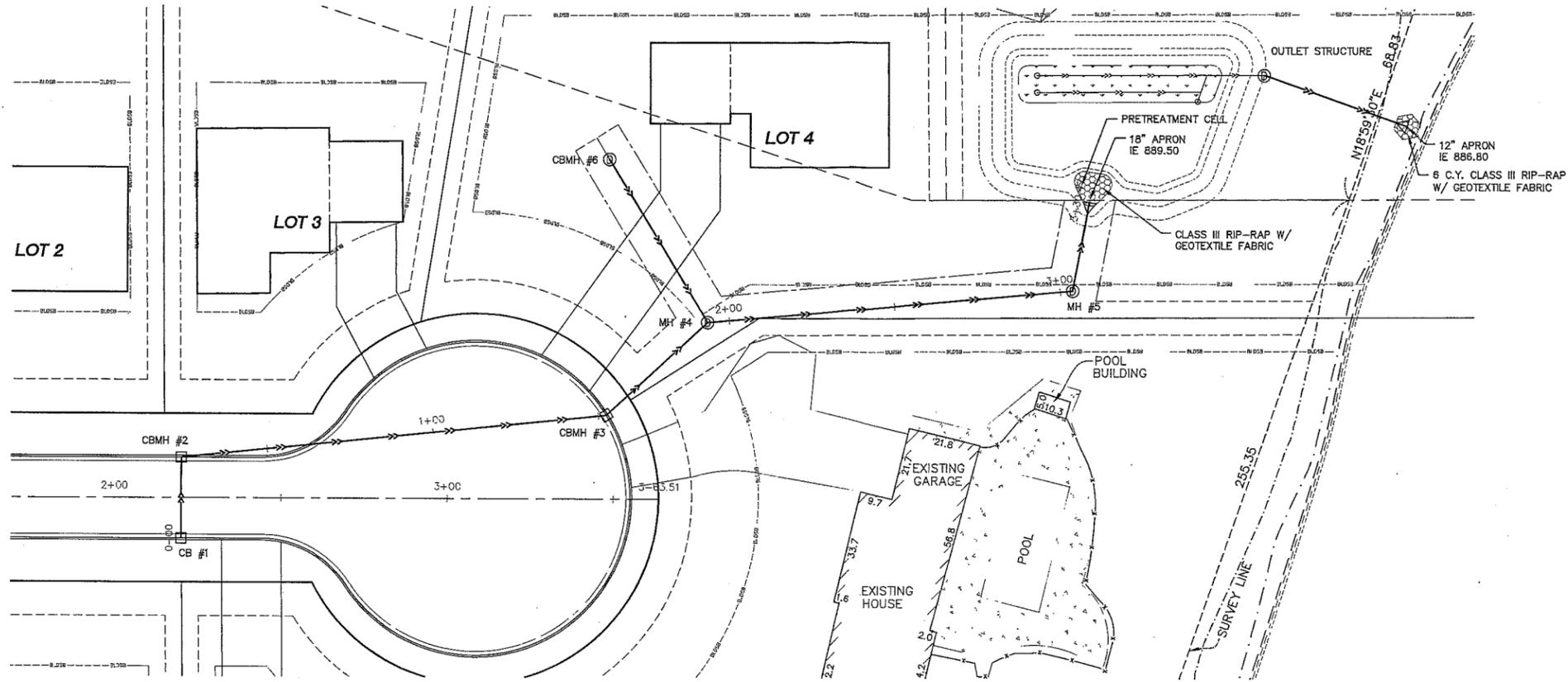
PREPARED FOR:
DON ZIBELL

Plowe Engineering, Inc.
SITE PLANNING & ENGINEERING
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

C6.1



Know what's below.
Call before you dig.



STORM SEWER PLAN & PROFILE ZIBELL SUBDIVISION

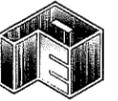
DRAWN BY:	DESIGN BY:
C.M.	C.W.P.
CHECKED BY:	PROJ. NO.
C.W.P.	14-1504
ORIGINAL DATE:	
JUNE 18, 2015	
DATE	REVISION DESCRIPTION
08.26.2015	LOWER STREET GRADES & PAD ELEV.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
CHARLES W. PLOWE
DATE: 08.26.2015 LIC. NO. 16327

ZIBELL SUBDIVISION
SHOREVIEW, MINNESOTA
STORM SEWER PLAN & PROFILE

PREPARED FOR:
DON ZIBELL

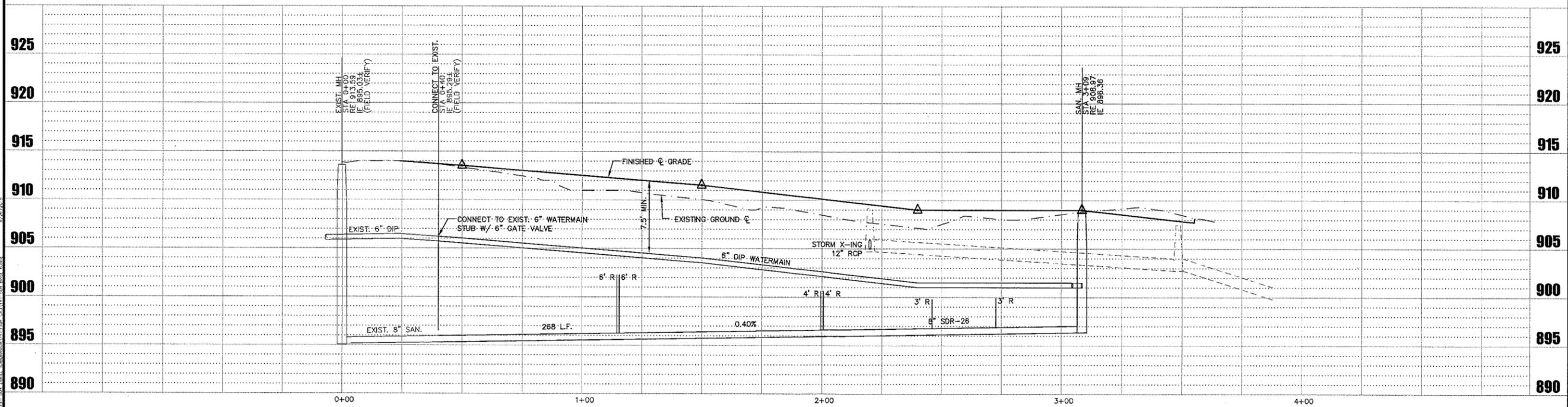
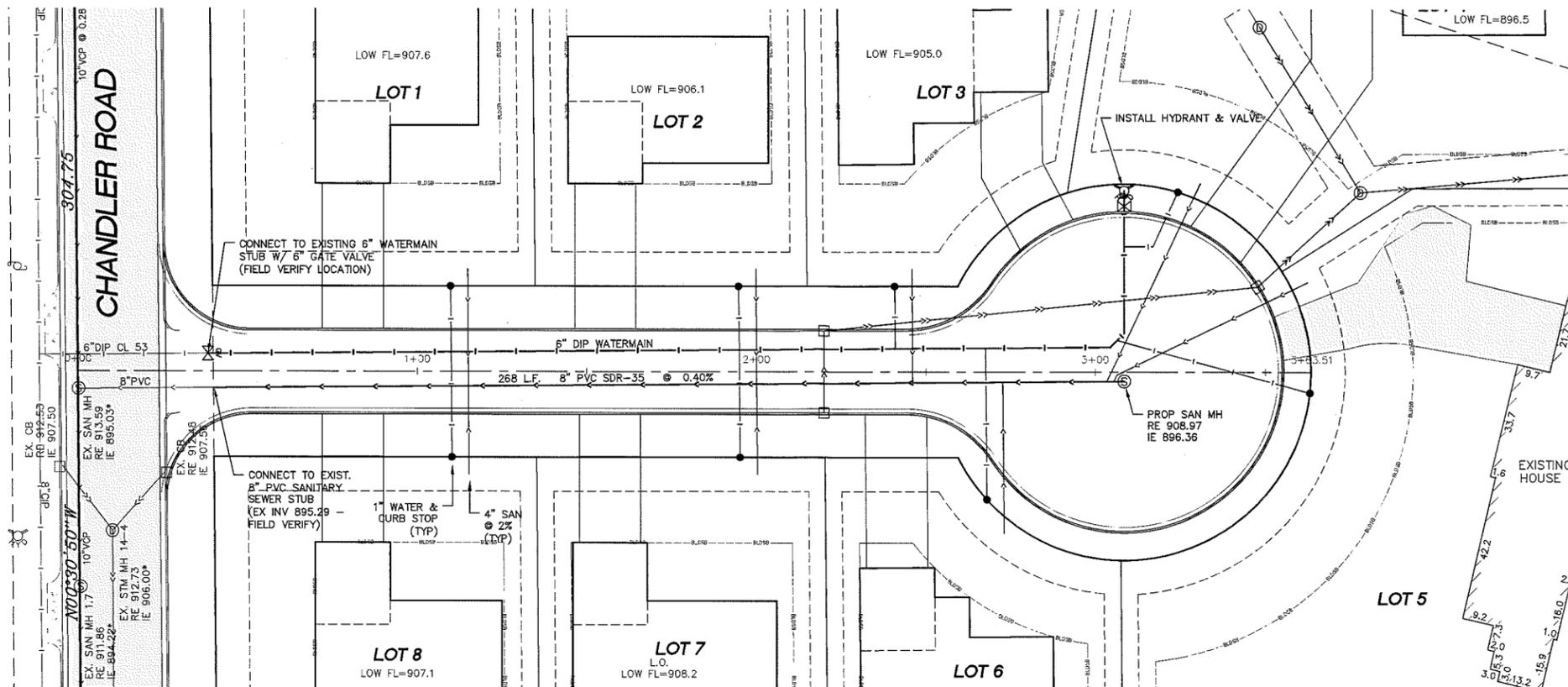
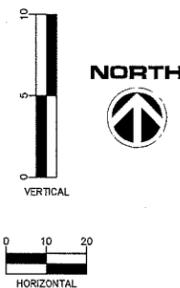


PLOWE ENGINEERING, INC.
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LIND LAKES, MN 55014
PHONE: (651) 351-8210
FAX: (651) 351-8701

C6.2



Know what's below.
Call before you dig.



SANITARY SEWER & WATER PLAN & PROFILE
ZIBELL SUBDIVISION

DRAWN BY:	DESIGN BY:
C.M.	C.W.P.
CHECKED BY:	PROJ. NO.
C.W.P.	14-1504
ORIGINAL DATE:	
JUNE 18, 2015	
REVISION DESCRIPTION	DATE
LOWER STREET GRADES & PAD ELEV.	08.28.2015

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
CHARLES W. PLOWE
 L.C. NO. 16227
 DATE: 08.28.2015

ZIBELL SUBDIVISION
SHOREVIEW, MINNESOTA
 SANITARY SEWER & WATER
 PLAN & PROFILE

PREPARED FOR:
DON ZIBELL

PLOWE ENGINEERING, INC.
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 6776 LAKE DRIVE
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 PHONE: (651) 381-8210
 FAX: (651) 381-8701

C6.3

Date: October 2, 2015

To: Rob Warwick, Senior Planner

From: Tom Wesolowski, City Engineer

Subject: Zibell Subdivision – Preliminary Plan Set

The City of Shoreview Engineering staff has reviewed the preliminary plan set dated August 26, 2015 for the proposed subdivision and has the following comments:

1. The development is located within the jurisdiction of the Ramsey-Washington Metro Watershed District (RWMWD) and the developer has applied for a RWMWD permit. Based on discussion with RWMWD the proposed stormwater collection and treatment system meets their requirements. The City requires that all information that is submitted to Rice Creek as it relates to the proposed development also be sent to the City of Shoreview.
2. The proposed grading and drainage plan meets the requirements of the City's Surface Water Management Plan. The proposed rate of runoff from the site will be less than the existing for the 2, 10, and 100-year rain events. The majority of the runoff from the development will be collected at catch basin inlets and directed by underground pipes to a sand filtration pond located on the NE corner of the development. The pond will treat the runoff before it is discharged into Lake Wabasso. Drainage from the rear yards of Lots 6, 7, and 8 will be directed to an existing culvert located south of Lot 7. The proposed rate and volume of runoff from the area will be reduced by 50% or more for the 2, 10, and 100-year rain events.
3. For the street the City requires joints to be cut into the wear course of asphalt and sealed.
4. Cleanouts are required to be installed at the property line on all sanitary sewer service lines.

**SITE DEVELOPMENT AGREEMENT
FOR
DONALD ZIBELL, 3422 CHANDLER ROAD**

(I) THIS AGREEMENT is made and entered into by and between the City of Shoreview, a municipal corporation and political subdivision of the State of Minnesota (hereinafter the "City") and Donald Zibell his successors and assigns (hereinafter the "Developer").

(II) On October 5, 2015 the City gave *final plat* approval to develop certain property located within the City and legally described as follows (hereinafter the "subject property")

Tract A, Registered Land Survey No. 361.

and

That part of Tract C, Registered Land Survey No. 361, lying Southerly of the Westerly extension of the most northerly line of Tract A, Registered Land Survey 361.

and

Outlot B, WABASSO SHORES.

And

That part of Outlot A, WABASSO SHORES, which lies southerly of the easterly extension of the northerly line of Outlot B, WABASSO SHORES.

All in RAMSEY COUNTY, MINNESOTA, subject to easements of record

(Generally known as 3422 Chandler Road, which upon platting will comprise the subdivision to be known as the Zibell Addition.)

(III) Pursuant to City Ordinances, the Developer is required:

- A. To make certain improvements to the subject property.
- B. To provide the City with a form of surety, approved by the City's Attorney, insuring completion of any required improvements, which remain incomplete at the time of request for occupancy.
- C. To follow certain procedures, as determined by the City, to control soil erosion during the development of the subject property.

(IV) In consideration of the City's grant of permission allowing the Developer to develop the subject property, and in consideration of the mutual agreements contained herein, the City and the Developer agree as follows:

- A) **Zoning.** The property within this development is located in the R1, Detached Residential District.
- B) **Zibell Plat.** The approved Plat subdivides the property into 8 lots for single-family residential development, dedicates easements for public infrastructure and stormwater

management, and dedicates public right-of-way for a roadway to serve the development.

- C) **Special Development Terms.** The project is subject to the conditions as approved by the City Council on October 5, 2015 (**Exhibit A**) whether or not specified in this Agreement.
- E) **City Permits Required.** The Developer shall not commence any tree removal, grading or erosion control activity until a grading permit is issued. A demolition permit is required for the removal of any structures.
- F) **Other Agency Permits and Approvals.** It is the Developer's responsibility to apply for and to acquire all other required agency permits prior to commencing construction. The applicant shall obtain an NPDES permit and Ramsey Washington Metro Watershed permit before any City permits are issued for this site.
- G) **Public Recreation Use Dedication Fee.** The Developer agrees to pay a public recreation use dedication fee in the form of a Cash Equivalent Payment based on the fair market value (FMV) of the land by reference to current market data, if available, or by obtaining an appraisal of the land from a licensed real estate appraiser. The developer shall pay the cost of such appraisal. The fair market value conclusions of the appraiser shall be conclusive. Except as hereinafter provided, the cash equivalency payment shall be due and payable on or before the execution of a development agreement or release of the final plat by the City. The FMV of the existing parcel has been determined to be **\$16,310.58**, as identified in Exhibit F.
- 1) Residential Use. The Cash Equivalency Payment required for residential uses is based upon the density of dwelling units per acre on the development, and the FMV of the land. The proposed development has a density of **2.22 units per acre**, therefore, **the Cash Equivalency Payment shall equal 5% of the fair market value.** The appraised Fair Market Value of the property is **\$444,500.00** and **the Cash Equivalency Payment required is \$16,310.58**, and this amount includes a credit given for the land value of the existing homesite on the Property.
- H) **Building Permit Issuance** The City will not issue building permits, except for homes on Lots 1 and 8, corner lots which will have frontage on an improved public street, until: The concrete curb and gutter and base asphalt pavement surface is installed; Grading as-builts have been submitted by the Developer, and reviewed and approved by the City; All public utilities are inspected and approved by the City; and Erosion Control is installed or seeding and mulching of the site is completed and approved by the Public Works Director.
- I) **Improvements – Plans and Specifications.** All improvements shall be constructed in accordance with the approval of the City Council, the City's ordinances and regulations and pursuant to approved plans and specifications submitted for the Final Plat. The approved plans include the subdivision of this property into 8 lots for

single-family residential use, the installation of public streets, municipal utilities and stormwater management. All requirements attached to said project by the City's Council on October 5, 2015, as conditions of the Final Plat approval, are to be satisfied whether or not identified in this document. Minor changes may be permitted if approved by the Public Works Director.

The Developer agrees to provide the City with four copies of the final plans and specifications for the proposed improvements in form and a time satisfactory to City Staff. No construction may begin until the plans and specifications have been approved.

- J) **Tree Replacement and Protection.** The Developer agrees to protect and preserve trees in accordance with the tree preservation and replacement plan approved by the City Council. Tree protection measures are required to minimize the impact development activities have on trees that are to be retained on the development site as identified on the Tree Preservation and Replacement Plan.

Protective tree fencing shall be inspected by the City Environmental Officer prior to the issuance of a grading permit and commencement of any grading or site development activities. All fencing shall be installed in accordance with the approved plans. Additionally, a berm of wood chips shall be placed adjacent to the protective fence.

The developer shall submit a **cash surety in the amount of \$5,000.00** to ensure said protection measures will be installed and maintained during construction. If landmark trees are damaged during construction, the replacement ratio is 6 trees per damaged landmark tree, and a surety submitted to the City at a rate of \$250.00 per replacement tree.

Tree replacement shall be required as specified in the City's ordinances. If the number of trees required to be replaced cannot be planted on the development site, the Developer agrees to provide a cash contribution to the City's Forestry Fund at a rate of \$250.00 per replacement tree.

- K) **Landscape Installation.** Prior to issuance of a grading permit, the Developer shall submit a landscape plan for approval by the City Planner. The Developer agrees to install all plant materials as shown on the approved landscape plan and to be consistent with the standards established in the Development Regulations of the City of Shoreview. All landscape materials placed, as part of this landscape plan shall be replaced with like material if they should die within twelve months of planting. Said plan shall include those plant materials required for tree replacement as specified in Paragraph K, above.

The City Planner has estimated the cost of landscape improvements to be completed, calculating one hundred and twenty five percent (125%) of the estimated cost of the plant materials to be installed. A surety of **\$50,000.00** is required prior to the

issuance of any permits for this project. The financial security may be submitted in the following forms: a certified check, a cash deposit, or a letter of credit. The City shall retain the escrow for a period of at least one year after installation to insure survival of the landscape improvements.

- L) **Street Lighting.** The developer is responsible for paying all costs associated with the design and installation of the streetlights and required electrical metering. Streetlights are required for this development and shall be installed in locations approved by the Public Works Director. Costs of the lighting improvement is estimated to be as identified in **Exhibit B.**
- M) **Sewer and Water Utility Improvements.** All sewer and water service stubs to the front property line shall be constructed in accordance with the City's ordinances and regulations, and pursuant to specifications approved by the Public Works Director.
- N) **Trunk Water and Facility Charge.** The City established this Charge to help pay for the trunk water facilities, and it is collected in two parts, consistent with City Ordinance. Prior to the commencing construction activity on-site, the Developer will be required to pay the first part, which is an equal amount to \$7.75 per front foot for all streets within or abutting the plat, as computed by the Public Works Director and consistent with City regulations. **The cost for this plat \$4,185.00.**
- O) **Removal of Existing Detached Garage.** The property is currently developed with an existing detached garage, which is located on proposed Lot 6. That existing detached garage shall be removed within one year of City approval of the Final Plat, or prior to issuance of a building permit for a house on Lot 6. A cash surety in the amount of \$1,000.00 shall be deposited with the City to insure removal of the detached garage. The Developer shall obtain a demolition permit prior to removal of the structure.

The detached garage may remain, subject to the following:

1. Lots 5 and 6 must remain in common ownership, and the detached garage on Lot 6 may be used for residential storage or other residential accessory use.
 2. At all times the structure remains, it shall be used as a residential accessory structure only and no commercial use or commercially related storage is permitted.
- R) **Erosion Control.** An Erosion Control Plan/Storm Water Pollution Prevention Plan (SWPPP) shall be prepared under the seal of a Registered Professional Engineer on behalf of the Developer and shall be submitted to the Public Works Director. The Developer agrees to comply with the recommendations of the Public Works Director for the subject property and shall incorporate these recommendations in to the plans and specifications. ***No site grading shall occur prior to the installation of approved erosion control measures and execution of required agreements and submission of sureties.***

The development is subject to the Erosion Control Agreement (**Exhibit E**) for the Plat, and the Developer agrees to the terms and conditions of that Agreement.

S) **Site Restoration.** All disturbed areas shall be restored in accordance with the best management practices identified in the NPDES permit and shall be consistent with the City's Surface Water Management Plan and Surface Water Pollution Prevention Plan. All disturbed areas shall be seeded and disk anchored mulched or sodded within 7 days of final grade unless development is completed between November 15th to April 15th, then said disturbed areas shall be seeded and disk anchored mulched or sodded by May 15th. All common drainage swales shall be sodded or seeded and protected with wood fiber blanket.

1. All slopes 4:1 or greater must be seeded and fiber blanketed immediately after final grading. After installation of the wood fiber blanket is completed the City requires inspection for proper installation. The developer shall contact the City staff to arrange the site inspection.

T) **Stormwater Management.** Public Stormwater Infrastructure. All public storm water ponds shall designed to accommodate the requirements of the City's Surface Water Management plan. All basins, ponds, drainageways and stormwater chambers shall have a dedicated public drainage easement that will encompass the 100-year high water level of the pond. An access of no less than 20 feet wide shall be provided to the City to provide access and regular inspections to the infrastructure with City equipment.

U) **As-Builts and Grading Certification** An as-built survey, prepared by a surveyor licensed and registered by the State of Minnesota, shall be submitted upon completion of the permitted work. The as-built survey shall include details of:

1. The final site grading and all improvements;
2. All public infrastructure, including the storm sewer system, the water main system and the sanitary sewer system. Profiles are required.

The as-builts shall conform to the standards specified in **Exhibit D**. The Developer shall deposit an escrow in the amount of **\$3,000.00** as surety for the as-built survey. The Developer shall provide the City with as-builts of the public infrastructure, including water, sanitary sewer, storm sewer and services.

V) **Certificate of Insurance.** The Developer shall provide, prior to execution of the Development Agreement, evidence that the contractor hired for the site work has insurance in the form of a Certificate of Insurance issued by a company authorized to do business in the State of Minnesota, which includes workman's compensation and general liability.

- W) **Pre-construction Meeting.** The City will require a pre-construction meeting to be conducted prior to any work being performed on the project. The City staff, Developer, Project Manager, and Contractor shall attend the meeting. The City encourages that sub-contractors attend the pre-con meeting. The meeting will be conducted at the City of Shoreview City Hall.
- X) **Inspections.** The City has an interest in the future public infrastructure proposed for this development.
1. The Developer is solely responsible for the construction management and all construction activities.
 2. The Developer agrees to pay all costs associated with City inspection and testing of the proposed public utilities. A City inspector is required to be on-site during the construction and installation of all utility infrastructure, in order to verify that the construction and installation is completed in accordance with City standards and the approved plans. The Developer agrees to escrow an amount equal to the estimated cost of the City Inspector and associated utility testing. Inspection and testing costs by the City will be deducted from this surety. Any balance remaining upon completion of the project shall be refunded to the Developer, upon approval of the City Council. If the entire surety is utilized prior to completion of the project, the Developer agrees to escrow the additional funds estimated by the City as necessary for inspection of for the remaining portion of the work.
 3. **The estimated cost of the City Inspector and utility testing is \$12,000.00.** A cash surety in this amount shall be submitted prior to issuance of any permits for this project.
- Y) **Administrative Fee.** In addition to filing and application fees, the Developer agrees to pay to the City an Engineering Overhead Fee, which shall be as set forth in the City Overhead Charge Table attached as **Exhibit C**. The total project cost for public improvements shall be estimated by the City Engineer. The administrative fee shall be paid before the commencing construction activity on-site by the City. **The fee for this project is \$3,082.80**
- Z) **Construction Management.** The Developer and its contractors and subcontractors shall work to minimize impacts from construction on the surrounding neighborhood by:
- 1) **Definition of Construction Area.** The limits of the Project Area shall be defined with heavy-duty erosion control fencing of a design approved by the City Engineer. Any grading, construction or other work outside this area requires approval by the City Engineer and property owner.
 - a) **Parking.** Adequate on-site parking for construction vehicles and employees within the plat boundaries must be provided or provisions must be made to have employees park off-site and be shuttled to the Project Area. No parking of construction vehicles or employee vehicles shall occur on Chandler Road

or any other local streets located outside of the plat boundaries. Developer shall comply with the parking restrictions identified in Section 901.030, Parking Regulations of the Municipal Code.

- b) Obstruction of Right-of-Way. Developer shall not obstruct, or store fill, excavated material or construction materials in the public right-of way. Delivery vehicles may utilize the right-of-way while rendering a service provided the Developer is present and supervising the delivery in a manner that does not hinder passage, jeopardize public safety and public use of the right-of-way.
1. Hours of Construction. Hours of construction, including moving of equipment shall be limited to the hours between 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 7:00 p.m. on Saturdays. No work is permitted on Sundays or holidays without the prior approval of the City.
- AA) Site Maintenance. The developer shall ensure the contractor maintains a clean work site. Measures shall be taken to prevent debris, refuse and other materials from leaving the site. Construction debris and other refuse generated from the project shall be removed from the site in a timely fashion and/or upon the request by the City. Developer shall sweep Chandler Road, Harriet Avenue, and North Owasso Boulevard on an as needed basis, and at least once weekly while the property is being graded. More frequent sweepings may be required, as directed by the City Engineer. The City has the right to direct the developer to sweep other streets where sediment is accumulating on said streets from construction and other site traffic, if necessary. The City does not sweep streets for private development projects. Developer must have a contract for sweeping and use a water-discharge broom apparatus for street sweeping.
1. Cold Weather Construction. The City requires that no public concrete or bituminous infrastructure be constructed on frozen ground. Upon evidence of frozen ground in the project aggregate base/subgrade, all concrete and bituminous work shall cease, until conditions on the site are approved by the Public Works Director. No bituminous base paving or concrete pouring will be allowed after November 1st of the calendar year. Work may be performed after November 1st only with the approval of the Public Works Director, and if permitted such work shall comply with MNDOT specifications.
2. Bituminous and Concrete Material Acceptance. The City will not accept concrete curb and gutter that has structural or cosmetic defects. The City will identify all defective curb for removal. The City will not accept bituminous base course with less than 91.5% density or that has an open graded appearance as determined by the Public Works Director. This is considered to be rejected and will be required to be removed at the Developers expense. The bituminous wear course shall not be installed after October 1st of any calendar year or prior to weight restrictions being lifted in the Spring.

3. Televising. All storm sewer and sanitary sewer shall be televised prior to the installation of the aggregate base, concrete curb and gutter, and bituminous. The City will review and must approve the televising tapes prior to commencing with the roadway construction. All televising media shall be submitted on DVD. VHS tapes will not be accepted.
 4. Site Access. Construction traffic and equipment associated with the completion of all the development infrastructure for the plat shall access the site utilizing the existing driveway off Chandler Road.
- BB) **All Costs Responsibility of Developer.** The Developer agrees to pay for all costs incurred of whatever kind or nature in order to construct the improvements required by the City's regulations. The City shall not be obligated to pay the Developer or any of its agents or contractors for any costs incurred in connection with the construction of the improvements, or the development of the property. The Developer agrees to hold the City harmless from any and all claims of whatever kind or nature which may arise as a result of the construction of the improvements, the development of the property or the acts of the Developer, its agents or contractors in relationship thereto.
- CC) **Other Costs.** In addition to the other fees required by the City regulations for this agreement, the Developer agrees to reimburse the City for all costs, of whatever kind or nature, incurred by the City in reviewing or processing the Developer's application or administration of the installation of public infrastructure, including but not limited to costs incurred for legal or other consultants.
- DD) **Surety Calculation.** If the Developer chooses to construct all or a portion of the improvements required by the City regulations after the time of final plat approval, the Public Works Director, prior to final plat approval, shall prepare a Statement of Required Improvements and Security identifying the improvements to be completed, estimating the cost of the improvements to be completed, calculating one hundred and twenty five percent (125%) of the estimated cost of the improvements to be completed, specifying a completion date for said improvements, indicating the preparer of the document, and specifying the date of preparation. The Statement of Required Improvements and Security shall be signed and dated by the Developer and shall be attached to the Development Contract as **Exhibit B.**
- EE) **Provision of Surety.** The Developer agrees to provide the City with a self-renewing Letter of Credit insuring completion of those improvements identified in **Exhibit A.** The surety may be reduced from time to time as work is completed and approved by the City. The City will retain a minimum 10% of the surety until all required work has been completed, inspected and approved. The form of Letter of Credit shall be approved by the City Attorney and shall reference the Development Contract, shall describe the procedures to be followed by the City

for obtaining funds to construct improvements where necessary, and shall contain other provisions necessary to protect the City's interests. **THE DEVELOPER UNDERSTANDS THAT NO PERMITS OF ANY KIND WILL BE ISSUED UNTIL THE CITY ACCEPTS THIS LETTER OF CREDIT.**

If the Developer conveys its interest in the subject property or any part thereof, or if the Developer assigns its right to construct improvements or otherwise develop the subject property, it shall first notify the City. In the event of a conveyance or assignment prior to completion of the improvements and the development of the subject property, the Letter of Credit shall not be released unless it is replaced by a new Letter of Credit agreement satisfactory to the City.

FF) **Release of Surety.** The City will consider the release of sureties upon the written request of the Developer. Sureties will not be released until the Developer has demonstrated that the development complies with the approved plans and applicable City Ordinances and standards. Prior to the completion of a project, the Developer may request a partial release of said surety; the City will upon inspection and approval of the improvements will partially release the surety. The City will retain a minimum of 10% of the surety until the development is completed and the Developer demonstrates that the development complies with the approved plans and applicable City Ordinances and standards, including the submission of the required as-built plans of the public infrastructure.

GG) **Expiration.** Said public and private improvements required by this Agreement shall be completed by August 31, 2016. The Developer may request an extension to this deadline in writing at least 45 days in advance of the expiration date. Any extension is subject to the approval of the City Council.

GG) **Default** The occurrence of any of the following after written notice from the City and thirty (30) days to cure (or such longer period as may be reasonable) shall be considered an "Event of Default" in the terms and conditions contained in this Agreement:

1. The failure of the Developer to comply with any of the terms and conditions contained in this agreement;
2. The failure of the Developer to comply with any applicable ordinance or statutes with respect to the development and operation of the subject property.

HH) **Remedies** Upon the occurrence of an Event of Default, the City, in addition to any other remedy, which may be available to it, shall be permitted to do the following:

1. City may make advances or take other steps to cure the default, and where necessary, enter the subject property for that purpose. The Developer shall pay all sums so advanced or expenses incurred by the City upon demand, with interest from the dates of such advances or expenses at the rate of 10% per annum. No

- action taken by the City pursuant to this section shall be deemed to relieve the Developer from curing any such default to the extent that it is not cured by the City or from any other default hereunder. The City shall not be obligated, by virtue of the existence or exercise of this right, to perform any such act or cure any such default.
2. The Developer shall save, indemnify, and hold harmless, including reasonable attorneys fees, the City from any liability or other damages, which may be incurred as a result of the exercise of the City's rights pursuant to this section.
 3. Obtain an order from a court of competent jurisdiction requiring the developer to specifically perform its obligations pursuant to the terms and provisions of this Agreement.
 4. Exercise any other remedies, which may be available to it, including an action for damages.
 5. Withhold the issuance of a building permit and/or prohibit the occupancy of any building(s) for which permits have been issued.

In addition to the remedies and amounts payable set forth or permitted above, upon the occurrence of an Event of Default, the Developer shall pay to the City all fees and expenses, including reasonable attorney's fees, incurred by the City as a result of the Event of Default, whether or not a lawsuit or other action is formally taken.

(V) **IN WITNESS WHEREOF**, the City and the Developer have executed this Agreement.

Approved by the City Council of Shoreview, Minnesota, this 5th day of October, 2015.

CITY OF SHOREVIEW

Donald Zibell, Developer

Sandra C. Martin, Mayor

Terry Schwerm, City Manager

Attachments:

- Exhibit A – Development Terms
- Exhibit B - Required Improvements
- Exhibit C – Administrative Fee Schedule
- Exhibit D – As-Built Requirements
- Exhibit E – Erosion Control Agreement
- Exhibit F – Public Use Dedication Fee

EXHIBIT "A"

DEVELOPMENT TERMS

1. A public use dedication fee shall be submitted as required by ordinance prior to release of the Final Plat by the City.
2. The Final Plat shall include drainage and utility easements along the property lines and over infrastructure as required. Drainage and utility easements along roadways, and the front, and rear lot lines shall be 10' wide, and along the side lot lines these easements shall be 5' wide, and as required by the Public Works Director.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City, including the submittal of the financial sureties. Said agreements shall be executed prior to the release of the Final Plat.
4. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree driplines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the final plat application. The landscape plan shall include conifers along the rear lot lines of Lots 6, 7, and 8 to provide screening and buffering.
5. The existing detached garage on proposed Lot 6 may be retained for the continued personal use of the applicant for a period of one year from the date of approval, provided Lots 5 and 6 remain in common ownership.
6. Site work shall not commence prior to the applicant obtaining the required Ramsey Washington Metro Watershed District approval and permit.
7. The Final Plat will not be released by the City until the items identified in the City Engineer's memo are addressed and the stormwater management system is approved by the Public Works Director.

EXHIBIT "B"

STATEMENT OF REQUIRED IMPROVEMENTS AND SECURITY

ZIBELL PLAT

A. MAJOR IMPROVEMENTS

1. Street and Public Utilities	\$ 200,000 .00
2. Street Lights @ \$6,000.00 Ea.	\$ 13,000 .00
3. Street Signs - ID and Stop Signs	\$ 300 .00
	<u>\$ 213,300.00</u>
Per Ordinance	<u>1.25</u>
	\$266,625.00

B. MISCELLANEOUS IMPROVEMENTS

1. Boulevard Sod 825 S.Y. @ \$6.00 S.Y.	\$ 4,950 .00
2. Seal Coating 1,444 S.Y. @ \$1.35 S.Y.	\$ 1,950 .00
	<u>\$ 6,900.00</u>
Per Ordinance	<u>1.25</u>
	\$ 8,625.00

TOTAL A	\$ 266,625.00
TOTAL B	<u>\$ 8,625.00</u>
GRAND TOTAL	\$ 275,250.00

NOTES: Completion Date for Major Improvements – August 31, 2016
Completion Date for Misc. Improvements - October 1, 2017
Administrative Overhead Fee is based on \$220,200.00

Donald Zibell

Prepared by: Tom Hammitt/Tom Wesolowski
Date: October 2, 2015

EXHIBIT "C"

OVERHEAD CHARGE TABLE AND RATE FEE

<u>PROJECT CONTRACT AMOUNT FOR PUBLIC IMPROVEMENTS</u>	<u>AMOUNT</u>
\$0.00 to \$100,00	2.00%
\$100,001 to \$200,000	1.70%
\$200,001 to \$300,000	1.40%
\$300,001 to \$400,000	1.10%
\$400,001 and over	0.80%

Rates Approved
Dated: June 2, 1982

EXHIBIT D

Record Plan Requirements

As-built plans are required for all public and private improvements.

After the completion of Developer-installed public improvements, the City Engineer shall be provided with two blue-line sets of record drawing plans of the project for review purposes.

Upon final approval of the blue-line record drawing plans of the project, the City Engineer shall be provided with one full size set (22"x 34") of mylar copies of the approved record drawing plans of the project. All record plans shall be mylar sepia from inked and clearly legible drawings, accurately drawn to scale. Proper notes and statements as required in this manual shall be placed on the plans.

The City will also be provided with the as-built drawings on disk in the City-approved format as follows:

Electronic As-Builts

1. Required on compact disk or DVD.
2. All information must be in AutoCAD R14 version or newer in DWG format.
3. Approved final plat sheet and AutoCAD drawings submitted in Ramsey County coordinates.
4. As-built construction plan sheets and drawing files shall have descriptive layer names or a key for the layer names.
5. Overall development plan with all utilities (curb stops, clean outs, MHs, fees CBS, GVs, etc.) in Ramsey County coordinates.
6. Show Ramsey County monuments used for the survey.

After completion of construction, all manholes, catch basins, hydrants and other elements of the project shall be re-measured with an as-built field survey. The plans shall be corrected and modified to show the correct distances, elevations, dimensions, alignments, and any other change in the specific details of the plans. All changes and modifications on the record plan shall be drawn to scale to accurately represent the work as constructed. Incorrect elevations, distances, etc. shall be crossed out from the original plan sheets and corrected as necessary to complete the record plan.

At a minimum, record plans shall include:

General

1. All construction contractor names should be noted on each page.
2. Record Plan stamp with date should be shown on each page.
3. All utilities in Ramsey County coordinates system.

4. All ties should be less than 100'.
5. Grading limits and elevations.
6. Bench marks used and TNH elevations.

Grading Plan As-Builts

1. Existing ground elevations at all lot corners
2. Spot elevations at all house pads (hold down elevations)
3. Spot elevations of pond bottom (50' maximum grid)
4. Drainage and utility easement and outlot spot elevations
5. Pond water elevations and date taken.
6. Prior to close out, as-builts of ponding areas must be done to verify depths after house construction is complete.

Sanitary Sewer, Water Main

1. As-built elevations (invert & rims), pipe lengths, and grades for all lines
2. Note describing pipe type and size for each run and for services
3. Wye stationing and location from TV reports
4. Elevation of riser
5. Cross out proposed elevations and write as-built above – DO NOT remove proposed elevations from plan.
6. All curb boxes and sanitary sewer services shall be tied with at least two ties, using the following priorities:
 - The building or structure being served, with address
 - Fire hydrants
 - Manholes, catch basins
 - Neighboring structures, with the address noted
 - Other permanent structures (bridges, telephone boxes, pedestals, transformers)
 - Power poles, streetlights, etc.
7. All gate valves shall be tied with at least two ties, using the following priorities:
 - Fire hydrants
 - Manholes
 - Catch basins
 - Neighboring structures, with the address noted
 - Buildings or other permanent structures (bridges, telephone boxes, pedestals, transformers)
 - Power poles, streetlights, etc.
8. As-built elevations of each hydrant at top nut
9. Any deviations of fittings from those shown on the plan
10. Note describing pipe type and size for mainline and for services
11. Stationing of corporation stop on water main

Storm Sewer

1. As-built elevations (invert & rim), pipe lengths, and grades for all lines
2. Note describing pipe type and size for each run.
3. Cross out proposed elevations and write as-built above – DO NOT remove proposed elevations from plans.
4. As-built plans on all ponding areas are required. Plans shall indicate finished contours at two-foot intervals, normal water elevation, high water elevation, and the acre-feet of storage for each ponding area, along with the final storm sewer plans. Upon completion of pond construction, ponds shall be cross-sectioned to confirm that they have been constructed to the proper volume and shape. As-built record plans shall be prepared for all ponding areas just prior to closing project out.

Streets

1. Show where fabric has been placed in the streets on the plan portion of the as-builts.
2. Show locations where subgrade corrections were done on the projects as approved by a soils engineer.

EXHIBIT E

**EROSION CONTROL ESCROW AGREEMENT
DONALD ZIBELL**

(A) THIS AGREEMENT is made and entered into by and between the City of Shoreview, a municipal corporation of the State of Minnesota (hereinafter the "City"), and Donald Zibell, his successors and assigns (hereinafter the "Developer").

(B) The City and the Developer have executed a Site Development Agreement that obligates the Developer to control soil erosion during the development of the subject property. To secure erosion control during the development of this site, the Developer has submitted a financial surety, in a form approved by the Public Works Director, to the City of Shoreview in the amount of **\$10,800.00**. This amount was calculated based on the 3.6 acre area of the subdivision proposed for development.

The Developer has submitted this financial surety to the City on the following conditions:

1. The developer shall not receive interest on the amount of the surety.
2. The developer agrees that the surety may be utilized by the City to ensure compliance with the terms of the Development Contract regarding erosion control and/or to maintain all utility construction on the site, including the cleaning of road surfaces and storm sewer systems, until the Engineering Department has determined that erosion control has been satisfied. The surety may also be utilized for problems created off the site directly or indirectly as result of on-site conditions.
3. The developer agrees, upon written notification from the Public Works Director that proper erosion control methods are not being taken, to remedy the problem identified within 48 hours. In the event the remedy is not satisfactorily in place within that time period, the Developer acknowledges that the City may utilize the surety to complete the necessary work.
4. Any funds not so utilized by the City shall be returned to the Developer once the Public Works Director has determined that the need for erosion control has been satisfied.
5. Any soils transported to this site or exposed on the site shall be seeded consistent with a plan approved by the Public Works Director.
6. This agreement shall not supersede any specifications required by the Public Works Director on the approved grading plan.

(C) The Developer agrees to reimburse the City at a rate of \$70.00 per hour for each hour or fraction thereof used by a City employee in the administration of the Escrow Agreement. The obligations imposed by this paragraph shall commence on the date of execution of the Escrow Agreement by the Developer.

IN WITNESS WHEREOF, the City and the Developer have executed this agreement this ___th day of _____, 2015.

DEVELOPER

CITY OF SHOREVIEW

Donald Zibell

Sandra C. Martin, Mayor

Terry Schwerm, City Manager

EXHIBIT F

Donald Zibell
Subdivision known as Zibell Addition (3422 Chandler Road)

**Public Use Dedication Fee
Cash Equivalent Calculation**

Fair Market Value of Development Site:	\$ 444,500.00
Minus Existing homesite (41,798 sf):	\$ 118,288.34
FMV Proposed new Development:	\$ 326,211.66
Fee, based on a rate of 5%	\$ 16,310.58

Notes:

1. City approval of the subdivision resulted in eight lots for single-family residential development, a net increase of seven single-family residential lots. Credit is given for the one existing lot.
2. The fee is based on the site fair market value (FMV), as identified on by the Ramsey County Assessor.
3. Dwelling density is 2.22 units per acre (8 single-family residential lots on 3.6 acres).