City Council Agenda

Monday, April 25, 2016

6:00 p.m.

City Council Chambers

(Times are Approximate – please note that items may be earlier or later than listed on the agenda)

6:00 p.m. **1. Roll Call**

Voting & Seating Order: McGehee, Willmus, Laliberte, Etten, Roe

6:02 p.m. **2. Pledge of Allegiance**

6:05 p.m. **3. Approve Agenda**

6:07 p.m. **4. Public Comment**

6:12 p.m. **5. Council and City Manager Communications, Reports and Announcements**

6:17 p.m. **6. Recognitions, Donations and Communications**

a. Recognition of Commissioners for their Service to the City of Roseville

b. Introduction of New Firefighters

c. Police Officers' Memorial Day/National Police Week

6:27 p.m. **7. Approve Minutes**

a. Approve April 11 City Council Meeting Minutes

b. Approve April 18 City Council Meeting Minutes

6:32 p.m. **8. Approve Consent Agenda**

a. Approve Payments

b. Approve General Purchases and Sale of Surplus items in excess of $5000

c. Municipal State Aid System Revisions

d. Acceptance of a Conservation Partners Legacy Grant for Langton Lake Park

6:37 p.m. **9. Consider Items Removed from Consent**

10. General Ordinances for Adoption

6:42 p.m. **11. Presentations**

a. Roseville Visitors Association Update

12. Public Hearing and Action Consideration

7:00 p.m. a. Public Hearing to Approve/Deny an On-Sale 3.2% Non-Intoxicating Liquor License for HIX Roseville, LLC dba Holiday Inn Express Roseville, a hotel located at 2715 Long Lake Road

7:05 p.m. b. Consider Resolution approving the vacation of an easement for Wheaton Woods Final Plat

13. Budget Items

14. Business Items (Action Items)

7:10 p.m. a. Consider Approval of a Public Improvement Contract for Wheaton Woods Subdivision

7:15 p.m. b. Consider approval of the Wheaton Woods final plat

7:25 p.m. c. Receive Zoning Notification Task Force Report

7:50 p.m. d. Receive Recommendation Regarding Neighborhood Associations from the Community Engagement Commission

8:15 p.m. e. Consider approval of an amendment to the Comprehensive Land Use Plan map to re-designate property from LR to HR, and a corresponding rezoning from LDR-1 District to HDR-1 District

8:45 p.m. f. Ramsey County Library Roseville Branch Hamline Ave Access Discussion

15. Business Items – Presentations/Discussions

9:05 p.m. **16. City Manager Future Agenda Review**

9:10 p.m. **17. Councilmember Initiated Items for Future Meetings**

9:15 p.m. **18. Adjourn**

Some Upcoming Public Meetings……

Tuesday	Apr 26	6:30 p.m.	Public Works, Environment & Transportation Commission
May			
Tuesday	May 3	6:30 p.m.	Parks & Recreation Commission
Wednesday	May 4	5:30 p.m.	Variance Board
Wednesday	May 4	6:30 p.m.	Planning Commission
Monday	May 9	6:00 p.m.	City Council Meeting
Tuesday	May 10	6:30 p.m.	Finance Commission
Thursday	May 12	6:30 p.m.	Community Engagement Commission
Monday	May 16	6:00 p.m.	City Council Meeting
Wednesday	May 18	6:00 p.m.	Human Rights Commission
Monday	May 23	6:00 p.m.	City Council Meeting

Tuesday	May 24	6:30 p.m.	Public Works, Environment & Transportation Commission
Monday	*May 30*	-	*City Offices Closed - Observation of Memorial Day*

All meetings at Roseville City Hall, 2660 Civic Center Drive, Roseville, MN unless otherwise noted.

REQUEST FOR COUNCIL ACTION

Date: April 25, 2016
Item No.: 6.a

Department Approval | City Manager Approval

Item Description: Recognition of Commissioners for their Service to the City of Roseville

BACKGROUND

The City has eight advisory commissions that assist the council on specific areas of interest. Commissioners are appointed by the City Council to serve three-year terms. Commissioners serve on a volunteer basis, donating many hours to the City of Roseville.

POLICY OBJECTIVE

Publicly acknowledge the contributions that commissioners have made and thank them for volunteering their time and talents to the City of Roseville.

REQUESTED COUNCIL ACTION

Present certificates of appreciation to retiring commissioners.

Prepared by: **Patrick J. Trudgeon, City Manager**

Date: April 25, 2016
Item: 6.c

Police Officers' Memorial Day
May 15, 2016

National Police Week
May 15-21, 2016

Whereas: The Congress and President of the United States have designated the week in which May 15 occurs as National Police Week and May 15 as Peace Officers' Memorial Day; and

Whereas: The Roseville Police Department plays an essential role in safeguarding the rights and freedoms of all members of the community; and

Whereas: It is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

Whereas: The men and women of the Roseville Police Department unceasingly provide this vital public service.

Now, Therefore Be It Resolved, that the Roseville City Council hereby declare the week of May 15 to May 21, 2016, to be National Police Week in the City of Roseville and May 15 as Peace Officers' Memorial Day.

Be It Further Resolved, that the Roseville City Council calls upon all citizens to join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens

Be It Further Resolved, to observe May 15 as Peace Officers' Memorial Day in honor of law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community, to include Roseville Officer Howard Johnson and Officer Bruce Russell, or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Roseville to be affixed this twenty fifth day of April, 2016.

_____

Mayor Daniel J. Roe

ROSEVILLE

REQUEST FOR COUNCIL ACTION

Date: 04/25/2016

Item No.: 8.a

Department Approval

City Manager Approval

Item Description: Approve Payments

BACKGROUND

State Statute requires the City Council to approve all payment of claims. The following summary of claims has been submitted to the City for payment.

Check Series #	Amount
ACH Payments	$754,094.84
81057-81187	$1,201,681.76
Total	$1,955,776.60

A detailed report of the claims is attached. City Staff has reviewed the claims and considers them to be appropriate for the goods and services received.

POLICY OBJECTIVE

Under Mn State Statute, all claims are required to be paid within 35 days of receipt.

FINANCIAL IMPACTS

All expenditures listed above have been funded by the current budget, from donated monies, or from cash reserves.

STAFF RECOMMENDATION

Staff recommends approval of all payment of claims.

REQUESTED COUNCIL ACTION

Motion to approve the payment of claims as submitted

Prepared by: Chris Miller, Finance Director
Attachments: A: Checks for Approval

Accounts Payable

Checks for Approval

User: Mary.Jenson
Printed: 4/19/2016 - 10:45 AM

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
81170	04/15/2016	Admin Equipment Revolving	Minor Equipment	Ramsey County	New Voting System	70,280.00
				Minor Equipment Total:		70,280.00
				Fund Total:		70,280.00
0	04/07/2016	Boulevard Landscaping	Operating Supplies	Ramy Turf Products	Seed Aide	1,050.00
				Operating Supplies Total:		1,050.00
				Fund Total:		1,050.00
81087	04/07/2016	Central Svcs Equip Revolving	Rental - Copier Machines	Marco Technologies, LLC	Copier Rental Charges	3,536.04
81120	04/07/2016	Central Svcs Equip Revolving	Rental - Copier Machines	US Bank Equipment Finance	Copier Rentals	2,722.09
				Rental - Copier Machines Total:		6,258.13
				Fund Total:		6,258.13
0	04/14/2016	Charitable Gambling	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	7.17
				Federal Income Tax Total:		7.17
0	04/14/2016	Charitable Gambling	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	1.61
0	04/14/2016	Charitable Gambling	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	6.89
				FICA Employee Ded. Total:		8.50

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/14/2016	Charitable Gambling	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	6.89
0	04/14/2016	Charitable Gambling	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	1.61
					FICA Employers Share Total:	8.50
0	04/14/2016	Charitable Gambling	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	1.03
					MN State Retirement Total:	1.03
0	04/14/2016	Charitable Gambling	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	6.66
					PERA Employee Ded Total:	6.66
0	04/14/2016	Charitable Gambling	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	6.66
0	04/14/2016	Charitable Gambling	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	1.03
					PERA Employer Share Total:	7.69
0	04/14/2016	Charitable Gambling	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	3.83
					State Income Tax Total:	3.83
					Fund Total:	43.38
81154	04/15/2016	Community Development	Advertising	Lillie Suburban Newspaper Inc	Arts at the OVal-Acct: 000262	52.40
					Advertising Total:	52.40
81151	04/15/2016	Community Development	Building Permits	Zeb Kauth	Building Permit Refund	91.00
					Building Permits Total:	91.00
81145	04/15/2016	Community Development	Building Surcharge	Home Energy Center	Mechanical Permit Refund-2223 St. C	1.00
81151	04/15/2016	Community Development	Building Surcharge	Zeb Kauth	Building Permit Refund	1.00
81162	04/15/2016	Community Development	Building Surcharge	Mn Dept of Labor & Industry	Building Permit Surcharges	2,822.63
					Building Surcharge Total:	2,824.63
81107	04/07/2016	Community Development	Calyxt Inc Escrow	Springsted, Inc.	TIF Review Calyxt	4,665.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Calyxt Inc Escrow Total:	4,665.00
81103	04/07/2016	Community Development	Deposits	RJ Stegora, Inc.	Partial Construction Deposit Refund-	3,200.00
					Deposits Total:	3,200.00
0	04/15/2016	Community Development	Electrical Inspections	Tokle Inspections, Inc.	March Electrical Inspections	7,627.20
					Electrical Inspections Total:	7,627.20
81163	04/15/2016	Community Development	Electrical Permits	New Tech Electric Systems	Electrical Permit Refund-1747 Count	337.60
					Electrical Permits Total:	337.60
0	04/14/2016	Community Development	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	3,791.68
					Federal Income Tax Total:	3,791.68
0	04/14/2016	Community Development	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	1,806.35
0	04/14/2016	Community Development	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	422.48
					FICA Employee Ded. Total:	2,228.83
0	04/14/2016	Community Development	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	1,806.35
0	04/14/2016	Community Development	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	422.48
					FICA Employers Share Total:	2,228.83
0	04/05/2016	Community Development	Furniture & Fixtures	MinnCor Industries-CC	Chairs	467.20
					Furniture & Fixtures Total:	467.20
81145	04/15/2016	Community Development	Heating Permits	Home Energy Center	Mechanical Permit Refund-2223 St. C	61.00
					Heating Permits Total:	61.00
81148	04/15/2016	Community Development	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplo	200.00
					HRA Employer Total:	200.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
81187	04/19/2016	Community Development	HSA Employee	Premier Bank	April HSA	250.00
				HSA Employee Total:		250.00
81187	04/19/2016	Community Development	HSA Employer	Premier Bank	April HSA	532.99
				HSA Employer Total:		532.99
0	04/15/2016	Community Development	ICMA Def Comp	ICMA Retirement Trust 457-30022′	PR Batch 00001.04.2016 ICMA Defe	1,117.96
				ICMA Def Comp Total:		1,117.96
0	04/05/2016	Community Development	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	194.34
				Life Ins. Employee Total:		194.34
0	04/05/2016	Community Development	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	53.74
				Life Ins. Employer Total:		53.74
0	04/05/2016	Community Development	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	172.91
				Long Term Disability Total:		172.91
81162	04/15/2016	Community Development	Miscellaneous Revenue	Mn Dept of Labor & Industry	Building Permit Surcharges-Retentior	-56.38
				Miscellaneous Revenue Total:		-56.38
0	04/14/2016	Community Development	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	258.46
				MN State Retirement Total:		258.46
0	04/14/2016	Community Development	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	450.00
				MNDCP Def Comp Total:		450.00
81073	04/07/2016	Community Development	Office Supplies	Herbert Dickhudt	ECHO Screening Supplies Reimburs.	3.38
0	04/15/2016	Community Development	Office Supplies	Innovative Office Solutions	Office Supplies	184.96
				Office Supplies Total:		188.34

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/05/2016	Community Development	Operating Supplies	Mn Bookstore-CC	Plumbing Code Book	311.00
0	04/15/2016	Community Development	Operating Supplies	Jane Reilly	Supplies Reimbursement	15.70
					Operating Supplies Total:	326.70
0	04/14/2016	Community Development	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	1,878.83
					PERA Employee Ded Total:	1,878.83
0	04/14/2016	Community Development	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	289.05
0	04/14/2016	Community Development	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	1,878.83
					PERA Employer Share Total:	2,167.88
81147	04/15/2016	Community Development	Printing	Impressive Print	Envelopes	220.00
					Printing Total:	220.00
81073	04/07/2016	Community Development	Professional Services	Herbert Dickhudt	ECHO Screening Supplies Reimburs.	50.00
0	04/05/2016	Community Development	Professional Services	MN Dept of Health-CC	Maintenance Permit	200.00
81171	04/15/2016	Community Development	Professional Services	Ramsey County Recorder	City Council, Variance Board Resolut	874.00
81185	04/15/2016	Community Development	Professional Services	Verizon Wireless	Cell Phones	35.01
					Professional Services Total:	1,159.01
0	04/14/2016	Community Development	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	1,436.45
					State Income Tax Total:	1,436.45
81112	04/07/2016	Community Development	Telephone	T Mobile	Cell Phones-Acct: 876644423	142.69
					Telephone Total:	142.69
81075	04/07/2016	Community Development	Training	Donald Salverda & Associates	Leadership Group Enrollment-Bilotta	200.00
81075	04/07/2016	Community Development	Training	Donald Salverda & Associates	Leadership Group Enrollment-Englun	400.00
					Training Total:	600.00
					Fund Total:	38,869.29

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/14/2016	Contracted Engineering Svcs	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	1,487.42
					Federal Income Tax Total:	1,487.42
0	04/14/2016	Contracted Engineering Svcs	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	924.25
0	04/14/2016	Contracted Engineering Svcs	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Er	216.15
					FICA Employee Ded. Total:	1,140.40
0	04/14/2016	Contracted Engineering Svcs	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Er	216.15
0	04/14/2016	Contracted Engineering Svcs	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	924.25
					FICA Employers Share Total:	1,140.40
81148	04/15/2016	Contracted Engineering Svcs	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplo	211.24
					HRA Employer Total:	211.24
81187	04/19/2016	Contracted Engineering Svcs	HSA Employee	Premier Bank	April HSA	95.19
					HSA Employee Total:	95.19
81187	04/19/2016	Contracted Engineering Svcs	HSA Employer	Premier Bank	April HSA	332.50
					HSA Employer Total:	332.50
0	04/15/2016	Contracted Engineering Svcs	ICMA Def Comp	ICMA Retirement Trust 457-30022′	PR Batch 00001.04.2016 ICMA Defe	97.51
					ICMA Def Comp Total:	97.51
0	04/05/2016	Contracted Engineering Svcs	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	70.68
					Life Ins. Employee Total:	70.68
0	04/05/2016	Contracted Engineering Svcs	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	30.61
					Life Ins. Employer Total:	30.61
0	04/05/2016	Contracted Engineering Svcs	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	81.20

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Long Term Disability Total:	81.20
0	04/14/2016	Contracted Engineering Svcs	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	150.20
					MN State Retirement Total:	150.20
0	04/14/2016	Contracted Engineering Svcs	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	71.49
					MNDCP Def Comp Total:	71.49
0	04/14/2016	Contracted Engineering Svcs	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	976.40
					PERA Employee Ded Total:	976.40
0	04/14/2016	Contracted Engineering Svcs	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	150.20
0	04/14/2016	Contracted Engineering Svcs	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	976.40
					PERA Employer Share Total:	1,126.60
0	04/14/2016	Contracted Engineering Svcs	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	616.21
					State Income Tax Total:	616.21
81156	04/15/2016	Contracted Engineering Svcs	Union Dues Deduction	Local Union 49	PR Batch 00001.04.2016 IOUE Unio	154.54
					Union Dues Deduction Total:	154.54
81172	04/15/2016	Contracted Engineering Svcs	Vehicles	Ranger GM	QTY 1: 2016 CHEVROLET EQUIN(	20,611.20
					Vehicles Total:	20,611.20
					Fund Total:	28,393.79
81143	04/15/2016	Fire Vehicles Revolving	Fire Department Vehicles	HealthEast Vehicle Services	Equipment Installation	10,556.23
					Fire Department Vehicles Total:	10,556.23

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Fund Total:		10,556.23
0	04/05/2016	General Fund	209000 - Sales Tax Payable	MN Dept of Revenue-Non Bank	Sales/Use Tax	35.80
				209000 - Sales Tax Payable Total:		35.80
0	04/15/2016	General Fund	211402 - Flex Spending Health	[redacted]	Flexible Benefit Reimbursement	362.84
0	04/15/2016	General Fund	211402 - Flex Spending Health	[redacted]	Flexible Benefit Reimbursement	193.00
0	04/15/2016	General Fund	211402 - Flex Spending Health	[redacted]	Flexible Benefit Reimbursement	41.94
				211402 - Flex Spending Health Total:		597.78
0	04/15/2016	General Fund	211403 - Flex Spend Day Care	[redacted]	Dependent Care Reimbursement	660.00
				211403 - Flex Spend Day Care Total:		660.00
81154	04/15/2016	General Fund	Advertising	Lillie Suburban Newspaper Inc	Arts at the OVal-Acct: 000262	12.90
				Advertising Total:		12.90
81126	04/15/2016	General Fund	Clothing	Aspen Mills Inc.	Uniform Supplies	87.40
81126	04/15/2016	General Fund	Clothing	Aspen Mills Inc.	Uniform Supplies	30.50
81067	04/07/2016	General Fund	Clothing	Cintas Corporation #470	Uniform Cleaning	40.52
81067	04/07/2016	General Fund	Clothing	Cintas Corporation #470	Uniform Cleaning	44.00
81067	04/07/2016	General Fund	Clothing	Cintas Corporation #470	Uniform Cleaning	40.52
81067	04/07/2016	General Fund	Clothing	Cintas Corporation #470	Uniform Cleaning	40.52
81086	04/07/2016	General Fund	Clothing	Keeprs Inc	Uniform Supplies	49.99
81119	04/07/2016	General Fund	Clothing	Uniforms Unlimited, Inc.	Uniform Supplies	145.00
				Clothing Total:		478.45
81063	04/07/2016	General Fund	Conferences	BCA/Criminal Justice Training & E	Leaders Conference-Schultz	175.00
81063	04/07/2016	General Fund	Conferences	BCA/Criminal Justice Training & E	Leaders Conference-Williams	175.00
81088	04/07/2016	General Fund	Conferences	MN Chiefs of Police Assoc	Leadership Conference	370.00
0	04/05/2016	General Fund	Conferences	MN Transportation Alliance-CC	Federal FAST Act Workshop	50.00
0	04/05/2016	General Fund	Conferences	Superior Shores-CC	Conference Lodging	149.00
				Conferences Total:		919.00
0	04/07/2016	General Fund	Contract Maint - Vehicles	Advanced Graphix, Inc.	Squad Car Lettering	90.84

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
81143	04/15/2016	General Fund	Contract Maint - Vehicles	HealthEast Vehicle Services	Siren Speaker Installation	1,063.07
81143	04/15/2016	General Fund	Contract Maint - Vehicles	HealthEast Vehicle Services	Vehicle Repair	543.78
0	04/07/2016	General Fund	Contract Maint - Vehicles	Midway Ford Co	2016 BLANKET PO FOR VEHICLE	208.47
0	04/07/2016	General Fund	Contract Maint - Vehicles	Mister Car Wash	Vehicle Washes	80.68
					Contract Maint - Vehicles Total:	1,986.84
0	04/05/2016	General Fund	Contract Maint. - City Garage	Nitti Sanitation-CC	Regular Service	339.66
81183	04/15/2016	General Fund	Contract Maint. - City Garage	Twin City Garage Door Co.	Door Repair	1,810.30
81183	04/15/2016	General Fund	Contract Maint. - City Garage	Twin City Garage Door Co.	Door Repair	2,188.40
					Contract Maint. - City Garage Total:	4,338.36
0	04/07/2016	General Fund	Contract Maint. H.V.A.C.	Yale Mechanical, LLC	Maintenance & Repair	1,109.04
					Contract Maint. H.V.A.C. Total:	1,109.04
81124	04/15/2016	General Fund	Contract Maintenance	Advanced Waterjet Technologies, L	Reflective Sheeting	599.27
81062	04/07/2016	General Fund	Contract Maintenance	BCA	7 CJDN Oper. Units	840.00
0	04/07/2016	General Fund	Contract Maintenance	City of St. Paul	Radio Maintenance & Service	176.25
81083	04/07/2016	General Fund	Contract Maintenance	Hotsy of Minnesota	Bulk Soap	181.70
0	04/15/2016	General Fund	Contract Maintenance	Mister Car Wash	Vehicle Washes	6.30
0	04/05/2016	General Fund	Contract Maintenance	Nitti Sanitation-CC	Regular Service	100.98
81100	04/07/2016	General Fund	Contract Maintenance	Ramsey County	Fleet Support Fee	383.76
81121	04/07/2016	General Fund	Contract Maintenance	Verizon Wireless	Cell Phones	276.56
					Contract Maintenance Total:	2,564.82
81100	04/07/2016	General Fund	Dispatching Services	Ramsey County	911 Dispatch Service	29,114.96
81100	04/07/2016	General Fund	Dispatching Services	Ramsey County	CAD Services	5,589.07
					Dispatching Services Total:	34,704.03
0	04/14/2016	General Fund	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inc	32,859.51
					Federal Income Tax Total:	32,859.51
0	04/14/2016	General Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	4,067.67
0	04/14/2016	General Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	5,949.39

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					FICA Employee Ded. Total:	10,017.06
0	04/14/2016	General Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	5,949.39
0	04/14/2016	General Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	4,067.67
					FICA Employers Share Total:	10,017.06
81159	04/15/2016	General Fund	Financial Support	MN Child Support Payment Cntr	Remittance ID: 0015005038	354.43
					Financial Support Total:	354.43
0	04/15/2016	General Fund	Flex Spending Day Care	[redacted]	Dependent Care Reimbursement	192.31
81122	04/07/2016	General Fund	Flex Spending Day Care		Dependent Care Reimbursement	1,346.17
					Flex Spending Day Care Total:	1,538.48
0	04/07/2016	General Fund	Flex Spending Health	[redacted]	Flexible Benefit Reimbursement	344.46
					Flex Spending Health Total:	344.46
81148	04/15/2016	General Fund	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplc	3,563.50
					HRA Employer Total:	3,563.50
81187	04/19/2016	General Fund	HSA Employee	Premier Bank	April HSA	2,746.14
					HSA Employee Total:	2,746.14
81187	04/19/2016	General Fund	HSA Employer	Premier Bank	April HSA	7,464.74
					HSA Employer Total:	7,464.74
0	04/15/2016	General Fund	ICMA Def Comp	ICMA Retirement Trust 457-30022	PR Batch 00001.04.2016 ICMA Defe	2,075.04
					ICMA Def Comp Total:	2,075.04
0	04/07/2016	General Fund	K-9 Supplies	Thomas Gray	K9 Supplies Reimbursement	137.00
					K-9 Supplies Total:	137.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/05/2016	General Fund	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	1,658.01
0	04/05/2016	General Fund	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	64.81
					Life Ins. Employee Total:	1,722.82
0	04/05/2016	General Fund	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	440.30
					Life Ins. Employer Total:	440.30
0	04/05/2016	General Fund	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	1,344.68
					Long Term Disability Total:	1,344.68
81060	04/07/2016	General Fund	Memberships & Subscriptions	ATOM	2016 Membership Dues	250.00
81077	04/07/2016	General Fund	Memberships & Subscriptions	Fire Marshal's Assoc of MN	Membership Dues-Brosnahan	40.00
0	04/05/2016	General Fund	Memberships & Subscriptions	MN GFOA-CC	Membership Dues-Schirmacher, Smit	180.00
					Memberships & Subscriptions Total:	470.00
0	04/05/2016	General Fund	Miscellaneous	Rick Bronsons House-CC	Inadvertant Personal Purchase-Repaic	56.02
81182	04/15/2016	General Fund	Miscellaneous	Time Saver Off Site Secretarial, Inc	Human Rights Commission Meeting I	136.00
					Miscellaneous Total:	192.02
0	04/14/2016	General Fund	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	2,871.90
					MN State Retirement Total:	2,871.90
0	04/14/2016	General Fund	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	6,531.50
					MNDCP Def Comp Total:	6,531.50
0	04/07/2016	General Fund	Motor Fuel	Brooke Jennings	Supplies Reimbursement	67.82
0	04/15/2016	General Fund	Motor Fuel	Mansfield Oil Company	2016 BLANKET PO FOR FUEL - ST	7,556.84
0	04/05/2016	General Fund	Motor Fuel	MN Dept of Revenue-Non Bank	Fuel Tax-Feb.	380.48
					Motor Fuel Total:	8,005.14
81068	04/07/2016	General Fund	Non Business Licenses - Pawn	City of Minneapolis Receivables	Pawn Transaction Fees	2,795.40

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Non Business Licenses - Pawn Total:		2,795.40
81147	04/15/2016	General Fund	Office Supplies	Impressive Print	Business Cards	55.00
0	04/15/2016	General Fund	Office Supplies	Innovative Office Solutions	Office Supplies	16.95
0	04/15/2016	General Fund	Office Supplies	Innovative Office Solutions	Office Supplies	309.10
0	04/15/2016	General Fund	Office Supplies	Innovative Office Solutions	Office Supplies	52.54
0	04/15/2016	General Fund	Office Supplies	Innovative Office Solutions	Office Supplies	91.73
0	04/15/2016	General Fund	Office Supplies	Innovative Office Solutions	Office Supplies	21.22
0	04/05/2016	General Fund	Office Supplies	Innovative Office Solutions-CC	Office Supplies	55.43
0	04/05/2016	General Fund	Office Supplies	Staples-CC	Office Supplies	38.57
				Office Supplies Total:		640.54
81117	04/07/2016	General Fund	Op Supplies - City Hall	Trio Supply Company	Restroom Supplies	85.19
				Op Supplies - City Hall Total:		85.19
0	04/05/2016	General Fund	Operating Supplies	Batteries Plus-CC	Laptop Battery	72.79
0	04/15/2016	General Fund	Operating Supplies	City of St. Paul	Paper Products	422.50
0	04/05/2016	General Fund	Operating Supplies	Galls Inc-CC	Posse Bottom Opening Box	68.93
0	04/15/2016	General Fund	Operating Supplies	Grainger Inc	Batteries	26.48
81081	04/07/2016	General Fund	Operating Supplies	Har Mar Lock	Service Call-Lock Repairs	314.12
0	04/05/2016	General Fund	Operating Supplies	HD Supply-CC	Receptacle	131.25
0	04/15/2016	General Fund	Operating Supplies	Innovative Office Solutions	Office Supplies	107.03
0	04/07/2016	General Fund	Operating Supplies	Brooke Jennings	Supplies Reimbursement	115.94
81149	04/15/2016	General Fund	Operating Supplies	JMD Manufacturing, Inc.	Mailbox Swing Posts	591.36
0	04/05/2016	General Fund	Operating Supplies	Menards-CC	Deck Supplies	114.95
81164	04/15/2016	General Fund	Operating Supplies	Newman Traffic Signs, Inc.	Sign Rental	258.02
81164	04/15/2016	General Fund	Operating Supplies	Newman Traffic Signs, Inc.	Sign Rental	30.99
0	04/05/2016	General Fund	Operating Supplies	Now & Later-CC	Fuel	9.63
81094	04/07/2016	General Fund	Operating Supplies	Petco Animal Supplies, Inc.	K9 Supplies	90.68
81097	04/07/2016	General Fund	Operating Supplies	Precise MRM, LLC	Pooled Data, Monthly Software	423.10
81098	04/07/2016	General Fund	Operating Supplies	Primary Products Company	Black Nitrile Exam Gloves	124.91
81104	04/07/2016	General Fund	Operating Supplies	Roseville Area Schools	Theater Rental-Police Dept. Testing	180.00
0	04/05/2016	General Fund	Operating Supplies	Staples-CC	Camera Cards	42.81
0	04/05/2016	General Fund	Operating Supplies	Suburban Ace Hardware-CC	Chainsaw Blades	64.00
0	04/05/2016	General Fund	Operating Supplies	Target- CC	Critical Incident Debriefing Refreshm	9.77
0	04/05/2016	General Fund	Operating Supplies	Things Remembered-CC	Engraving	46.00
				Operating Supplies Total:		3,245.26

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/05/2016	General Fund	Operating Supplies City Garage	Dollar Tree-CC	Plastic Cutlery	5.36
0	04/05/2016	General Fund	Operating Supplies City Garage	Mad Jacks-CC	Inadvertant Personal Purchase-Wende	255.95
0	04/05/2016	General Fund	Operating Supplies City Garage	Suburban Ace Hardware-CC	Super Glue	7.49
0	04/05/2016	General Fund	Operating Supplies City Garage	Walmart-CC	Cleaning Supplies	9.61
					Operating Supplies City Garage Total:	278.41
0	04/14/2016	General Fund	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	26,516.61
					PERA Employee Ded Total:	26,516.61
0	04/14/2016	General Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	878.17
0	04/14/2016	General Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	36,920.96
					PERA Employer Share Total:	37,799.13
81074	04/07/2016	General Fund	Police Reserve Program	Mark Dion	Supplies Reimbursement	163.75
81119	04/07/2016	General Fund	Police Reserve Program	Uniforms Unlimited, Inc.	Uniform Supplies	1,539.00
81119	04/07/2016	General Fund	Police Reserve Program	Uniforms Unlimited, Inc.	Uniform Supplies	81.99
81119	04/07/2016	General Fund	Police Reserve Program	Uniforms Unlimited, Inc.	Uniform Supplies	121.94
81119	04/07/2016	General Fund	Police Reserve Program	Uniforms Unlimited, Inc.	Uniform Supplies	81.98
81119	04/07/2016	General Fund	Police Reserve Program	Uniforms Unlimited, Inc.	Uniform Supplies	81.95
81119	04/07/2016	General Fund	Police Reserve Program	Uniforms Unlimited, Inc.	Uniform Supplies	120.93
					Police Reserve Program Total:	2,191.54
0	04/05/2016	General Fund	Postage	Pitney Bowes - Non Bank	February Postage	3,000.00
0	04/05/2016	General Fund	Postage	Pitney Bowes - Non Bank	March Postage	3,000.00
					Postage Total:	6,000.00
81147	04/15/2016	General Fund	Printing	Impressive Print	Envelopes	538.00
					Printing Total:	538.00
81076	04/07/2016	General Fund	Professional Services	Ergometrics & Applied Personnel R	Annual License Renewal	800.00
0	04/15/2016	General Fund	Professional Services	Erickson, Bell, Beckman & Quinn I	General Civil Matters	16,376.00
0	04/15/2016	General Fund	Professional Services	Erickson, Bell, Beckman & Quinn I	State of Mn vs. Nicholas Taylor Rod	253.50
0	04/07/2016	General Fund	Professional Services	Erickson, Bell, Beckman & Quinn I	Prosecution Services	12,833.00
81144	04/15/2016	General Fund	Professional Services	Heller Architects, Inc.	Admin & Finance Security Desk	1,490.00
81179	04/15/2016	General Fund	Professional Services	Sheila Stowell	City Council Meeting Minutes	356.25
81179	04/15/2016	General Fund	Professional Services	Sheila Stowell	Mileage Reimbursement	5.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
81179	04/15/2016	General Fund	Professional Services	Sheila Stowell	City Council Meeting Minutes	312.50
81179	04/15/2016	General Fund	Professional Services	Sheila Stowell	Mileage Reimbursement	5.00
81179	04/15/2016	General Fund	Professional Services	Sheila Stowell	City Council Meeting Minutes	368.75
81179	04/15/2016	General Fund	Professional Services	Sheila Stowell	Mileage Reimbursement	5.00
81179	04/15/2016	General Fund	Professional Services	Sheila Stowell	Mileage Reimbursement	5.00
81179	04/15/2016	General Fund	Professional Services	Sheila Stowell	Special City Council Meeting Minute	112.50
81110	04/07/2016	General Fund	Professional Services	Sheila Stowell	City Council Meeting Minutes	412.50
81110	04/07/2016	General Fund	Professional Services	Sheila Stowell	Mileage Reimbursement	4.70
81115	04/07/2016	General Fund	Professional Services	Time Saver Off Site Secretarial, Inc	Finance Commission Meeting Minute	203.00
81116	04/07/2016	General Fund	Professional Services	TransUnion Risk and Alternative	People Searches-Acct: 212095	32.00
81118	04/07/2016	General Fund	Professional Services	Twin Cities Transport & Recove	Towing Service	45.00
81118	04/07/2016	General Fund	Professional Services	Twin Cities Transport & Recove	Towing Service	85.00
81118	04/07/2016	General Fund	Professional Services	Twin Cities Transport & Recove	Towing Service	85.00
81118	04/07/2016	General Fund	Professional Services	Twin Cities Transport & Recove	Towing Service	85.00
					Professional Services Total:	33,874.70
81167	04/15/2016	General Fund	Salaries - Regular	Office Team	Temporary Employment	1,541.74
81091	04/07/2016	General Fund	Salaries - Regular	Office Team	Temporary Staffing	1,537.03
					Salaries - Regular Total:	3,078.77
0	04/14/2016	General Fund	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	12,814.28
					State Income Tax Total:	12,814.28
0	04/05/2016	General Fund	Telephone	Best Buy- CC	Phone Minutes	100.00
0	04/05/2016	General Fund	Telephone	Sprint- CC	Cell Phones	52.00
0	04/05/2016	General Fund	Telephone	Sprint- CC	Cell Phones	56.25
81112	04/07/2016	General Fund	Telephone	T Mobile	Cell Phones-Acct: 876644423	207.17
81112	04/07/2016	General Fund	Telephone	T Mobile	Cell Phones-Acct: 876644423	297.24
81112	04/07/2016	General Fund	Telephone	T Mobile	Cell Phones-Acct: 876644423	16.70
81112	04/07/2016	General Fund	Telephone	T Mobile	Cell Phones-Acct: 876644423	190.88
81185	04/15/2016	General Fund	Telephone	Verizon Wireless	Cell Phones	1,051.68
81185	04/15/2016	General Fund	Telephone	Verizon Wireless	Cell Phones	33.80
81185	04/15/2016	General Fund	Telephone	Verizon Wireless	Cell Phones	70.46
81185	04/15/2016	General Fund	Telephone	Verizon Wireless	Cell Phones	542.33
					Telephone Total:	2,618.51
81063	04/07/2016	General Fund	Training	BCA/Criminal Justice Training & E	Leaders Conference-Pitzl	175.00
81063	04/07/2016	General Fund	Training	BCA/Criminal Justice Training & E	Leaders Conference-S. Johnson	175.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
81063	04/07/2016	General Fund	Training	BCA/Criminal Justice Training & E	Basic Narcotics-Christensen	375.00
81063	04/07/2016	General Fund	Training	BCA/Criminal Justice Training & E	DMT-G Certification Course-Weber	285.00
81063	04/07/2016	General Fund	Training	BCA/Criminal Justice Training & E	DMT-G Certification Course-Wiesner	285.00
0	04/05/2016	General Fund	Training	Brueggers Bagels- CC	Training Supplies	7.99
0	04/05/2016	General Fund	Training	Byerly's- CC	Training Supplies	114.72
81059	04/07/2016	General Fund	Training	Commissioner of Transportation	Traffic Sign Training	200.00
81058	04/07/2016	General Fund	Training	Commissioner of Transportation	Traffic Sign Training	200.00
0	04/07/2016	General Fund	Training	Thomas Gray	Narc Trial Cert. Reimbursement	79.80
81080	04/07/2016	General Fund	Training	Jonathan W. Hall	Preventing Assaults & Ambushes on l	300.00
81082	04/07/2016	General Fund	Training	Hennepin Technical College	Officer Training-Pitzl, Holtmeier	320.00
0	04/07/2016	General Fund	Training	Brooke Jennings	Supplies Reimbursement	31.03
0	04/05/2016	General Fund	Training	Olive Garden-CC	Training Supplies	157.50
0	04/07/2016	General Fund	Training	Thomas Pitzl	Training Expenses Reimbursement	216.24
0	04/05/2016	General Fund	Training	SCSU Continuing Studies-CC	Law Enforcement Executive Develop	395.00
81106	04/07/2016	General Fund	Training	SOTA	Tactical Training Conference	675.00
81113	04/07/2016	General Fund	Training	Taser Training Academy	TASER Instructor Course	225.00
					Training Total:	4,217.28
0	04/15/2016	General Fund	Tuition Reimbursement	Joe Adams	Tuition Reimbursement	1,245.00
					Tuition Reimbursement Total:	1,245.00
0	04/15/2016	General Fund	Union Dues Deduction	LELS	PR Batch 00001.04.2016 Lels Union	1,806.72
81156	04/15/2016	General Fund	Union Dues Deduction	Local Union 49	PR Batch 00001.04.2016 IOUE Union	97.25
0	04/15/2016	General Fund	Union Dues Deduction	MN Teamsters #320	PR Batch 00001.04.2016 Local 320 U	469.00
0	04/15/2016	General Fund	Union Dues Deduction	Roseville Firefighters Local 5051	PR Batch 00001.04.2016 IAFF Union	585.00
					Union Dues Deduction Total:	2,957.97
0	04/15/2016	General Fund	Utilities	Xcel Energy	Street Lights	47.73
0	04/15/2016	General Fund	Utilities	Xcel Energy	Street Lights	56.28
					Utilities Total:	104.01
0	04/15/2016	General Fund	Utilities - City Garage	Xcel Energy	Garage/PW Building	3,370.15
					Utilities - City Garage Total:	3,370.15
0	04/15/2016	General Fund	Utilities - City Hall	Xcel Energy	City Hall Building	5,464.78

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Utilities - City Hall Total:		5,464.78
81061	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Auto Plus	Vehicle Supplies	118.68
81065	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Central Power Distributors Inc	Pre-Cleaner	40.07
0	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Factory Motor Parts, Co.	2016 BLANKET PO FOR VEHICLE	374.06
0	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Factory Motor Parts, Co.	2016 BLANKET PO FOR VEHICLE	12.73
0	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Factory Motor Parts, Co.	2016 BLANKET PO FOR VEHICLE	68.28
0	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Gopher Bearing (BDI Branch 78)	Roller Chain	1,016.08
0	04/07/2016	General Fund	Vehicle Supplies & Maintenance	McMaster-Carr Supply Co	Brass Ball Valves	46.92
0	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Napa Auto Parts	2016 BLANKET PO FOR VEHICLE	-54.00
0	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Napa Auto Parts	2016 BLANKET PO FOR VEHICLE	57.54
81096	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Powerplan	Vehicle Supplies	3,126.58
81097	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Precise MRM, LLC	Field Replacements	446.38
0	04/05/2016	General Fund	Vehicle Supplies & Maintenance	PTS Tool Supply-CC	Vehicle Supplies	373.00
81111	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Suburban Tire Wholesale, Inc.	2016 BLANKET PO FOR VEHICLE	302.71
0	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Zarnoth Brush Works, Inc.	2016 BLANKET PO FOR VEHICLE	1,985.00
0	04/07/2016	General Fund	Vehicle Supplies & Maintenance	Zarnoth Brush Works, Inc.	2016 BLANKET PO FOR VEHICLE	3,790.00
				Vehicle Supplies & Maintenance Total:		11,704.03
				Fund Total:		301,642.36
0	04/05/2016	General Fund Donations	Explorers - Supplies	Walmart-CC	Exporer Supplies	52.40
				Explorers - Supplies Total:		52.40
				Fund Total:		52.40
0	04/05/2016	Golf Course	Contract Maintenance	Nitti Sanitation-CC	Regular Service	79.56
				Contract Maintenance Total:		79.56
0	04/14/2016	Golf Course	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	569.55
				Federal Income Tax Total:		569.55
0	04/14/2016	Golf Course	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	85.65
0	04/14/2016	Golf Course	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	366.23

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					FICA Employee Ded. Total:	451.88
0	04/14/2016	Golf Course	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	366.23
0	04/14/2016	Golf Course	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	85.65
					FICA Employers Share Total:	451.88
81148	04/15/2016	Golf Course	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplo	70.00
					HRA Employer Total:	70.00
81187	04/19/2016	Golf Course	HSA Employer	Premier Bank	April HSA	200.00
					HSA Employer Total:	200.00
0	04/05/2016	Golf Course	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	73.48
					Life Ins. Employee Total:	73.48
0	04/05/2016	Golf Course	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	4.80
					Life Ins. Employer Total:	4.80
0	04/05/2016	Golf Course	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	18.31
					Long Term Disability Total:	18.31
0	04/14/2016	Golf Course	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	51.30
					MN State Retirement Total:	51.30
0	04/14/2016	Golf Course	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	50.00
					MNDCP Def Comp Total:	50.00
0	04/14/2016	Golf Course	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	333.46
					PERA Employee Ded Total:	333.46
0	04/14/2016	Golf Course	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	51.30

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/14/2016	Golf Course	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	333.46
					PERA Employer Share Total:	384.76
0	04/14/2016	Golf Course	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	275.41
					State Income Tax Total:	275.41
0	04/05/2016	Golf Course	State Sales Tax Payable	MN Dept of Revenue-Non Bank	Sales/Use Tax	17.81
					State Sales Tax Payable Total:	17.81
81112	04/07/2016	Golf Course	Telephone	T Mobile	Cell Phones-Acct: 876644423	52.04
					Telephone Total:	52.04
0	04/05/2016	Golf Course	Use Tax Payable	MN Dept of Revenue-Non Bank	Sales/Use Tax	43.55
					Use Tax Payable Total:	43.55
					Fund Total:	3,127.79
0	04/14/2016	Housing & Redevelopment Agency	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	18.60
0	04/14/2016	Housing & Redevelopment Agency	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	4.35
					FICA Employee Ded. Total:	22.95
0	04/14/2016	Housing & Redevelopment Agency	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	18.60
0	04/14/2016	Housing & Redevelopment Agency	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	4.35
					FICA Employers Share Total:	22.95
81127	04/15/2016	Housing & Redevelopment Agency	Payment to Owners	Jared Benson	Energy Audit Reimbursement	60.00
81168	04/15/2016	Housing & Redevelopment Agency	Payment to Owners	Donald Phillips	Energy Audit Reimbursement	60.00
81175	04/15/2016	Housing & Redevelopment Agency	Payment to Owners	Dayna Shong	Energy Audit	60.00
81180	04/15/2016	Housing & Redevelopment Agency	Payment to Owners	Christine Tendle	Energy Audit	60.00
					Payment to Owners Total:	240.00
81179	04/15/2016	Housing & Redevelopment Agency	Professional Services	Sheila Stowell	HRA Meeting Minutes	275.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
81179	04/15/2016	Housing & Redevelopment Agency	Professional Services	Sheila Stowell	Mileage Reimbursement	5.00
					Professional Services Total:	280.00
					Fund Total:	565.90
81132	04/15/2016	Information Technology	Computer Equipment	CDW Government, Inc.	Computer Supplies	137.88
81132	04/15/2016	Information Technology	Computer Equipment	CDW Government, Inc.	Computer Supplies	189.00
81132	04/15/2016	Information Technology	Computer Equipment	CDW Government, Inc.	Computer Supplies	899.00
					Computer Equipment Total:	1,225.88
81133	04/15/2016	Information Technology	Contract Maintenance	CDWG Inc.	CDWG - QUOTE GXBH436 - MCA	16,980.00
81137	04/15/2016	Information Technology	Contract Maintenance	Datalink	QUOTE ID 11808498 CISCO SMAR	28,591.40
0	04/15/2016	Information Technology	Contract Maintenance	SHI International Corp	Acrobat Subscriptions	940.00
					Contract Maintenance Total:	46,511.40
0	04/14/2016	Information Technology	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	5,204.18
					Federal Income Tax Total:	5,204.18
0	04/14/2016	Information Technology	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	2,875.47
0	04/14/2016	Information Technology	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	672.47
					FICA Employee Ded. Total:	3,547.94
0	04/14/2016	Information Technology	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	672.47
0	04/14/2016	Information Technology	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	2,875.47
					FICA Employers Share Total:	3,547.94
81148	04/15/2016	Information Technology	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplo	698.00
					HRA Employer Total:	698.00
81187	04/19/2016	Information Technology	HSA Employee	Premier Bank	April HSA	-47.37
81187	04/19/2016	Information Technology	HSA Employee	Premier Bank	April HSA	503.21

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				HSA Employee Total:		455.84
81187	04/19/2016	Information Technology	HSA Employer	Premier Bank	April HSA	1,368.75
81187	04/19/2016	Information Technology	HSA Employer	Premier Bank	April HSA	-125.00
				HSA Employer Total:		1,243.75
0	04/15/2016	Information Technology	ICMA Def Comp	ICMA Retirement Trust 457-30022′	PR Batch 00001.04.2016 ICMA Defe	225.00
				ICMA Def Comp Total:		225.00
81125	04/15/2016	Information Technology	Internet	Anoka County Treasury	Broadband-May 2016	75.00
0	04/05/2016	Information Technology	Internet	Arin-CC	Annual IP Address Assignments	200.00
81134	04/15/2016	Information Technology	Internet	City of Mounds View	Optical Fiber Agreement	600.00
0	04/07/2016	Information Technology	Internet	Cologix, Inc	Fiber Cross Connect	450.00
81135	04/15/2016	Information Technology	Internet	Comcast	High Speed Internet, Cable TV	91.98
81084	04/07/2016	Information Technology	Internet	Hurricane Electric	Transit Service Monthly Fee	500.00
				Internet Total:		1,916.98
0	04/05/2016	Information Technology	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	143.46
				Life Ins. Employee Total:		143.46
0	04/05/2016	Information Technology	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	66.00
				Life Ins. Employer Total:		66.00
0	04/05/2016	Information Technology	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	212.25
				Long Term Disability Total:		212.25
0	04/14/2016	Information Technology	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	478.20
				MN State Retirement Total:		478.20
0	04/05/2016	Information Technology	Office Supplies	Nelsons Cheese & Deli-CC	Box Lunches-Computer Support Inter	44.96
81108	04/07/2016	Information Technology	Office Supplies	Staples Business Advantage, Inc.	Tape, Stapler, Pencils	99.82

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Office Supplies Total:		144.78
0	04/05/2016	Information Technology	Operating Supplies	Amazon.com- CC	iPad Air Case & Charger	36.95
0	04/05/2016	Information Technology	Operating Supplies	Amazon.com- CC	Hard Drive Server Replacement	189.62
0	04/15/2016	Information Technology	Operating Supplies	SHI International Corp	Multiple Windows Platform	368.00
81177	04/15/2016	Information Technology	Operating Supplies	Staples Business Advantage, Inc.	Cable Straps, USB	46.77
81177	04/15/2016	Information Technology	Operating Supplies	Staples Business Advantage, Inc.	Motor Backpack	35.79
81108	04/07/2016	Information Technology	Operating Supplies	Staples Business Advantage, Inc.	Safety Anti Fatigue Mats	168.41
				Operating Supplies Total:		845.54
0	04/14/2016	Information Technology	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	3,108.16
				PERA Employee Ded Total:		3,108.16
0	04/14/2016	Information Technology	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	478.20
0	04/14/2016	Information Technology	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	3,108.16
				PERA Employer Share Total:		3,586.36
0	04/14/2016	Information Technology	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	1,933.58
				State Income Tax Total:		1,933.58
81069	04/07/2016	Information Technology	Telephone	Comcast	Cable TV-Credit	-3.00
81112	04/07/2016	Information Technology	Telephone	T Mobile	Cell Phones-Acct: 876644423	99.52
81185	04/15/2016	Information Technology	Telephone	Verizon Wireless	Cell Phones	590.37
				Telephone Total:		686.89
0	04/15/2016	Information Technology	Training	Terre Heiser	Project Management Courses Reimbu	3,924.00
				Training Total:		3,924.00
				Fund Total:		79,706.13
0	04/05/2016	Internal Service - Interest	Investment Income	RVA- Non Bank	January Interest	109.44

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Investment Income Total:	109.44
					Fund Total:	109.44
81130	04/15/2016	License Center	Contract Maintenance	Brite-Way Window Cleaning Sv	LIcense Center Window Cleaning	29.00
81139	04/15/2016	License Center	Contract Maintenance	ECR Software Corp.	Catapult Support & Licenses	3,750.00
					Contract Maintenance Total:	3,779.00
0	04/14/2016	License Center	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	3,523.56
					Federal Income Tax Total:	3,523.56
0	04/14/2016	License Center	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	507.39
0	04/14/2016	License Center	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	2,169.61
					FICA Employee Ded. Total:	2,677.00
0	04/14/2016	License Center	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	2,169.61
0	04/14/2016	License Center	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	507.39
					FICA Employers Share Total:	2,677.00
81148	04/15/2016	License Center	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplo	830.00
					HRA Employer Total:	830.00
81187	04/19/2016	License Center	HSA Employee	Premier Bank	April HSA	213.06
					HSA Employee Total:	213.06
81187	04/19/2016	License Center	HSA Employer	Premier Bank	April HSA	500.00
					HSA Employer Total:	500.00
0	04/05/2016	License Center	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	128.50

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Life Ins. Employee Total:	128.50
0	04/05/2016	License Center	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	43.20
					Life Ins. Employer Total:	43.20
0	04/05/2016	License Center	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	114.67
					Long Term Disability Total:	114.67
81178	04/15/2016	License Center	Memberships & Subscriptions	Stephens Peck, Inc.	Peck's Title Book Revision Service	85.00
					Memberships & Subscriptions Total:	85.00
0	04/14/2016	License Center	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	354.86
					MN State Retirement Total:	354.86
0	04/14/2016	License Center	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	389.58
0	04/14/2016	License Center	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	250.00
					MNDCP Def Comp Total:	639.58
0	04/05/2016	License Center	Office Supplies	Amazon.com- CC	Barstool	38.00
0	04/15/2016	License Center	Office Supplies	Innovative Office Solutions	Office Supplies	98.80
0	04/05/2016	License Center	Office Supplies	Pakor-CC	Passport Supplies	851.97
0	04/07/2016	License Center	Office Supplies	St. Paul Stamp Works, Inc.	Dater Stamp	138.93
					Office Supplies Total:	1,127.70
0	04/14/2016	License Center	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	2,163.80
					PERA Employee Ded Total:	2,163.80
0	04/14/2016	License Center	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	2,163.80
0	04/14/2016	License Center	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	332.86
					PERA Employer Share Total:	2,496.66
0	04/05/2016	License Center	Postage	USPS-CC	Postage	258.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Postage Total:		258.00
81141	04/15/2016	License Center	Professional Services	G & K Services	Mats	23.60
81141	04/15/2016	License Center	Professional Services	G & K Services	Mats	23.60
0	04/15/2016	License Center	Professional Services	Quicksilver Express Courier	Courier Service	200.64
				Professional Services Total:		247.84
0	04/15/2016	License Center	Rental	Gaughan Properties	License Center Rent-May 2016	5,315.93
				Rental Total:		5,315.93
0	04/05/2016	License Center	Sales Tax Payable	MN Dept of Revenue-Non Bank	Sales/Use Tax	1,469.14
				Sales Tax Payable Total:		1,469.14
0	04/14/2016	License Center	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	1,493.48
				State Income Tax Total:		1,493.48
0	04/15/2016	License Center	Utilities	Xcel Energy	License Center	374.68
				Utilities Total:		374.68
				Fund Total:		30,512.66
81079	04/07/2016	Municipal Jazz Band	Operating Supplies	Groth Music	Big Band Supplies	50.02
				Operating Supplies Total:		50.02
				Fund Total:		50.02
0	04/05/2016	P & R Contract Mantenance	Contract Maintenance	Nitti Sanitation-CC	Regular Service	602.14
				Contract Maintenance Total:		602.14
0	04/14/2016	P & R Contract Mantenance	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	2,428.31

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Federal Income Tax Total:	2,428.31
0	04/14/2016	P & R Contract Mantenance	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	1,304.22
0	04/14/2016	P & R Contract Mantenance	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	305.02
					FICA Employee Ded. Total:	1,609.24
0	04/14/2016	P & R Contract Mantenance	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	305.02
0	04/14/2016	P & R Contract Mantenance	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	1,304.22
					FICA Employers Share Total:	1,609.24
81148	04/15/2016	P & R Contract Mantenance	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplo	370.00
					HRA Employer Total:	370.00
81187	04/19/2016	P & R Contract Mantenance	HSA Employee	Premier Bank	April HSA	419.24
					HSA Employee Total:	419.24
81187	04/19/2016	P & R Contract Mantenance	HSA Employer	Premier Bank	April HSA	1,352.50
					HSA Employer Total:	1,352.50
0	04/05/2016	P & R Contract Mantenance	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	89.71
					Life Ins. Employee Total:	89.71
0	04/05/2016	P & R Contract Mantenance	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	39.60
					Life Ins. Employer Total:	39.60
0	04/05/2016	P & R Contract Mantenance	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	103.27
					Long Term Disability Total:	103.27
0	04/14/2016	P & R Contract Mantenance	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	217.37
					MN State Retirement Total:	217.37

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/14/2016	P & R Contract Mantenance	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	280.00
					MNDCP Def Comp Total:	280.00
81065	04/07/2016	P & R Contract Mantenance	Operating Supplies	Central Power Distributors Inc	Trimmer Line	171.54
81067	04/07/2016	P & R Contract Mantenance	Operating Supplies	Cintas Corporation #470	Uniform Cleaning	2.34
81067	04/07/2016	P & R Contract Mantenance	Operating Supplies	Cintas Corporation #470	Uniform Cleaning	2.36
81067	04/07/2016	P & R Contract Mantenance	Operating Supplies	Cintas Corporation #470	Uniform Cleaning	2.34
81067	04/07/2016	P & R Contract Mantenance	Operating Supplies	Cintas Corporation #470	Uniform Cleaning	2.34
0	04/05/2016	P & R Contract Mantenance	Operating Supplies	North Hgts Hardware Hank-CC	Snow Pusher	46.04
0	04/07/2016	P & R Contract Mantenance	Operating Supplies	St. Croix Recreation Funplaygrounc	Litter Pick Up Bags	114.00
81117	04/07/2016	P & R Contract Mantenance	Operating Supplies	Trio Supply Company	Restroom Supplies	434.48
					Operating Supplies Total:	775.44
0	04/14/2016	P & R Contract Mantenance	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	1,412.98
					PERA Employee Ded Total:	1,412.98
0	04/14/2016	P & R Contract Mantenance	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	1,412.98
0	04/14/2016	P & R Contract Mantenance	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	217.37
					PERA Employer Share Total:	1,630.35
0	04/07/2016	P & R Contract Mantenance	Professional Services	Jimmys Johnnys, Inc	Toilet Rental	54.50
0	04/07/2016	P & R Contract Mantenance	Professional Services	Jimmys Johnnys, Inc	Toilet Rental	125.00
81090	04/07/2016	P & R Contract Mantenance	Professional Services	Multicare Associates	Audiogram-Gauger Acct: 64904	20.00
					Professional Services Total:	199.50
0	04/07/2016	P & R Contract Mantenance	Rental	Jimmys Johnnys, Inc	Toilet Rental	54.50
0	04/07/2016	P & R Contract Mantenance	Rental	Jimmys Johnnys, Inc	Toilet Rental	125.00
0	04/07/2016	P & R Contract Mantenance	Rental	Jimmys Johnnys, Inc	Toilet Rental	54.50
					Rental Total:	234.00
0	04/14/2016	P & R Contract Mantenance	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	1,008.49
					State Income Tax Total:	1,008.49
81112	04/07/2016	P & R Contract Mantenance	Telephone	T Mobile	Cell Phones-Acct: 876644423	73.40

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
81185	04/15/2016	P & R Contract Mantenance	Telephone	Verizon Wireless	Cell Phones	35.01
81185	04/15/2016	P & R Contract Mantenance	Telephone	Verizon Wireless	Cell Phones	315.09
				Telephone Total:		423.50
0	04/05/2016	P & R Contract Mantenance	Training	U of M-CC	No Receipt-Evenson	780.00
				Training Total:		780.00
81160	04/15/2016	P & R Contract Mantenance	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits	5,512.00
81160	04/15/2016	P & R Contract Mantenance	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits	1,788.77
				Unemployment Insurance Total:		7,300.77
81156	04/15/2016	P & R Contract Mantenance	Union Dues Deduction	Local Union 49	PR Batch 00001.04.2016 IOUE Unio	268.00
				Union Dues Deduction Total:		268.00
0	04/15/2016	P & R Contract Mantenance	Utilities	Xcel Energy	P&R	64.91
				Utilities Total:		64.91
				Fund Total:		23,218.56
0	04/15/2016	Park Renewal 2011	Contractor Payments	Urban Companies	Turf Improvements	4,984.99
0	04/15/2016	Park Renewal 2011	Contractor Payments	Urban Companies	Turf Improvements	5,080.01
0	04/15/2016	Park Renewal 2011	Contractor Payments	Urban Companies	Turf Improvements	6,162.56
				Contractor Payments Total:		16,227.56
				Fund Total:		16,227.56
0	04/05/2016	Pathway Maintenance Fund	Operating Supplies	Ag Sprayer-CC	68 Gallon Low Profile	479.91
				Operating Supplies Total:		479.91

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Fund Total:		479.91
0	04/05/2016	Police - DWI Enforcement	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	1.41
				Life Ins. Employee Total:		1.41
81118	04/07/2016	Police - DWI Enforcement	Professional Services	Twin Cities Transport & Recove	Towing Service	85.00
				Professional Services Total:		85.00
				Fund Total:		86.41
0	04/14/2016	Police Grants	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inc	58.61
				Federal Income Tax Total:		58.61
0	04/14/2016	Police Grants	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	5.73
				FICA Employee Ded. Total:		5.73
0	04/14/2016	Police Grants	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	5.73
				FICA Employers Share Total:		5.73
81187	04/19/2016	Police Grants	HSA Employee	Premier Bank	April HSA	25.85
				HSA Employee Total:		25.85
81187	04/19/2016	Police Grants	HSA Employer	Premier Bank	April HSA	16.01
				HSA Employer Total:		16.01
0	04/14/2016	Police Grants	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	4.29
				MN State Retirement Total:		4.29
0	04/14/2016	Police Grants	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	46.33

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					PERA Employee Ded Total:	46.33
0	04/14/2016	Police Grants	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	69.50
					PERA Employer Share Total:	69.50
0	04/14/2016	Police Grants	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	20.30
					State Income Tax Total:	20.30
0	04/15/2016	Police Grants	Union Dues Deduction	LELS	PR Batch 00001.04.2016 Lels Union	6.28
					Union Dues Deduction Total:	6.28
					Fund Total:	258.63
81185	04/15/2016	Police Forfeiture Fund	Professional Services	Verizon Wireless	Cell Phones	70.02
					Professional Services Total:	70.02
					Fund Total:	70.02
81105	04/07/2016	Police Vehicle Revolving	Capital Outlay	SIRT-NextLevel Training	Training Magazine, Slide & Lasers	829.40
81109	04/07/2016	Police Vehicle Revolving	Capital Outlay	Stop Stick, Ltd.	Stop Stick Kit	646.00
					Capital Outlay Total:	1,475.40
					Fund Total:	1,475.40
0	04/05/2016	Recreation Fund	Contract Maintenance	Nitti Sanitation-CC	Regular Service	247.86
					Contract Maintenance Total:	247.86
0	04/14/2016	Recreation Fund	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inc	4,172.04
0	04/14/2016	Recreation Fund	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	0.86

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Federal Income Tax Total:		4,172.90
81142	04/15/2016	Recreation Fund	Fee Program Revenue	Suzanne Gibbons	City Wide Garage Sale Refund	10.00
81186	04/15/2016	Recreation Fund	Fee Program Revenue	US Bank	Dance Recital Ticket Sales Change	100.00
				Fee Program Revenue Total:		110.00
0	04/14/2016	Recreation Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	3,203.96
0	04/14/2016	Recreation Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	749.32
0	04/14/2016	Recreation Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	7.79
				FICA Employee Ded. Total:		3,961.07
0	04/14/2016	Recreation Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	749.32
0	04/14/2016	Recreation Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	3,203.96
				FICA Employers Share Total:		3,953.28
81071	04/07/2016	Recreation Fund	Figure Skate School	Anna DeCrans	Ice Show Refund	45.00
				Figure Skate School Total:		45.00
81148	04/15/2016	Recreation Fund	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplc	1,178.00
				HRA Employer Total:		1,178.00
81187	04/19/2016	Recreation Fund	HSA Employee	Premier Bank	April HSA	200.39
				HSA Employee Total:		200.39
81187	04/19/2016	Recreation Fund	HSA Employer	Premier Bank	April HSA	695.00
				HSA Employer Total:		695.00
0	04/15/2016	Recreation Fund	ICMA Def Comp	ICMA Retirement Trust 457-30022′	PR Batch 00001.04.2016 ICMA Defe	550.00
				ICMA Def Comp Total:		550.00
0	04/05/2016	Recreation Fund	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	122.77

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Life Ins. Employee Total:	122.77
0	04/05/2016	Recreation Fund	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	54.85
					Life Ins. Employer Total:	54.85
0	04/05/2016	Recreation Fund	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	184.40
					Long Term Disability Total:	184.40
0	04/05/2016	Recreation Fund	Merchandise for Sale	Cub Foods- CC	Apple Cider	32.94
0	04/05/2016	Recreation Fund	Merchandise for Sale	Restaurant Depot- CC	Concession Items for Resale	93.06
					Merchandise for Sale Total:	126.00
0	04/14/2016	Recreation Fund	Minnesota Benefit Ded	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	7.79
					Minnesota Benefit Ded Total:	7.79
0	04/14/2016	Recreation Fund	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	372.06
					MN State Retirement Total:	372.06
0	04/14/2016	Recreation Fund	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	1,308.41
					MNDCP Def Comp Total:	1,308.41
0	04/05/2016	Recreation Fund	Operating Supplies	Byerly's- CC	Daddy/Daughter Dance Supplies	17.83
0	04/05/2016	Recreation Fund	Operating Supplies	Cheetah Auto Supply-CC	Heater Hose	5.06
0	04/05/2016	Recreation Fund	Operating Supplies	Cub Foods- CC	Daddy/Daughter Dance Supplies	88.46
0	04/05/2016	Recreation Fund	Operating Supplies	Davis Lock & Safe-CC	Locker Room Keys	49.00
0	04/05/2016	Recreation Fund	Operating Supplies	Discount Steel Inc-CC	Aluminum	22.50
0	04/05/2016	Recreation Fund	Operating Supplies	Frattallones-CC	Screwdrivers	18.49
0	04/05/2016	Recreation Fund	Operating Supplies	Gopher Bearing- Corp.-CC	Ball Bearings	10.10
0	04/15/2016	Recreation Fund	Operating Supplies	Grainger Inc	Tools	31.47
0	04/05/2016	Recreation Fund	Operating Supplies	Hoist Fitness-CC	Weight Room Cable	90.35
0	04/05/2016	Recreation Fund	Operating Supplies	Home Depot- CC	Lumbar	130.82
0	04/05/2016	Recreation Fund	Operating Supplies	Laundry Room-CC	No Receipt-Anfang	3.75
0	04/05/2016	Recreation Fund	Operating Supplies	Michaels-CC	Craft Supplies	23.46
0	04/05/2016	Recreation Fund	Operating Supplies	New England Sports-CC	Sharpender Wheels	155.90

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/05/2016	Recreation Fund	Operating Supplies	Northern Tool & Equip- CC	Bandy Shelter Casters	81.94
0	04/05/2016	Recreation Fund	Operating Supplies	Pioneer Press-CC	Summer Camp Advertising	70.00
0	04/15/2016	Recreation Fund	Operating Supplies	The Retrofit Companies Inc	Fluorescent Lamps, Batteries	106.70
0	04/05/2016	Recreation Fund	Operating Supplies	Sherwin Williams - CC	Paint Supplies	130.84
0	04/05/2016	Recreation Fund	Operating Supplies	Suburban Ace Hardware-CC	Rope	26.76
0	04/05/2016	Recreation Fund	Operating Supplies	Suburban Ace Hardware-CC	Paintbrushes	11.57
0	04/05/2016	Recreation Fund	Operating Supplies	Twin City Tees-CC	Volunteer Recognition Supplies	104.16
0	04/05/2016	Recreation Fund	Operating Supplies	Walmart-CC	Supplies	230.65
0	04/05/2016	Recreation Fund	Operating Supplies	When I Work-CC	Plan Renewal	49.00
0	04/05/2016	Recreation Fund	Operating Supplies	Zoro Tools-CC	Supplies	65.47
					Operating Supplies Total:	1,524.28
0	04/14/2016	Recreation Fund	PERA Employee Ded	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	0.46
0	04/14/2016	Recreation Fund	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	6.61
0	04/14/2016	Recreation Fund	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	2,760.21
					PERA Employee Ded Total:	2,767.28
0	04/14/2016	Recreation Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	424.66
0	04/14/2016	Recreation Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	2,760.21
					PERA Employer Share Total:	3,184.87
81140	04/15/2016	Recreation Fund	Printing	Fun2Raise Marketing & Events	Summer Fun Guide 2016	449.00
81146	04/15/2016	Recreation Fund	Printing	House of Print	SPRING/SUMMER 2016 BROCHUI	6,863.37
0	04/15/2016	Recreation Fund	Printing	Roseville Area Schools	Tennis Lessons	235.60
					Printing Total:	7,547.97
81123	04/15/2016	Recreation Fund	Professional Services	AARP	AARP Driving Class	250.00
81154	04/15/2016	Recreation Fund	Professional Services	Lillie Suburban Newspaper Inc	Arts at the OVal-Acct: 5464	513.00
81089	04/07/2016	Recreation Fund	Professional Services	Alexa Moren	Birthday Party Host-4-2-16	33.00
0	04/05/2016	Recreation Fund	Professional Services	Pioneer Press-CC	Summer Spectacular, Sports Advertis	75.40
0	04/05/2016	Recreation Fund	Professional Services	Pioneer Press-CC	Summer Spectacular, Sports Advertis	149.00
					Professional Services Total:	1,020.40
0	04/07/2016	Recreation Fund	Rental	Jimmys Johnnys, Inc	Toilet Rental	125.00
					Rental Total:	125.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/05/2016	Recreation Fund	Sales Tax Payable	MN Dept of Revenue-Non Bank	Sales/Use Tax	5,711.72
					Sales Tax Payable Total:	5,711.72
0	04/14/2016	Recreation Fund	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	1,729.91
					State Income Tax Total:	1,729.91
81112	04/07/2016	Recreation Fund	Telephone	T Mobile	Cell Phones-Acct: 876644423	434.05
81185	04/15/2016	Recreation Fund	Telephone	Verizon Wireless	Cell Phones	116.50
					Telephone Total:	550.55
0	04/15/2016	Recreation Fund	Transportation	Rick Schultz	Mileage Reimbursement	81.00
					Transportation Total:	81.00
81160	04/15/2016	Recreation Fund	Unemployment	Mn Dept of Employment & Econ D	Unemployment Benefits	100.03
					Unemployment Total:	100.03
81160	04/15/2016	Recreation Fund	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits	98.61
81160	04/15/2016	Recreation Fund	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits	2,054.60
81160	04/15/2016	Recreation Fund	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits	3.40
					Unemployment Insurance Total:	2,156.61
81156	04/15/2016	Recreation Fund	Union Dues Deduction	Local Union 49	PR Batch 00001.04.2016 IOUE Unio	100.50
0	04/14/2016	Recreation Fund	Union Dues Deduction	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	7.63
					Union Dues Deduction Total:	108.13
81069	04/07/2016	Recreation Fund	Utilities	Comcast	Cable TV, High Speed Internet	240.04
81069	04/07/2016	Recreation Fund	Utilities	Comcast	Cable TV, High Speed Internet	235.04
0	04/05/2016	Recreation Fund	Utilities	Comcast-CC	High Speed Internet	737.12
0	04/15/2016	Recreation Fund	Utilities	Xcel Energy	Nature Center	712.52
					Utilities Total:	1,924.72

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Fund Total:		45,822.25
81153	04/15/2016	Risk Management	Insurance	League of MN Cities Ins Trust	1st Installment	81,689.50
				Insurance Total:		81,689.50
81093	04/07/2016	Risk Management	Professional Services	Performance Plus LLC	Respirator Fittings	50.00
				Professional Services Total:		50.00
				Fund Total:		81,739.50
0	04/14/2016	Sanitary Sewer	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	1,232.30
				Federal Income Tax Total:		1,232.30
0	04/14/2016	Sanitary Sewer	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	175.34
0	04/14/2016	Sanitary Sewer	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	749.69
				FICA Employee Ded. Total:		925.03
0	04/14/2016	Sanitary Sewer	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	175.34
0	04/14/2016	Sanitary Sewer	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	749.69
				FICA Employers Share Total:		925.03
81148	04/15/2016	Sanitary Sewer	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplo	324.51
				HRA Employer Total:		324.51
81187	04/19/2016	Sanitary Sewer	HSA Employee	Premier Bank	April HSA	47.11
				HSA Employee Total:		47.11
81187	04/19/2016	Sanitary Sewer	HSA Employer	Premier Bank	April HSA	119.07
				HSA Employer Total:		119.07

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/15/2016	Sanitary Sewer	ICMA Def Comp	ICMA Retirement Trust 457-30022′	PR Batch 00001.04.2016 ICMA Defe	34.99
					ICMA Def Comp Total:	34.99
0	04/05/2016	Sanitary Sewer	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	55.78
					Life Ins. Employee Total:	55.78
0	04/05/2016	Sanitary Sewer	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	22.30
					Life Ins. Employer Total:	22.30
0	04/05/2016	Sanitary Sewer	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	62.54
					Long Term Disability Total:	62.54
0	04/15/2016	Sanitary Sewer	Metro Waste Control Board	Metropolitan Council	Waste Water Service	222,011.54
					Metro Waste Control Board Total:	222,011.54
0	04/14/2016	Sanitary Sewer	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	125.96
					MN State Retirement Total:	125.96
0	04/14/2016	Sanitary Sewer	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	86.25
					MNDCP Def Comp Total:	86.25
0	04/15/2016	Sanitary Sewer	Operating Supplies	General Industrial Supply Co.	Work Gloves, Knife Blades, Cable Ti	93.91
81166	04/15/2016	Sanitary Sewer	Operating Supplies	Northern Dewatering, Inc	Emergency Lift Station	922.50
					Operating Supplies Total:	1,016.41
0	04/14/2016	Sanitary Sewer	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	818.70
					PERA Employee Ded Total:	818.70
0	04/14/2016	Sanitary Sewer	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	125.96
0	04/14/2016	Sanitary Sewer	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	818.70

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				PERA Employer Share Total:		944.66
81066	04/07/2016	Sanitary Sewer	Professional Services	Century Fence, Co	Fence Completion	1,499.00
				Professional Services Total:		1,499.00
0	04/15/2016	Sanitary Sewer	Sanitary Sewer	City of Maplewood	Sanitary Sewer & Storm Drainage-1st	57,430.84
				Sanitary Sewer Total:		57,430.84
81158	04/15/2016	Sanitary Sewer	Sewer SAC Charges	Metropolitan Council/ Environment	SAC Report-March 2016	9,840.60
				Sewer SAC Charges Total:		9,840.60
0	04/14/2016	Sanitary Sewer	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	522.56
				State Income Tax Total:		522.56
0	04/05/2016	Sanitary Sewer	Telephone	Sprint- CC	Cell Phones	50.00
				Telephone Total:		50.00
81156	04/15/2016	Sanitary Sewer	Union Dues Deduction	Local Union 49	PR Batch 00001.04.2016 IOUE Union	115.59
				Union Dues Deduction Total:		115.59
0	04/15/2016	Sanitary Sewer	Utilities	Xcel Energy	Sanitary Sewers	940.30
				Utilities Total:		940.30
				Fund Total:		299,151.07
81072	04/07/2016	Singles Program	Operating Supplies	Shirley Detmer	Singles Supplies Reimbursement	10.00
81102	04/07/2016	Singles Program	Operating Supplies	Ron Rieschl	Singles Supplies Reimbursement	15.00
				Operating Supplies Total:		25.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Fund Total:	25.00
0	04/14/2016	Solid Waste Recycle	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	108.82
					Federal Income Tax Total:	108.82
0	04/14/2016	Solid Waste Recycle	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	59.15
0	04/14/2016	Solid Waste Recycle	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	13.84
					FICA Employee Ded. Total:	72.99
0	04/14/2016	Solid Waste Recycle	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	59.15
0	04/14/2016	Solid Waste Recycle	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	13.84
					FICA Employers Share Total:	72.99
0	04/05/2016	Solid Waste Recycle	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	1.44
					Life Ins. Employer Total:	1.44
0	04/05/2016	Solid Waste Recycle	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	4.87
					Long Term Disability Total:	4.87
0	04/14/2016	Solid Waste Recycle	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	8.99
					MN State Retirement Total:	8.99
0	04/14/2016	Solid Waste Recycle	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	58.45
					PERA Employee Ded Total:	58.45
0	04/14/2016	Solid Waste Recycle	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	58.45
0	04/14/2016	Solid Waste Recycle	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	8.99
					PERA Employer Share Total:	67.44
0	04/15/2016	Solid Waste Recycle	Professional Services	Eureka Recycling	Curbside Recycling	34,957.68

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Professional Services Total:	34,957.68
0	04/14/2016	Solid Waste Recycle	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	48.94
					State Income Tax Total:	48.94
					Fund Total:	35,402.61
0	04/15/2016	Special "10" Fund	Professional Service	North Suburban Community Found	Lawful Gambling Proceeds	25,000.00
					Professional Service Total:	25,000.00
					Fund Total:	25,000.00
81101	04/07/2016	Storm Drainage	Contract Maintenance	Rick Johnson's Deer & Beaver Inc.	Deer Removal	230.00
					Contract Maintenance Total:	230.00
81131	04/15/2016	Storm Drainage	Contractor Payments	Carefree Sprinkler Systems	Sprinkler Repair	527.00
					Contractor Payments Total:	527.00
0	04/14/2016	Storm Drainage	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	1,034.06
					Federal Income Tax Total:	1,034.06
0	04/14/2016	Storm Drainage	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	141.79
0	04/14/2016	Storm Drainage	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	606.27
					FICA Employee Ded. Total:	748.06
0	04/14/2016	Storm Drainage	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	141.79
0	04/14/2016	Storm Drainage	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	606.27
					FICA Employers Share Total:	748.06
81148	04/15/2016	Storm Drainage	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplo	113.76

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					HRA Employer Total:	113.76
81187	04/19/2016	Storm Drainage	HSA Employee	Premier Bank	April HSA	53.84
					HSA Employee Total:	53.84
81187	04/19/2016	Storm Drainage	HSA Employer	Premier Bank	April HSA	147.09
					HSA Employer Total:	147.09
0	04/15/2016	Storm Drainage	ICMA Def Comp	ICMA Retirement Trust 457-30022′	PR Batch 00001.04.2016 ICMA Defe	52.49
					ICMA Def Comp Total:	52.49
0	04/05/2016	Storm Drainage	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	28.87
					Life Ins. Employee Total:	28.87
0	04/05/2016	Storm Drainage	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	18.21
					Life Ins. Employer Total:	18.21
0	04/05/2016	Storm Drainage	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	49.49
					Long Term Disability Total:	49.49
0	04/14/2016	Storm Drainage	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	97.02
					MN State Retirement Total:	97.02
0	04/14/2016	Storm Drainage	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	63.51
					MNDCP Def Comp Total:	63.51
0	04/05/2016	Storm Drainage	Operating Supplies	Fastenal-CC	Supplies	18.14
0	04/05/2016	Storm Drainage	Operating Supplies	Suburban Ace Hardware-CC	Valves, Ratchet	96.81
					Operating Supplies Total:	114.95
0	04/14/2016	Storm Drainage	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	630.47

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					PERA Employee Ded Total:	630.47
0	04/14/2016	Storm Drainage	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	630.47
0	04/14/2016	Storm Drainage	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	97.02
					PERA Employer Share Total:	727.49
81179	04/15/2016	Storm Drainage	Professional Services	Sheila Stowell	PWET Commission Meeting Minutes	156.25
81179	04/15/2016	Storm Drainage	Professional Services	Sheila Stowell	Mileage Reimbursement	5.00
					Professional Services Total:	161.25
81157	04/15/2016	Storm Drainage	St Croix Lift Station Rehab	Magney Construction, Inc.	St. Croix Storm Sewer Lift Station	212,765.22
					St Croix Lift Station Rehab Total:	212,765.22
0	04/14/2016	Storm Drainage	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	428.19
					State Income Tax Total:	428.19
0	04/15/2016	Storm Drainage	Storm Drainage Fees	City of Maplewood	Sanitary Sewer & Storm Drainage-1st	5,213.84
					Storm Drainage Fees Total:	5,213.84
81057	04/07/2016	Storm Drainage	Training	Commissioner of Transportation	Traffic Sign Training	200.00
					Training Total:	200.00
81156	04/15/2016	Storm Drainage	Union Dues Deduction	Local Union 49	PR Batch 00001.04.2016 IOUE Unio	83.21
					Union Dues Deduction Total:	83.21
					Fund Total:	224,236.08
81114	04/07/2016	T.I.F. District # 11	Professional Services	Terracon Consultants, Inc.	HSS TIF	4,604.65
					Professional Services Total:	4,604.65

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Fund Total:	4,604.65
0	04/14/2016	Telecommunications	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inco	556.85
					Federal Income Tax Total:	556.85
0	04/14/2016	Telecommunications	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	101.81
0	04/14/2016	Telecommunications	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	435.36
					FICA Employee Ded. Total:	537.17
0	04/14/2016	Telecommunications	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	435.36
0	04/14/2016	Telecommunications	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare Ei	101.81
					FICA Employers Share Total:	537.17
81148	04/15/2016	Telecommunications	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplo	161.50
					HRA Employer Total:	161.50
81187	04/19/2016	Telecommunications	HSA Employee	Premier Bank	April HSA	9.13
					HSA Employee Total:	9.13
81187	04/19/2016	Telecommunications	HSA Employer	Premier Bank	April HSA	50.01
					HSA Employer Total:	50.01
0	04/05/2016	Telecommunications	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	32.78
					Life Ins. Employee Total:	32.78
0	04/05/2016	Telecommunications	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	10.60
					Life Ins. Employer Total:	10.60
0	04/05/2016	Telecommunications	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	37.45

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Long Term Disability Total:	37.45
81165	04/15/2016	Telecommunications	Memberships & Subscriptions	North Suburban Comm Commissio	2016 Contribution	99,586.97
					Memberships & Subscriptions Total:	99,586.97
0	04/14/2016	Telecommunications	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	70.37
					MN State Retirement Total:	70.37
0	04/14/2016	Telecommunications	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	382.50
					MNDCP Def Comp Total:	382.50
0	04/14/2016	Telecommunications	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	457.42
					PERA Employee Ded Total:	457.42
0	04/14/2016	Telecommunications	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	70.37
0	04/14/2016	Telecommunications	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	457.42
					PERA Employer Share Total:	527.79
81095	04/07/2016	Telecommunications	Postage	Postmaster	Newsletter Postage-Acct: 2437	3,370.00
					Postage Total:	3,370.00
0	04/15/2016	Telecommunications	Professional Services	North Suburban Access Corp	Monthly Production Services-March 2	1,433.19
0	04/15/2016	Telecommunications	Professional Services	North Suburban Access Corp	Cable Programming & Archiving Ser	1,480.89
81181	04/15/2016	Telecommunications	Professional Services	The Morris Leatherman Company	Telephone Survey	9,250.00
					Professional Services Total:	12,164.08
0	04/14/2016	Telecommunications	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	246.71
					State Income Tax Total:	246.71

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Fund Total:		118,738.50
81064	04/07/2016	Telephone	CAP - Capital Equip Recovery	CDW Government, Inc.	Phone Power Transformer	107.70
81136	04/15/2016	Telephone	CAP - Capital Equip Recovery	Data Q Internet Equip. Corp.	B/W Screen	105.00
81070	04/07/2016	Telephone	CAP - Capital Equip Recovery	Datalink	Computer Supplies	3,430.20
				CAP - Capital Equip Recovery Total:		3,642.90
81137	04/15/2016	Telephone	Contract Maintenance	Datalink	QUOTE ID 11808498 CISCO SMAR	44,976.27
				Contract Maintenance Total:		44,976.27
81137	04/15/2016	Telephone	Equipment Reserve Fund	Datalink	QUOTE 00097515 V3 CISCO IP TEI	38,966.45
				Equipment Reserve Fund Total:		38,966.45
81085	04/07/2016	Telephone	PSTN-PRI Access/DID Allocation	Integra	Telephone	3,454.27
81185	04/15/2016	Telephone	PSTN-PRI Access/DID Allocation	Verizon Wireless	Cell Phones	490.28
				PSTN-PRI Access/DID Allocation Total:		3,944.55
				Fund Total:		91,530.17
81114	04/07/2016	TIF District #17-Twin Lakes	Professional Services	Terracon Consultants, Inc.	HSS TIF	4,604.65
				Professional Services Total:		4,604.65
				Fund Total:		4,604.65
81128	04/15/2016	Water Fund	Accounts Payable	TYLER BERQUAL	Refund Check	86.40
81129	04/15/2016	Water Fund	Accounts Payable	DOUG BODER	Refund Check	82.52
81138	04/15/2016	Water Fund	Accounts Payable	MICHAEL DOODY	Refund Check	195.50
81078	04/07/2016	Water Fund	Accounts Payable	BETHANY GILMAN	Refund Check	216.10
81150	04/15/2016	Water Fund	Accounts Payable	STEVEN & EILEEN JOHNSON	Refund Check	28.96
81152	04/15/2016	Water Fund	Accounts Payable	ANUP KOLLANOOR-JOHNY	Refund Check	129.02
81155	04/15/2016	Water Fund	Accounts Payable	HANGKYO LIM	Refund Check	37.69
81173	04/15/2016	Water Fund	Accounts Payable	A.E. & PATRICIA ROSINSKI	Refund Check	225.31

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Accounts Payable Total:		1,001.50
0	04/07/2016	Water Fund	Contract Maintenance	Ferguson Waterworks #2516	Neptune Software Licenses	1,050.00
0	04/07/2016	Water Fund	Contract Maintenance	Goldstar Electric Inc	Float System Trouble Shoot	255.00
81092	04/07/2016	Water Fund	Contract Maintenance	Penn Contracting, Inc.	Leak Repair County Road B & Fry St	22,252.52
81099	04/07/2016	Water Fund	Contract Maintenance	Q3 Contracting, Inc.	Sign, Barricade Rental	166.20
				Contract Maintenance Total:		23,723.72
0	04/14/2016	Water Fund	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Federal Inc	1,780.95
				Federal Income Tax Total:		1,780.95
0	04/14/2016	Water Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	254.93
0	04/14/2016	Water Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	1,090.10
				FICA Employee Ded. Total:		1,345.03
0	04/14/2016	Water Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 FICA Empl	1,090.10
0	04/14/2016	Water Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00001.04.2016 Medicare E	254.93
				FICA Employers Share Total:		1,345.03
81148	04/15/2016	Water Fund	HRA Employer	ING ReliaStar	PR Batch 00001.04.2016 HRA Emplc	240.49
				HRA Employer Total:		240.49
81187	04/19/2016	Water Fund	HSA Employee	Premier Bank	April HSA	109.14
				HSA Employee Total:		109.14
81187	04/19/2016	Water Fund	HSA Employer	Premier Bank	April HSA	401.34
				HSA Employer Total:		401.34
0	04/15/2016	Water Fund	ICMA Def Comp	ICMA Retirement Trust 457-30022′	PR Batch 00001.04.2016 ICMA Defe	65.01
				ICMA Def Comp Total:		65.01
0	04/05/2016	Water Fund	Life Ins. Employee	LINA-Non Bank	Life Insurance Premium-March 2016	145.36

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Life Ins. Employee Total:	145.36
0	04/05/2016	Water Fund	Life Ins. Employer	LINA-Non Bank	Life Insurance Premium-March 2016	33.54
					Life Ins. Employer Total:	33.54
0	04/05/2016	Water Fund	Long Term Disability	LINA-Non Bank	Life Insurance Premium-March 2016	81.56
					Long Term Disability Total:	81.56
0	04/14/2016	Water Fund	MN State Retirement	MSRS-Non Bank	PR Batch 00001.04.2016 Post Emplo	172.62
					MN State Retirement Total:	172.62
0	04/14/2016	Water Fund	MNDCP Def Comp	Great West- Non Bank	PR Batch 00001.04.2016 MNDCP De	138.75
					MNDCP Def Comp Total:	138.75
0	04/05/2016	Water Fund	Operating Supplies	Amazon.com- CC	Inadvertant Personal Purchase-Repaic	440.34
0	04/15/2016	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	53.98
0	04/15/2016	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	788.73
0	04/07/2016	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	6,757.91
0	04/07/2016	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	100.54
0	04/07/2016	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	26.54
0	04/07/2016	Water Fund	Operating Supplies	MacQueen Equipment	Quick Clamp	94.92
0	04/05/2016	Water Fund	Operating Supplies	Menards-CC	Epoxy Putty, Grinding Wheel	21.53
					Operating Supplies Total:	8,284.49
0	04/14/2016	Water Fund	PERA Employee Ded	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	1,122.13
					PERA Employee Ded Total:	1,122.13
0	04/14/2016	Water Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera Emplo	1,122.13
0	04/14/2016	Water Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00001.04.2016 Pera additio	172.62
					PERA Employer Share Total:	1,294.75
81184	04/15/2016	Water Fund	Professional Services	Twin City Water Clinic, Inc.	Coliform Bacteria: March Samples	480.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
				Professional Services Total:		480.00
81176	04/15/2016	Water Fund	St. Paul Water	St. Paul Regional Water Services	Water	325,105.37
				St. Paul Water Total:		325,105.37
0	04/14/2016	Water Fund	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00001.04.2016 State Incom	751.29
				State Income Tax Total:		751.29
0	04/05/2016	Water Fund	State Sales Tax Payable	MN Dept of Revenue-Non Bank	Sales/Use Tax	22,570.98
				State Sales Tax Payable Total:		22,570.98
81161	04/15/2016	Water Fund	State surcharge - Water	MN Dept of Health-Drinking Water	Water Supply Service Connection Fee	16,286.37
				State surcharge - Water Total:		16,286.37
81112	04/07/2016	Water Fund	Telephone	T Mobile	Cell Phones-Acct: 876644423	348.73
81185	04/15/2016	Water Fund	Telephone	Verizon Wireless	Cell Phones	-63.57
				Telephone Total:		285.16
81156	04/15/2016	Water Fund	Union Dues Deduction	Local Union 49	PR Batch 00001.04.2016 IOUE Union	185.91
				Union Dues Deduction Total:		185.91
0	04/15/2016	Water Fund	Utilities	Xcel Energy	Repeater Station/Meter Reading	16.31
				Utilities Total:		16.31
0	04/15/2016	Water Fund	Water Meters	Ferguson Waterworks #2516	Meter Supplies	906.70
				Water Meters Total:		906.70
				Fund Total:		407,873.50
81174	04/15/2016	Workers Compensation	Fire Department Claims	SFM	March Work Comp Claims	1,436.86

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Fire Department Claims Total:	1,436.86
81174	04/15/2016	Workers Compensation	Police Patrol Claims	SFM	March Work Comp Claims	2,269.75
81174	04/15/2016	Workers Compensation	Police Patrol Claims	SFM	March Work Comp Claims	178.00
					Police Patrol Claims Total:	2,447.75
81174	04/15/2016	Workers Compensation	Professional Services	SFM	March Work Comp Administration	130.00
					Professional Services Total:	130.00
					Fund Total:	4,014.61
					Report Total:	1,955,776.60

REQUEST FOR COUNCIL ACTION

Date: 4/25/2016
Item No.:8.b

Department Approval

Cathy K. Mills

City Manager Approval

Item Description: Approve General Purchases or Sale of Surplus Items Exceeding $5,000

BACKGROUND

City Code section 103.05 establishes the requirement that all general purchases and/or contracts in excess of $5,000 be approved by the Council. In addition, State Statutes require that the Council authorize the sale of surplus vehicles and equipment.

General Purchases or Contracts

City Staff have submitted the following items for Council review and approval:

Division	Vendor	Description	Key	Budget Amount	P.O. Amount	Budget / CIP
Emer. Preparedness	Federal Signal Corp.	Outdoor Warning Siren	A	$ 12,000.00	$ 11,250.00	Budget
Emer. Preparedness	Ready Watt Electric	Outdoor Warning Siren Installation	A	8,000.00	7,700.00	Budget

Comments/Description:

a) Replaces the original 1950's - era outdoor warning siren on Lincoln Drive, near County Road C2. This completes the replacement cycle for all warning sirens in the City.

Sale of Surplus Vehicles or Equipment

City Staff have identified surplus vehicles and equipment that have been replaced and/or are no longer needed to deliver City programs and services. These surplus items will either be traded in on replacement items or will be sold in a public auction or bid process. The items include the following:

Department	Item / Description

POLICY OBJECTIVE

Required under City Code 103.05.

FINANCIAL IMPACTS

Funding for all items is provided for in the current operating or capital budget.

STAFF RECOMMENDATION

Staff recommends the City Council approve the submitted purchases or contracts for service and, if applicable, authorize the trade-in/sale of surplus items.

REQUESTED COUNCIL ACTION

Motion to approve the attached list of general purchases and contracts for services and where applicable; the trade-in/sale of surplus equipment.

Prepared by: Chris Miller, Finance Director
Attachments: A: 2016 CIP Purchase Summary

City of Roseville

Updated March 31, 2016

2016 Summary of Scheduled CIP Items

	Council Approval	P.O. Amount	Budget Amount	YTD Actual	Difference
Administration					
Voting Equipment		$ -	$ 9,000	$ -	$ 9,000
Office Furniture		-	5,000	-	5,000
Finance					
Software Acquisition		-	20,000	-	20,000
Central Services					
Copier & Postage Machine Lease		-	77,840	23,146	54,694
Police					
Marked Squad Car Replacements	1/11/2016	78,495	132,000	117,205	14,795
Unmarked Vehicle Replacement	1/11/2016	52,112	24,000	51,150	(27,150)
Park Patrol Vehicle Replacement		-	10,500	-	10,500
Vehicle Tools & Equipment		-	11,855	-	11,855
Vehicle Computers & Printers		-	19,760	-	19,760
K9		-	16,000	-	16,000
Sidearms, Long-Guns, Non-Lethal Equip.	4/11/2016	25,340	18,080	700	17,380
Tactical Gear	1/11/2016	10,800	11,330	-	11,330
Crime Scene Equipment		-	4,000	-	4,000
Radio Equipment	2/22/2016	13,588	15,500	-	15,500
Office Equipment	2/8/2016	5,390	9,225	-	9,225
Office Furniture		-	8,400	525	7,875
Kitchen Items		-	4,635	3,463	1,172
Fire					
SCBA's		-	350,000	263,360	86,640
Training Equipment		-	3,000	-	3,000
Air Monitoring Equipment		-	5,000	-	5,000
Rescue Equipment		-	15,000	7,943	7,057
Public Works					
Vehicle Replacement: Engineering	1/25/2016	20,800	25,000	-	25,000
Vehicle Replacement: 1-ton		-	33,000	-	33,000
Vehicle Replacement: 3/4-ton	1/25/2016	25,539	27,500	-	27,500
Vehicle Replacement: Wheel Loader	1/25/2016	126,918	205,000	94,181	110,819
Vehicle Replacement: Bobcat		-	22,000	-	22,000
Vehicle Replacement: Sign Truck		-	50,000	-	50,000
Office Furniture		-	5,000	-	5,000
Parks & Recreation					
Grader		-	45,000	-	45,000
Trailer		-	5,000	-	5,000
Sweeper		-	8,000	-	8,000
Mower Blade Sharpener		-	10,000	-	10,000
Prior Year CIP Items (pushed to '16)	3/28/2016	141,447	-	-	-

City of Roseville

Updated March 31, 2016

2016 Summary of Scheduled CIP Items

	Council Approval	P.O. Amount	Budget Amount	YTD Actual	Difference
General Facility Improvements					
Replace Rooftop Heat/AC		-	20,000	-	20,000
Replace garage Co Ra Vac Heaters		-	60,000	-	60,000
Door Card Reader		-	10,000	-	10,000
Update Flooring CH/PD		-	75,000	-	75,000
City Hall Entrance Walkway Improvements		-	15,000	-	15,000
Card Access System Replacement		-	40,000	36,754	3,246
Brimhall Gymnasium		-	5,000	-	5,000
Central Park Gymnasium		-	5,000	-	5,000
Commons: Electronic Lock System		-	50,000	-	50,000
Arena: Mezzanine Glass System		-	15,000	-	15,000
OVAL: Cooling Tower		-	85,000	-	85,000
OVAL: Micro Processors		-	50,000	-	50,000
OVAL: Bathroom Partitions		-	7,500	-	7,500
OVAL: Zamboni		-	115,000	-	115,000
Information Technology					
Computer Replacements		-	91,750	29,519	62,231
Printers & Copiers		-	19,800	-	19,800
Network Equipment	Various	57,810	87,995	59,541	28,454
Server Room Cooling		-	18,000	-	18,000
Surveillance Cameras (40)		-	11,250	-	11,250
Telephone Handsets (283)		-	40,000	-	40,000
Office Furniture		-	25,000	-	25,000
Park Improvements					
Tennis & Basketball Courts		-	10,000	-	10,000
Shelters & Structures		-	51,500	-	51,500
Volleyball & Bocce Ball Courts		-	15,000	-	15,000
Pathway Lighting		-	25,000	-	25,000
PIP Items		-	200,000	461	199,539
Natural Resources		-	50,000	-	50,000
Street Improvements					
Improvements	Various	180,000	2,100,000	55,841	2,044,159
Street Lighting					
Improvements		-	25,000	-	25,000
Pathways (Existing)					
Improvements		-	180,000	2,920	177,080
Communications					
Conference Room Equipment		-	4,500	-	4,500
Other Equipment		-	10,000	-	10,000
License Center					
General Office Equipment		-	1,000	2,348	(1,348)
Office Painting		-	6,500	-	6,500
Office Carpetting		-	15,000	-	15,000
Community Development					
Computer Replacements		-	4,300	-	4,300
Permit Database Conversion		-	3,000	-	3,000
Online Permit/Scheduling Software		-	20,000	-	20,000
Office Furniture		-	1,000	421	580

City of Roseville

Updated March 31, 2016

2016 Summary of Scheduled CIP Items

	Council Approval	P.O. Amount	Budget Amount	YTD Actual	Difference
Water					
Trench Box Replacement		-	30,000	-	30,000
Watermain Replacement	2/8/2016	94,017	900,000	64,994	835,006
Other Equipment		-	-	11,765	(11,765)
Sanitary Sewer					
Vehicle Replacement: 1-ton		-	40,000	-	40,000
Wacker Compactor Replacement		-	25,000	-	25,000
Galtier LS Rehab		-	400,000	95	399,905
Sewer Main Repairs		-	1,000,000	1,588	998,413
I & I Reduction		-	100,000	-	100,000
Storm Sewer					
Compost Turner		-	160,000	-	160,000
Pond improvements/Infiltration		-	300,000	-	300,000
Storm Sewer Replacement/Rehabilitation	3/14/2016	44,000	400,000	517,366	(117,366)
Golf Course					
Gas Pump Replacement		-	10,000	-	10,000
Greens Mower		-	30,000	-	30,000
Course Netting/Deck/Shelter		-	12,000	-	12,000
Clubhouse Roof Replace		-	33,000	-	33,000
Clubhouse / Carpeting / Flooring		-	12,000	-	12,000
Sidewalk/Exterior repairs		-	8,000	-	8,000
Irrigation System Upgrades		-	24,000	-	24,000
Total - All Items			$8,257,720	$1,345,284	$6,912,436

REQUEST FOR COUNCIL ACTION

Date: April 25, 2016
Item No.: 8.c

Department Approval

City Manager Approval

Item Description: Municipal State Aid System Revisions

BACKGROUND

The City of Roseville is part of the State's Municipal State Aid Street system. As part of being a Municipal State Aid (MSA) city, each city can designate up to 20% of its roadway mileage to the MSA system. Each year, the City of Roseville has an opportunity to re-designate which roads are MSA roads and which are local roads. In order to be a MSA road, the following criteria must be met;

- Projected to carry a relatively heavier traffic volume or are functionally classified as collector or arterial streets;
- Connect the points of major traffic interest within an urbanized municipality;
- Provide an integrated street system;
- Connect roadways which are MSAS streets, County State Aid Highways or Trunk Highways.

Recently the MSA system has changed how it calculates the "needs" of a system. The needs of the system account for half of the City's MSA allocation (gas tax revenues) with the other half coming from the City's population. A major factor on the calculation is now based on the Average Daily Traffic (ADT) of the road. Due to the new system, non-existing MSA roads now collect the minimal needs so it is more advantageous to assign this mileage to higher use roads already constructed. Further the City had 1.99 miles of available mileage to assign to the MSA system.

After evaluating the City's road system, staff recommended to the Minnesota Department of Transportation (MnDot) the following changes to be made to the MSA system (Attachment C);

- Revocation
  - Part of MSAS 226 Lydia Avenue-Cleveland Avenue to Fairview Avenue (0.50 non-existing miles)
  - Part of MSAS 227 Walnut Street-County Road C to County Road C2 (0.53 non-existing miles)
  - Part of MSAS 234 Prior Avenue-Oakcrest Avenue to County Road C (0.21 existing miles)
- Designation
  - Extension of MSAS 217 Long Lake Road-North Highway 36 Service Drive to Terminal Road (0.24 existing miles)
  - Extension of MSAS 234 Prior Avenue-County Road C to Twin Lakes Parkway

(0.11 existing miles)
- Extension of MSAS 247 Lincoln Drive-County Road C to Terrace Drive (0.32 existing miles)
- MSAS 256 East Snelling Service Drive-County Road C to County Road C2 (0.57 existing miles)
- MSAS 257 North Highway 36 Service Drive- St. Croix Street to Long Lake Road (0.44 existing miles)
- MSAS 258 South Highway 36 Service Drive-Fairview Avenue to County Road B (0.76 existing miles)
- MSAS 259 Herschel Street-County Road B to South Highway 36 Service Drive (0.24 existing miles)
- MSAS 260 W. Perimeter Drive-Prior Avenue to North Highway 36 Service Drive (0.27 existing miles)
- MSAS 261 Commerce Street-Albert Street to Hamline Avenue (0.13 existing miles)

MnDOT has confirmed the new MSA designations meet MSA standards and that there are no paybacks of MSA funds.

FINANCIAL IMPACTS

There are no direct budget impacts. However, the system revisions should increase the MSA needs for the City which should increase the MSA allocation to the City in future years.

STAFF RECOMMENDATION

Staff recommends Council adopt the attached resolution designating additions to the municipal state aid street system.

REQUESTED COUNCIL ACTION

Approval of a resolution authorizing the revocation and designation of Municipal State Aid roads.

Prepared by: Jesse Freihammer, City Engineer
Attachments: A: Resolution
B: MnDot Letter
C: System Revision Map

EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE

* * * * * * * * * * * * * * * * * * * *

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was duly held on the 25th day of April, 2016, at 6:00 p.m.

The following members were present: ; and and the following members were absent:

Councilmember introduced the following resolution and moved its adoption:

RESOLUTION NO.
APPROVING THE REVOCATION AND DESIGNATION OF MUNICIPAL STATE AID (MSA) ROADS

WHEREAS, the City Council of the City of Roseville is the official governing body of the City of Roseville; and

WHEREAS, it appears to the City Council of the City of Roseville that revisions hereinafter described shall be made to the City's Municipal State Aid Streets system under the provisions of Minnesota Laws;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Roseville, Minnesota:

1. That the roads described as follows be, and hereby are, revoked as Municipal State Aid Streets of the City of Roseville subject to the approval of the Commissioner of Transportation of the State of Minnesota:
    a. Part of MSAS 226 Lydia Avenue-Cleveland Avenue to Fairview Avenue (0.50 non-existing miles)
    b. Part of MSAS 227 Walnut Street-County Road C to County Road C2 (0.53 non-existing miles)
    c. Part of MSAS 234 Prior Avenue-Oakcrest Avenue to County Road C (0.21 existing miles)
2. That the roads described as follows be, and hereby are, designated as Municipal State Aid Streets of the City of Roseville subject to the approval of the Commissioner of Transportation of the State of Minnesota:
    a. Extension of MSAS 217 Long Lake Road-North Highway 36 Service Drive to Terminal Road (0.24 existing miles)
    b. Extension of MSAS 234 Prior Avenue-County Road C to Twin Lakes Parkway (0.11 existing miles)
    c. Extension of MSAS 247 Lincoln Drive-County Road C to Terrace Drive

(0.32 existing miles)

d. MSAS 256 East Snelling Service Drive-County Road C to County Road C2 (0.57 existing miles)
e. MSAS 257 North Highway 36 Service Drive- St. Croix Street to Long Lake Road (0.44 existing miles)
f. MSAS 258 South Highway 36 Service Drive-Fairview Avenue to County Road B (0.76 existing miles)
g. MSAS 259 Herschel Street-County Road B to South Highway 36 Service Drive (0.24 existing miles)
h. MSAS 260 W. Perimeter Drive-Prior Avenue to North Highway 36 Service Drive (0.27 existing miles)
i. MSAS 261 Commerce Street-Albert Street to Hamline Avenue (0.13 existing miles)

3. That the City Manager is hereby authorized and directed to forward two certified copies of this resolution to the Commissioner of Transportation for the Commissioner's consideration.

The motion was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof: ; and and the following voted against:

WHEREUPON said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 25th day of April, 2016, with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 25th day of April, 2016.

_____
Patrick Trudgeon, City Manager

(SEAL)

Minnesota Department of Transportation
395 John Ireland Boulevard
Saint Paul, MN 55155

Memo

TO: Mr. Jesse Freihammer
Roseville City Engineer

FROM: William Lanoux
Manager, Municipal State Aid Needs Unit

DATE: April 12, 2016

SUBJECT: Municipal State Aid Designations & Revocations

The following Municipal State Aid Street <u>revocations</u> will be approved when the City Council resolution is received:
Part of MSAS 226 *Lydia Avenue*- Cleveland Avenue to Fairview Avenue (0.50 non-existing miles)
Part of MSAS 227 *Walnut Street*- County Road C to County Road C2 (0.53 non-existing miles)
Part of MSAS 234 *Prior Avenue*- Oakcrest Avenue to County Road C (0.21 existing miles)

The following Municipal State Aid Street <u>designation</u> will be approved when the City Council resolution is received:
Extension of MSAS 217 *Long Lake Road*- North Highway 36 Service Drive to Terminal Road (0.24 existing miles)
Extension of MSAS 234 *Prior Avenue*- County Road C to Twin Lakes Parkway (0.11 existing miles)
Extension of MSAS 247 *Lincoln Drive*- County Road C to Terrace Drive (0.32 existing miles)
MSAS 256 *East Snelling Service Drive*- County Road C to County Road C2 (0.57 existing miles)
MSAS 257 *North Highway 36 Service Drive*- St. Croix Street to Long Lake Road (0.44 existing miles)
MSAS 258 *South Highway 36 Service Drive*- Fairview Avenue to County Road B (0.76 existing miles)
MSAS 259 *Herschel Street*- County Road B to South Highway 36 Service Drive (0.24 existing miles)
MSAS 260 *W. Perimeter Drive*- Prior Avenue to North Highway 36 Service Drive (0.27 existing miles)
MSAS 261 *Commerce Street*- Albert Street to Hamline Avenue (0.13 existing miles)

A Commissioner's Order will follow after the **City Council resolution** is received and approved by the Commissioner.

Needs Update Comments:
If the City Council resolution is received by the DSAE by June 1, 2016, routes designated can receive Needs and will be used in the calculation of your 2017 allotment. Include the road data with your normal spring 2016 computer Needs update.

No paybacks on revocations.

Certification of Mileage Update Comments:
If the City Council resolution is received by the DSAE by June 1, 2016 include these revisions on the 2016 Annual Certification of Mileage that is due in January 2017.

If you have any questions, contact your DSAE or Bill Lanoux at (651) 366-3817 for instructions.

An Equal Opportunity Employer



cc. District State Aid Engineer
File

	Available Mileage	1.99	2015 Certified Mileage
+	Revoked Mileage	1.24	
-	Designated Mileage	3.08	
	Remaining Available Mileage	0.15	



State Aid Designation Proposed Changes-2016

- M.S.A. City Roadway (currently 28.72 miles)
- M.S.A. Non-existing Roadway (currently 1.55 miles)
- C.S.A.H. County Roadway
- County Roadway
- State Roadway
- 50 M.S.A. Street ID (County)
- 500 M.S.A. Street Segment ID
- Traffic Signals
- Stop Signs

- Proposed new MSA Streets (3.08 miles)
- Proposed MSA Removal (1.24 miles)

ROSEVILLE

Prepared by:
Engineering Department
April 5, 2016

Data Sources and Contacts:
* Ramsey County GIS Base Map (4/04/16)
* City of Roseville Engineering Department
For further information regarding the contents of this map contact:
City of Roseville, Engineering Department,
2660 Civic Center Drive, Roseville MN

DISCLAIMER:
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7075. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

0 500 1000 1500 2000 Feet

N

mapdoc: StateAidDesignationChanges2015.mxd
map: StateAidDesignationChanges2015.pdf

REQUEST FOR COUNCIL ACTION

Date: 4-25-16
Item No.: 8.d

Department Approval

City Manager Approval

Item Description: Acceptance of a Conservation Partners Legacy Grant for Langton Lake Park

BACKGROUND

The Parks and Recreation Department has received notice of being awarded a Conservation Partners Legacy (CPL) Grant from the Minnesota Department of Natural Resources for Phase II Buffer Habitat Restoration at Langton Lake Park. The application is attached.

The proposed project will restore approximately 26 acres of forested wetland and oak forest. The amount awarded was $95,415. There were 14 eligible CPL grant applications received for a total of $2,560,000. Of those, 12 grants for a total of $2,040,000 were funded.

The next step in the process is for the DNR to give final approval to a work plan, describing the specific work and how it will be done. This is currently being developed.

It has been with anticipation of the Park and Recreation Renewal Program that grants have been pursued where matching funds might be required. The proposed project application was for $95,415 with an in-kind City match of $2,000 and a City cash match of $12,000 proposed to be taken from the Parks and Recreation Renewal Program Budget.

POLICY OBJECTIVE

This proposal is consistent with the City's Natural Resource Management Plan, Parks and Recreation System Master Plan and leveraging non-city money through grants to further City efforts.

FINANCIAL IMPLICATION

The grant application is for $95,415 with a $12,000 City cash match proposed to be taken from the approved Parks and Recreation Renewal Program Budget.

STAFF RECOMMENDATION

Staff recommends accepting the Conservation Legacy Partners (CLP) Grant in the amount of $95,415 from the Minnesota Department of Resources for Phase II Buffer Habitat Restoration at Langton Lake Park.

COUNCIL ACTION REQUESTED

Motion authorizing the acceptance of a Conservation Legacy Partners (CLP) Grant from the Minnesota Department of Natural Resources in the amount of $95,415 for Langton Lake Phase II Buffer Habitat Restoration with a City cash match of $12,000 to be taken from the Parks and Recreation Renewal Program Bond Funds.

Prepared by: Lonnie Brokke, Director
Attachments: A: Grant Application

Conservation Partners Legacy Grant Application

Printed 2015-11-24

Project Contact

Project Name:	Langton Lake Buffer Habitat Restoration - Phase II	Project Manager:	Lonnie Brokke
Organization Name:	City of Roseville	Title:	Director of Parks and Recreation
		Phone:	651-792-7101
Organization Type:	Government	Email:	lonnie.brokke@ci.roseville.mn.us
Mailing Address 1:	2660 Civic Center Drive		
Mailing Address 2:			
City:	Roseville		
State:	MN		
Zip Code:	55113		

Project Overview

Sites / Location

County Name: Ramsey
Project Site Name: Langton Lake Park
Total Project Sites: 1
Total Project Acres: 26

Land Ownership

Primary Land Ownership: Local Government
Additional Land Ownerships:

Habitat

Primary Habitat Type: Fish, Game or Wildlife Habitat
Additional Habitat Types:

Activities

Primary Activity: Enhancement
Additional Activities: Restoration

Project Funding Summary

Grant Type:	Metro
Grant Request Level:	over $25,000
Total Grant Amount Requested:	$95,415
Total Match Amount Pledged:	$14,000
Additional Funding Amount:	$1,800
Total Project Cost:	$111,215

Project Summary

Project Location Summary

Primary County: Ramsey Primary Land Ownership: Local Government
Project Site Name: Langton Lake Park

Habitat and Activity Summary

Primary Habitat Type Fish, Game or Wildlife Habitat Total Project Sites: 1
Primary Activity Enhancement Total Project Acres: 26

Summary

The Langton Lake Forest Enhancement project seeks to conduct forested wetland restoration and oak forest restoration activities in the upland buffer surrounding Langton Lake. Langton Lake is an important natural resource area for Roseville and the region. Langton is a Kids Fishing In the Neighborhood lake with a fishing pier and stocking by MN DNR to attract and retain young anglers, particularly urban youth. For an shallow lake in an urban setting, Langton Lake is in remarkably good condition with generally good native plant cover and water quality - with the exception being the furthest south portion of the lake that has been impacted by stormwater runoff. The City of Roseville has made a systematic and organized effort to manage protect the water quality at Langton Lake and made significant recent efforts to conduct upland forest buffer restoration and shoreline restoration, in part through a previous MN DNR CPL Grant. The City, with assistance from the CPL Grant fund is seeking to complete initial upland forest buffer restoraiton on City-owned park land around Langton Lake, restore hydrology and local ecotype native vegetation to a historically drained, isolated seasonally flooded

depressional wetland, and restore/enhance upland forest areas (inlcuding areas that were impacted by a straight line wind event in 2013 and those currently with a nonnative-dominated canopy of Siberian elm). The City's goal is to complete initial, focused restoration of the entire buffer around Langton Lake by 2018, after which time the City will be able to conduct ongoing maintenance to sustain improvements made in the 2012-18 time period. The City has a strong record of successfully completing natural resources grant efforts. We have developed a Parks Natural Resources Stewardship Network to engage residents/volunteers with monitoring of natural resources and restoration activities. We have already held several successful natural resources volunteer events at Langton Lake and plan to hold a minimum of three more events as part of the proposed grant (tree planting, native woodland grass/sedge/flower planting, and invasive weed management). Volunteer stewards currently monitor water quality, frog/toad calls, invasives, breeding birds, and overall vegetation in the park. This not only engages residents, but provides important feed back to the City regarding management efforts. We view this project as the final piece in the significant initial restoration here.

Problem Statement

Langton Lake and its surrounding upland buffer, like many urban natural areas, experienced significant historic pressures. This included the grazing of oak forest and subsequent invasion by invasive, nonnative brush as well as drainage of seasonally flooded, isolated, depressional wetlands known to be significantly important for amphibians and other wildlife. One aspect of the proposed project is to restore the historic hydrology and local ecotype native vegetation of a depressional wetland on the west side of Langton Lake. This will benefit wildlife, as well as the water quality of Langton Lake. Langton Lake Park represents the largest, best quality oak forest in western Roseville with stately old growth bur, white and pin oak (many likely over 100 years of age). A straight line wind event in 2012 resulted in the loss of numerous large old growth oak trees on the northwest side of the lake. In addition, formerly open pastured areas were heavily colonized by the nonnative, invasive Siberian elm (approximately 30-40 years ago). With very limited natural regeneration observed, this project seeks to also restore oak saplings and seedlings to wind-damaged and Siberian elm-dominated areas by planting stock in areas where oaks were lost as well as creating canopy gaps in Siberian elm-dominated areas sufficient to allow oaks to graduate into the canopy. We view this as an important part of restoring/maintaining high quality habitat for wildlife that are present in the park (including deer, wild turkey and wood ducks)as well as sustaining the high value oak forest for future decades/centuries. The City has conducted initial woodland restoration (invasive brush management, supplemental native seeding, prescribed burn, spot weed/invasive brush management on 20 acres around Langton Lake as well as a shoreline restoration project and is in the process of sustaining the gains made during those initial efforts. We are seeking CPL Grant assistance to complete initial restoration on the remaining acres that have yet to receive management, accelerate recovery of storm damaged oak forest, and accelerate conversion of Siberian elm-dominated areas to oak-dominated forest.

Project Objectives

Key results and benefits of the proposed project include: Improved game/nongame wildlife habitat - the quality and quantity of habitat available to wildlife will be improved. Diversification of the forest and wetland herbaceous layers will provide important year-round native food and cover and season-long pollinator forage through seeding and planting of local ecotype native plant species. Maintain/improve the composition of forest by planting 1,050 oak trees with high wildlife value. Game and nonngame species are heavily dependent on oaks for food, nesting cavities, and other benefits for species such as wood duck, scarlet tanager and indigo bunting. A recent straight-line wind event resulted in the loss of numerous old-growth oaks from the northwest corner of the park. The planting of high wildlife value oak trees to replace lost trees, as well as planting in areas where Siberian elm will be cut to open canopy gaps will be important for sustaining this quality oak forest area far into the future. Water quality benefits - the area proposed for management includes improvement of native cover in forested areas that buffer Langton Lake which will benefit water quality. Significantly, the project proposes to restore original hydrology and diverse native vegetation to an isolated, depressional wetland that was ditched many decades ago. In addition to improving the water quality of Langton Lake by restoring this wetland, seasonally flooded, forested wetlands are exceptonally important for reptiles and amphibians and we expect to see benefits to nongame species in this area (we are conducting annual frog/toad surveys in this area in an effort to detect restoration-related changes in amphibian species site use. Langton Lake is a shallow lake surrounded by oak forest on most sides. It is a very important area for the City of Roseville, not only because of its ecological importance within the city, but because it is also widely used and appreciated by our residents and people who work in area businesses. Langton Lake is an important stepping stone among natural habitats that occur in area Ramsey County Parks, other Roseville Parks, wetlands, ponds and grasslands. An effort is underway to better connect Langton Lake, ecologically, to surrounding areas during the redevelopment of the Twin Lakes area on the south side of Langton Lake. Based on our past efforts to complete similar work, we believe that the activities proposed are appropriate and cost-effective.

Methods

The Langton Lake project proposes to complete wetland restoration, initial forest restoration, as well as habitat restoration/enhancement. The isolated, depressional wetland on the west side of Langton Lake was historically drained through a ditch outletting directly into Langton Lake. This wetland was identified in the Roseville Parks NRMP for hydrologic and vegetative restoration to improve wildlife habitat and water quality. Restoration of this wetland will include surveying of the ditch/outlet, development of a restoration design suitable for securing necessary permits, securing permit(s) from Rice Creek Watershed District and then placing fill back in the ditch and restoring an overflow/outlet. Native vegetation currently consists of the nonnative, invasive reed canary grass which will be treated with grass-specific and non-specific contact herbicides at highly specific time windows and then seeded/planted to a diverse native grasses, sedges, rushes, and forbs. We have had very good and repeatable results with this method and typically have less than 5% reed canary grass

and over 95% native cover after three years. Initial woodland restoration will involve cut/treat and/or shredding by machine of invasive, nonnative brush and trees (primarily European buckthorn, glossy buckthorn, Tatarian honeysuckle and Siberian elm). A diverse, local ecotype native woodland grass, sedge and forb seed mix will be broadcast seeded in late winter. Follow-up spot treatment of invasive brush/trees will include a combination of bud inhibitor application in late summer, fall foliar spot treatment and prescribed fire. We have utilized this method in other areas of Langton Lake Park and other parks in the City and found it to be effective, efficient and provide the most sustainable results of the woodland restoration methods commonly employed. Oak sapling/seedling planting is planned for areas that experienced wind damage in 2012, as well as areas that currently have a canopy dominated by Siberian elm that average about 10 inches in diameter. Planting oak stock in (wind damaged area) canopy gaps will proactively enable oaks to be recruited to canopy. Canopy gaps will be created in Siberian elm areas through cut/treat of existing trees (~50+ ft. openings) and oaks planted within those. Ongoing maintenance is occurring in previously restored areas around Langton Lake (funding is not being sought for these activities), and includes the activities noted above.

Experience / Abilities

The City of Roseville has successfully planned and conducted a wide variety of natural areas restoration projects on our own and in partnership with waterheds, MN DNR, non-profits such as Great River Greening and with private contractors. We have been actively conducting natural resources activities in City-owned parks and open spaces since 2003. We have successfully completed work on a wide variety of natural resources grants, including more than six grants at the local/state level totalling over $400,000 since 2001. We are in the process of building internal capacity to complete initial restoration of all of our park areas and sustaining those gains into the future by adding staff/capabilities. We have developed a Parks Natural Resources Stewardship Network that holds volunteer natural resources management events once each month (these have been highly successful), as well as enlisting the help of citizen-scientists and students/faculty at the University of Northwestern to monitor naturla resources as part of our Adaptive Management efforts to provide feedback on the work we have done and guide future efforts. We have the staff, capabilities and capacity to successfully complete this project.

Project Timeline

Time Frame (month or season and year)	**Goal**
Winter 2015 to Spring 2016	Wetland/restoration design & permitting
Spring 2016	Wetland hydrologic restoration
Winter 2015 to Spring 2016	Initial forest invasive brush management/native seeding
Spring 2016	Wetland vegetation restoration - initial activities
Summer/fall 2016	Spot mow/spray invasive resprouts/weeds
Summer/fall 2017	Spot mow/spray invasive resprouts/weeds
Summer/fall 2018	Spot mow/spray invasive resprouts/weeds
Spring 2016	Volunteer tree planting event
2017 -18	Volunteere steward event (inv weed mgmt) - 2 events

Estimated Project Completion Date: 2018-12-31

Project Information

Answer each of the following questions in 1000 characters or less.

1. Describe the degree of collaboration and local support for this project.

   The City of Roseville Parks and Recreation Department has discussed and coordinated key aspects of the proposed project with local conservation organizations to keep them informed and engaged about efforts. Specifically, we have met with Rice Creek Watershed District staff regarding the hydrologic/vegetative wetland restoration portion of this project, with Ramsey Conservation District (including RCD Cooperative Weed Management staff about management in and around Langton Lake, as well as working with an active voluneteer organization and University of Northwestern Biology Dept. faculty and students (who assist with wildlfe/vegetation monitoring). City staff, elected officials, commission member, local conservation agencies, volunteers and cooperating university are all supportive of the ongoing efforts to restore and maintain quality water/natural resources and outdoor recreation opportunities at Langton Lake.

2. Describe any urgency associated with this project.

   There are several key factors driving the urgency of the proposed project. these include the coordination/synchronization of proposed work with other work currently being conducted at Langton Lake. Importantly, with regard to the oak species planting proposed for the project, a straight-line wind event in late 2013 resulted in the loss of numerous old-growth white and pin oak trees on the northwest side of the park. We would like to foster timely replacement of high wildlife-value oaks into these new canopy gaps to restore/maintain quality wildlife habitat. As well, the funding set aside as matching funds are only available for a relatively short time window (should the project not be funded by MN DNR CPL Grant at this time, the money will be spent to accomplish only a portion of the proposed

work).

3. Discuss if there is full funding secured for this project, the sources of that funding and if CPL Grant funds will supplement or supplant existing funding.

   The identified City matching funds ($12,000) are currently budgeted and secured for the proposed work. Requested CPL grant funds will supplement the funding identified for this project and enable the City to manage a substantially greater amount of area and conduct natural resources management activities that it would not otherwise be able to. The requested funding will not supplant existing City resources. Requested funding is to complete work on new tasks and new areas (not maintenance) to further work completed utilizing a previous MN DNR CPL Grant (2012).

4. Describe public access at project site for hunting and fishing, identifying all open seasons.

   Langton Lake Park is open to the public for a wide variety of passive outdoor recreation opportunities. Langton Lake itself is identified as a MN DNR kids Fishing In the Neighborhood lake with opportunities for fishing at a variety of from-shore locations, as well as a dock on the west side of the lake specifically built (with interpretive sign) to increase fishing opportunities. Because Langton Lake/Park is located within the City of Roseville city limits, the park itself is not open to public hunting. However, the park supports a variety of waterfowl during the nesting season that contribute to the population of migratory waterfowl that can be hunted elsewhere in Minnesota once they leave the park itself.

5. Discuss use of native vegetation (if applicable).

   The proposed project includes that planting of tree stock as well as native woodland grasses, sedges and flowers. We propose and intend to use seed sources as near as practicable to Langton Lake Park. The native plant vendors that we anticipate utilizing for tree stock have wild genetic originas of the Twin Cities (Outback Nursery) and central Minnesota. We are fortunate to have access to a broad variety of native grass, sedge and flower seed with origins of approximately 25 miles from Langton Lake Park. Should we need to seek additional plant/seed sources, we will strive to find plant materials from the Twin Cities area, same landscape/ecoregion as our first priority.

6. Discuss your budget and why it is cost effective.

   Roseville Parks has been conducting natural areas restoration within park areas since c. 2000, including a MN DNR CPL-funded project for the first phase of natural areas restoration at Langton Lake Park. Based on our previous in-house work, work conducted by City-hired restoration contractors, as well as work in cooperation other conservation agencies give us confidence that the proposed budget is cost-effective and within a range of the cost for these types of services within the Twin Cities region. Additionally, Roseville Parks conducted a system-wide inventory and evaluation of potential water/natural resources projects in 2013 - the proposed cost of activities in this grant fall within the estimated cost during that effort.

7. Provide information on how your organization encourages a local conservation culture. This includes your organization's history of promoting conservation in the local area, visibility of work to the public and any activities and outreach your organization has completed in the local area.

   Roseville Parks has a strong track record of engaging the public on natural resources issues and sustaining interest. The Park Comprehensive Plan update (2012) showed exceptionally strong interest from citizens that EVERY park have some type of quality natural area in it to foster public appreciation for and knowledge of natural resources. Roseville is engaged in a Natural Resources Restoration program with the goal of conducting significant natural areas restoration throughout its park system in the 2014-2017 time frame. This includes creation of a strong Parks Natural Resources Stewardship Network. Two key aspects of the stewardship network include volunteer events (3rd Saturday of each month and working with the University of Northwestern to engage biology program students in the monitoring of key indicators (wildlife and vegetation) to provide feedback for management. Events are advertised by our volunteer/communications staff and been covered by local newspapers and TV (KSTP-5)

Site Information
You may group your project sites together as long as land ownership, activity and habitat information is the same for the land manager

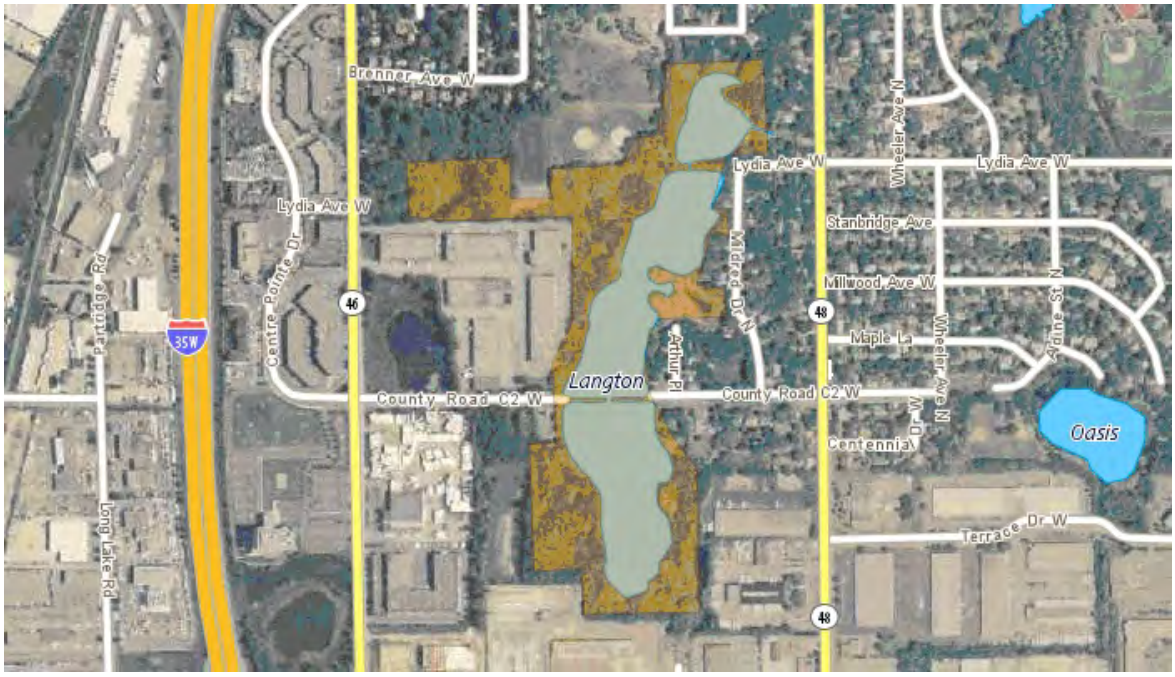
Land Manager

Name:	Patrick Trudgeon	Phone: 651-792-7021
Organization:	City of Roseville	Email: pat.trudgeon@cityofroseville.com
Title:	City Manager	

Review and Approval Form: Roseville_lm-approval_signed_9-11-15.pdf

Site Information

Site Name	Lagton Lake	Acres:	26
Habitat	Fish, Game or Wildlife Habitat	Open to Public Hunting?	No
Activity:	Restoration	Open to Public Fishing?	Yes - all
Land Ownership:	Local Government		



Budget Information

Organization's Fiscal Contact Information

Name:	Lonnie Brokke	Street Address 1:	2660 Civic Center Drive
Title:	Director of Parks & Recreation	Street Address 2:	
Email:	lonnie.brokke@ci.roseville.mn.us	City:	Roseville
Phone:	651-792-7107	State:	MN
		Zip Code:	55113

Budget Details

Personnel

Name	Title / work to be completed	Amount	Grant/Match	In-kind/Cash
Roseville/Contractor	Grant Admin	$2,000	Match	In-kind

Contracts

Contractor Name	Contracted Work	Amount	Grant/Match	In-kind/Cash
Stantec	Restoration - Forest	$95,415	Grant	
Stantec	Restoration - Wetlands	$12,000	Match	Cash

Additional Funding
Additional Funds are dollars used towards the project that are not grant funds or counted as match.

Additional Funding Amount	$1,800	Additional Funding Details: Rosville has averaged about 20 volunteers per 2 hr. volunteer event. We propose to hold a minimum of 3 volunteer events at Langton Lake during the grant period resulting in an in-kind equivalent of $1,800 value of additional effort (unlisted match)

Budget Overview

Item Type	Grant	Match	Total
Personnel		$2,000	$2,000
Contracts	$95,415	$12,000	$107,415
Fee Acquisition with PILT			
Fee Acquisition without PILT			
Easement Acquisition			
Travel (in-state)			
Professional Services			

DNR Land Acquisition Cost			
Equipment/Tools/Supplies			
Additional Budget Items			
Total:	$95,415	$14,000	**$109,415**

Project Funding Summary

Grant Type:	Metro
Grant Request Level:	over $25,000
Total Grant Amount Requested:	$95,415
Total Match Amount Pledged:	$14,000
Additional Funding Amount:	$1,800
Total Project Cost:	$111,215

Natural Heritage Database Review

Answer the following questions

Natural Heritage elements were found within my project site(s): No

Attachments

Additional Documentation

Attach additional documentation as applicable using the appropriate categories below. If you exceed the size limit while uploading, contact CPL staff to discuss your options.

Letters of Support

Partner Commitment Letters

Photos

Restoration Plans

File	Description
Roseville_Parks_Nat_Res_Mgmt_Pln_Langton.pdf	Roseville Parks_Langton Lake_NRMP

Engineering/Survey/Design Plans

File	Description
Fig_6.5_LangtonPK_MN_DNR_CPL_map.pdf	Restoration activity map
DOQ3_Langton_WL_Resto_Location_Map_8-23-15.pdf	Langton Wetland Resto Location Map

Supplemental Documents

File	Description
Langton_Lake_Forest_Enhancement_restoration_project_budget_9-4-15..pdf	Roseville Langton Forest Resto Budget

Final Application Submission

This completes your CPL Grant Application. Please take the time to revisit the previous sections and make sure you have entered everything completely and correctly. Once you hit the submit button below, you will not be able to return to this application to make changes.

✔ I certify that I have read the Conservation Partners Legacy Grants Program Request for Proposal, Program Manual and other program documents, and have discussed this project with the appropriate public land manager, or private landowner and easement holder.

✔ I certify I am authorized to apply for and manage these grant and match funds, and the project work by the organization or agency listed below. I certify this organization to have the financial capability to compete this project and that it will comply with all applicable laws and regulations.

✔ I certify that all of the information contained in the application is correct as of the time of the submission. If anything should change, I will contact CPL Grant Staff immediately to make corrections.

✔ I certify that if funded I will give consideration to and make timely written contact to Minnesota Conservation Corps or its successor for consideration of possible use of their services to contract for restoration and enhancement services. I will provide CPL staff a copy of that written contact within 10 days after the execution of my grant, should I be awarded.

✔ I certify that I am aware at least one Land Manager Review and Approval form is required for every application and at least one Public Waters Contact form is required for all public waters work. I am aware I must submit all completed forms by uploading them into this application. I have attached the required type and number of forms as necessary for this project.

✔ I am aware that by typing my name in the box below, I am applying my signature to this online document.

Signature:	Lonnie Brokke	Organization / Agency:	City of Roseville
Title:	Parks and Recreation Director	Date:	2015-09-14

REQUEST FOR COUNCIL ACTION

Date: 04/25/2016
Item No.: 12.a

Department Approval

City Manager Approval

Item Description: Public Hearing to Approve/Deny an On-Sale 3.2% Non-Intoxicating Liquor License for HIX Roseville, LLC dba Holiday Inn Express Roseville, a hotel located at 2715 Long Lake Road.

BACKGROUND

Under City Code, a public hearing is required to consider approving liquor licenses for the current calendar year. The City has received applications for 2016 Liquor Licenses as follows:

- HIX Roseville, LLC dba Holiday Inn Express Roseville – On-Sale 3.2% Liquor License

Neither State Statute nor City Code limits the number of licenses that can be issued for an On-Sale 3.2% Liquor Licenses.

POLICY OBJECTIVE

The regulation of establishments that sell alcoholic beverages has been a long-standing practice by the State and the City.

FINANCIAL IMPACTS

The revenue that is generated from the license fees is used to offset the cost of police compliance checks, background investigations, enforcement of liquor laws, and license administration.

STAFF RECOMMENDATION

The applicant meets all requirements set forth under City Code. Staff recommends approval of the licenses pending successful background checks.

REQUESTED COUNCIL ACTION

Motion to approve HIX Roseville, LLC's request for an On-Sale 3.2% Non-Intoxicating Liquor License located at 2715 Long Lake Road.

Prepared by: Chris Miller, Finance Director
Attachments: A: Holiday Inn Express Roseville

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division (AGED)
444 Cedar Street, Suite 222, St. Paul, MN 55101-5133
Telephone 651-201-7507 Fax 651-297-5259 TTY 651-282-6555

Certification of an On Sale Liquor License, 3.2% Liquor license, or Sunday Liquor License

Cities and Counties: You are required by law to complete and sign this form to certify the issuance of the following liquor license types:
1) City issued on sale intoxicating and Sunday liquor licenses
2) City and County issued 3.2% on and off sale malt liquor licenses

Name of City or County Issuing Liquor License Roseville License Period From: 1/1/16 To: 12/31/16

Circle One: New License License Transfer _____ (former licensee name) Suspension Revocation Cancel _____ (Give dates)

License type: (circle all that apply) On Sale Intoxicating Sunday Liquor 3.2% On sale 3.2% Off Sale

Fee(s): On Sale License fee:$_____ Sunday License fee: $_____ 3.2% On Sale fee: $ 75.00 3.2% Off Sale fee: $_____

Licensee Name: HIX Roseville LLC (corporation, partnership, LLC, or Individual) DOB_____ Social Security #_____

Business Trade Name Holiday Inn Express Roseville Business Address 2715 Long Lake Road City Roseville

Zip Code 55113 County Ramsey Business Phone 651-294-7200 Home Phone [redacted]

Home Address 103 15th Ave NW #200 City Willmar MN 56201 Licensee's MN Tax ID # 3883151 (To Apply call 651-296-6181)

Licensee's Federal Tax ID # 47-2615802 (To apply call IRS 800-829-4933)

If above named licensee is a corporation, partnership, or LLC, complete the following for each partner/officer:

Partner/Officer Name (First Middle Last)	DOB	Social Security #	Home Address
Thomas R Torgerson			
(Partner/Officer Name (First Middle Last)	DOB	Social Security #	Home Address
Partner/Officer Name (First Middle Last)	DOB	Social Security #	Home Address

Intoxicating liquor licensees must attach a certificate of Liquor Liability Insurance to this form. The insurance certificate must contain all of the following:
1) Show the exact licensee name (corporation, partnership, LLC, etc) and business address as shown on the license.
2) Cover completely the license period set by the local city or county licensing authority as shown on the license.

Circle One: (Yes No) During the past year has a summons been issued to the licensee under the Civil Liquor Liability Law?

Workers Compensation Insurance is also required by all licensees: Please complete the following:

Workers Compensation Insurance Company Name: Liberty Mutual Insurance Policy # WC2641444370015

I Certify that this license(s) has been approved in an official meeting by the governing body of the city or county.
City Clerk or County Auditor Signature _____ (title) Date _____

On Sale Intoxicating liquor licensees must also purchase a $20 Retailer Buyers Card. To obtain the application for the Buyers Card, please call 651-201-7504, or visit our website at www.dps.state.mn.us.

(Form 9011-12/09)

REQUEST FOR COUNCIL ACTION

Date: April 25, 2016
Item No.: 12.b

Department Approval

City Manager Approval

Item Description: Approve Resolution approving the vacation of an easement for Wheaton Woods Final Plat

BACKGROUND

In 1952 the City of Roseville was granted a 60 foot wide road easement by deed for the construction of a road and utilities as an extension of Wheaton Ave running through the property. The roadway and utilities were never built or extended.

As part of a proposed Wheaton Woods Plat, the Developer, Golden Valley Land Company, has recommended the vacation of an existing easement running west to east located on the south 478.56 feet of the SE1/4, SE1/4, SE1/4 of Section 2, Township 29 North, Range 23 West, subject to Dale St. & County Road "C". The current easement would create a straight road. The Developer wishes to create a road with a couple of horizontal curves to create a traffic calming effect and has requested the vacation of the existing easement so the new right of way can accommodate the new road alignment.

As seen on the attached proposed Final Plat, Attachment D, new right of way and easements would be established through the platting process for the new road and utilities.

The vacation will not be official until such time the City Manager executes and records a Notice of Completion of this vacation. This will be done once the Final Plat has been approved by the City Council.

FINANCIAL IMPACTS

There is no financial impact to the City of Roseville.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the attached resolution approving the vacation of the easement running west to east located on the south 478.56 feet of the SE1/4, SE1/4, SE1/4 of Section 2, Township 29 North, Range 23 West, subject to Dale St. & County Road "C".

REQUESTED COUNCIL ACTION

Conduct a public hearing receiving any public comments related to the proposed easement vacation.

Approval of resolution approving the vacation of a highway easement running west to east through the proposed Wheaton Wood Plat. The vacation will be subject to Council approval of the Final Plat.

Prepared by: Jesse Freihammer, City Engineer

Attachments:
A: Resolution
B: Aerial view of Subject Property
C: Easement Vacation Sketch & Description
D: Proposed Wheaton Woods Final Plat

EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE

* * * * * * * * * * * * * * * * * * * *

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was duly held on the 25th day of April, 2016, at 6:00 p.m.

The following members were present: ; and and the following members were absent:

Councilmember introduced the following resolution and moved its adoption:

RESOLUTION NO.
APPROVING THE VACATION OF AN EASEMENT DESCRIBED AS THE NORTH 60 FEET OF THE SOUTH 478.56 FEET OF THE SE ¼, SE 1/4 , SE ¼ of SECTION 2, TOWNSHIP 29 NORTH, RANGE 23 WEST, WHICH LIES WESTERLY OF THE EAST 33 FEET THEREOF.

WHEREAS, easement was dedicated to the City of Roseville by deed; and

WHEREAS, a Request has been filed with the City of Roseville requesting the vacation of said easement which lies within the following described real property:

> The North 60 feet of the south 478.56 feet of the SE1/4, SE1/4, SE1/4 of Section 2, Township 29 North, Range 23 West, which lies westerly of the east 33 feet thereof.

WHEREAS, after two weeks published and posted notice have been given as well as notice having been mailed to all affected property owners according to Minnesota Statutes, a public hearing was held on April 25, 2016 at which all persons interested in said vacation were given an opportunity to be heard; and

WHEREAS, the Roseville City Council has determined that the vacation would be in the public interest;

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

1. That the City of Roseville hereby vacates the easement dedicated to the City by deed, which lies within the following described real property:

The North 60 feet of the south 478.56 feet of the SE1/4, SE1/4, SE1/4 of Section 2, Township 29 North, Range 23 West, which lies westerly of the east 33 feet thereof.

2. The vacation applies only to the easement which lies within the real property described in Provision 1 above which were dedicated to the City by deed and not to: (a) the rights of existing utilities, if any, and (b) any other easements running to or benefiting the City of Roseville or the Metropolitan Council.

3. Contingent upon the establishment of new right of way and easements on this property, dedicated to the City of Roseville during final plat, the City Manager is directed to execute and record a Notice of Completion of this vacation proceeding pursuant to Minnesota Statutes §412.851. The vacation authorized by this Resolution shall not be effective until the Notice of Completion is recorded in the office of the Ramsey County Recorder.

The motion was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof: ; and and the following voted against:

WHEREUPON said resolution was declared duly passed and adopted.

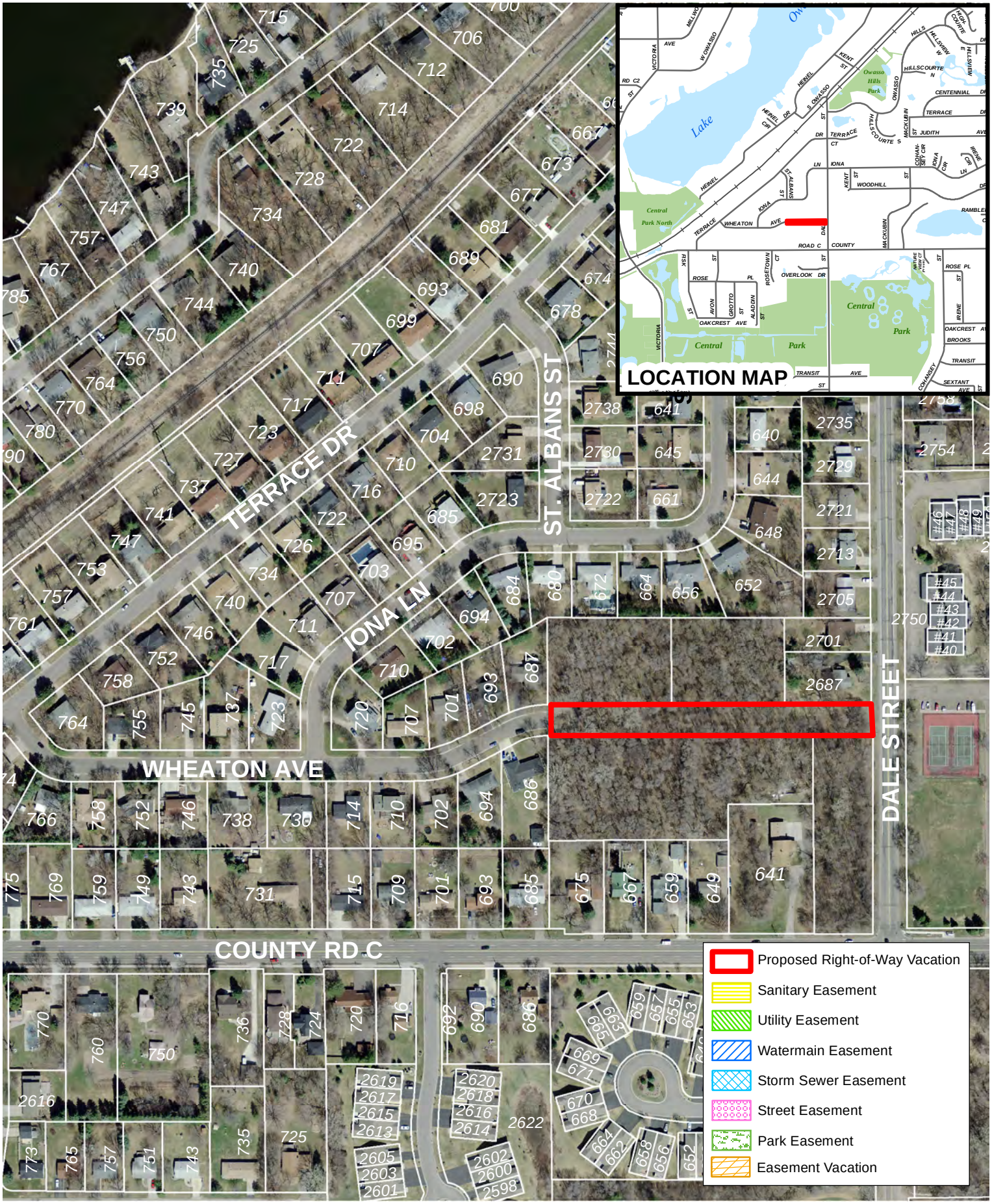
STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 25th day of April, 2016, with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 25th day of April, 2016.

_____
Patrick Trudgeon, City Manager

(SEAL)



Wheaton Avenue Right-of-Way Vacation

ROSEVILLE

Prepared by:
Engineering Department
April 14, 2016

Data Sources and Contacts:
* Ramsey County GIS Base Map (3/02/16)
* City of Roseville Engineering Department
For further information regarding the contents of this map contact:
City of Roseville, Engineering Department,
2660 Civic Center Drive, Roseville MN

DISCLAIMER:
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error-free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7075. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

0 50 100 150 200 Feet

mapdoc: ROWVacation_WheatonAve.mxd
map: ROWVacation_WheatonAve.pdf

SKETCH AND DESCRIPTION

~for~ GOLDEN VALLEY LAND COMPANY
~of~ WHEATON AVENUE VACATION



GRAPHIC SCALE

30 0 15 30 60 120

1 INCH = 30 FEET

PROPERTY OWNER

GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55442
763-213-3944

PROPOSED VACATION DESCRIPTION

That part of the North 60 feet of the South 478.56 feet of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 2, Township 29 North, Range 23 West, which lies westerly of the east 33 feet thereof.

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

JASON E. RUD

Date: 4/12/16 License No. 41578

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DRAWN BY: BPN	JOB NO: 15803PP	DATE: 4/12/16	
CHECK BY: JER	SCANNED ☐		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

PIN No. 02-29-23-44-0086
Owner: Norine Bitjan
Address: 680 Iona Lane.

1/2 INCH PINCHED TOP

PIN No. 02-29-23-44-0085
Owner: Tim Oneill & Shannon Cusick
Address: 672 Iona Lane

PIN No. 02-29-23-44-0084
Owner: Eleanor Johnson
Address: 664 Iona Lane.

3/4 INCH

PIN No. 02-29-23-44-0083
Owner: Gulzar & Beverly Hashmi
Address: 656 Iona Lane.

3/4 INCH

PIN No. 02-29-23-44-0082
Owner: Dale & Rose Kruger
Address: 652 Iona Lane.

3/4 INCH

3/4 INCH

NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SEC. 2, T. 29, R. 23

PIN No. 02-29-23-44-0069
Owner: N/A
Address: 2701 Dale Street

1/2 INCH

DECK

EXISTING HOUSE

PIN No. 02-29-23-44-0045
Owner: Stephen & Lillian Hartley
Address: 687 Wheaton Ave.

1/2 INCH

PIN No. 02-29-23-44-0068
Owner: Elizabeth Jane Downing
Address: 2687 Dale Street

SHED

GARAGE

PORCH

EXISTING HOUSE

FND1/2

3/4 INCH

REBAR

3/4 INCH

WHEATON AVENUE
(PER DOC. NO. 323606)
HIGHWAY EASEMENT
TO BE VACATED
37,600 SQ. FT.

60

80

ILLEGIBLE CAP

1/2 INCH

33

3/4 INCH

WEST LINE OF THE SE 1/4 OF THE SE 1/4

EXISTING HOUSE

EAST LINE OF THE SE 1/4 OF SEC. 2, T. 29, R. 23 OF THE SE 1/4 OF THE SE

#10947

#10947

PIN No. 02-29-23-44-0064
Owner: Bruce and Yung Tsi Bolon
Address: 641 County Rd. C

PIN No. 02-29-23-44-0046
Owner: Victor & Dianne Stumo
Address: 686 Wheaton Ave.

GARAGE

478.56

EXISTING HOUSE

1/2 INCH

1 INCH SQUID

#12043

#12043

1/2 INCH

PIN No. 02-29-23-44-0060
Owner: Robert & Randee Allen
Address: 675 County Rd. C

PIN No. 02-29-23-44-0061
Owner:Roger & Kathleen Sadecki
Address: 667 County Rd. C

GARAGE

PIN No. 02-29-23-44-0062
Owner:Richard & Charlotte Ann Thompson
Address: 659 County Rd. C

PIN No. 02-29-23-44-0063
Owner: Mohammed & Burtuka Kadir
Address: 649 County Rd. C

DALE STREET

DALE STREET

33

1/2 INCH

COUNTY ROAD C

SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SEC. 2, T. 29, R. 23

COUNTY ROAD C

15803PP

UNRECORDED COPY
4/18/2016

WHEATON WOODS

KNOW ALL MEN BY THESE PRESENTS: That Golden Valley Land Company, a Minnesota Corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

The South 418 feet of the East 148 feet of the Southeast Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota.

All of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty–nine (29), Range Twenty–three (23), except the West 350 feet of the South 214 feet; and except the West 240 feet lying North of the South 445 feet; and except the North 167 feet of the East 200 feet; and except the East 148 feet of the South 418 feet; and except the west 161.75 feet of the East 309.75 feet of the South 283 feet, Ramsey County, Minnesota.

The West Two Hundred Forty (W. 240) feet, except the South Four Hundred Forty–five (S. 445) feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty–nine (29), Range Twenty–three (23), according to the United States Government Survey thereof, Ramsey County, Minnesota.

Torrens Property

Has caused the same to be surveyed and platted as WHEATON WOODS and does hereby dedicate to the public for public use forever the public way and drainage and utility easements as shown on this plat.

In witness whereof said Golden Valley Land Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ____.

SIGNED: GOLDEN VALLEY LAND COMPANY

_____
Peter J. Knaeble, President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Peter J. Knaeble, President of Golden Valley Land Company, a Minnesota Corporation, on behalf of the company.

_____

_____
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 or will be correctly set within one year of recording this plat as indicated; 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 _____
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of_____ 20____, by Jason E. Rud, a Licensed Land Surveyor.

_____

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF ROSEVILLE

We do hereby certify that on the _____ day of _____, 20 ____, the City Council of the City of Roseville, 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 ____,

_____, _____ By_____,
Deputy
Property Records and Revenue

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____, 20 ____,

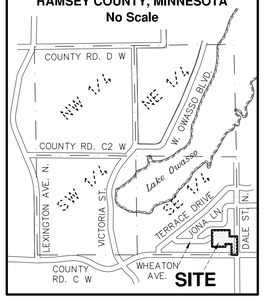
_____
Craig W. Hinzman, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of WHEATON WOODS 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 _____.

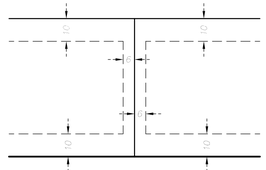
_____
Deputy Registrar of Titles

VICINITY MAP
SEC. 2, T.29. R.23
RAMSEY COUNTY, MINNESOTA
No Scale



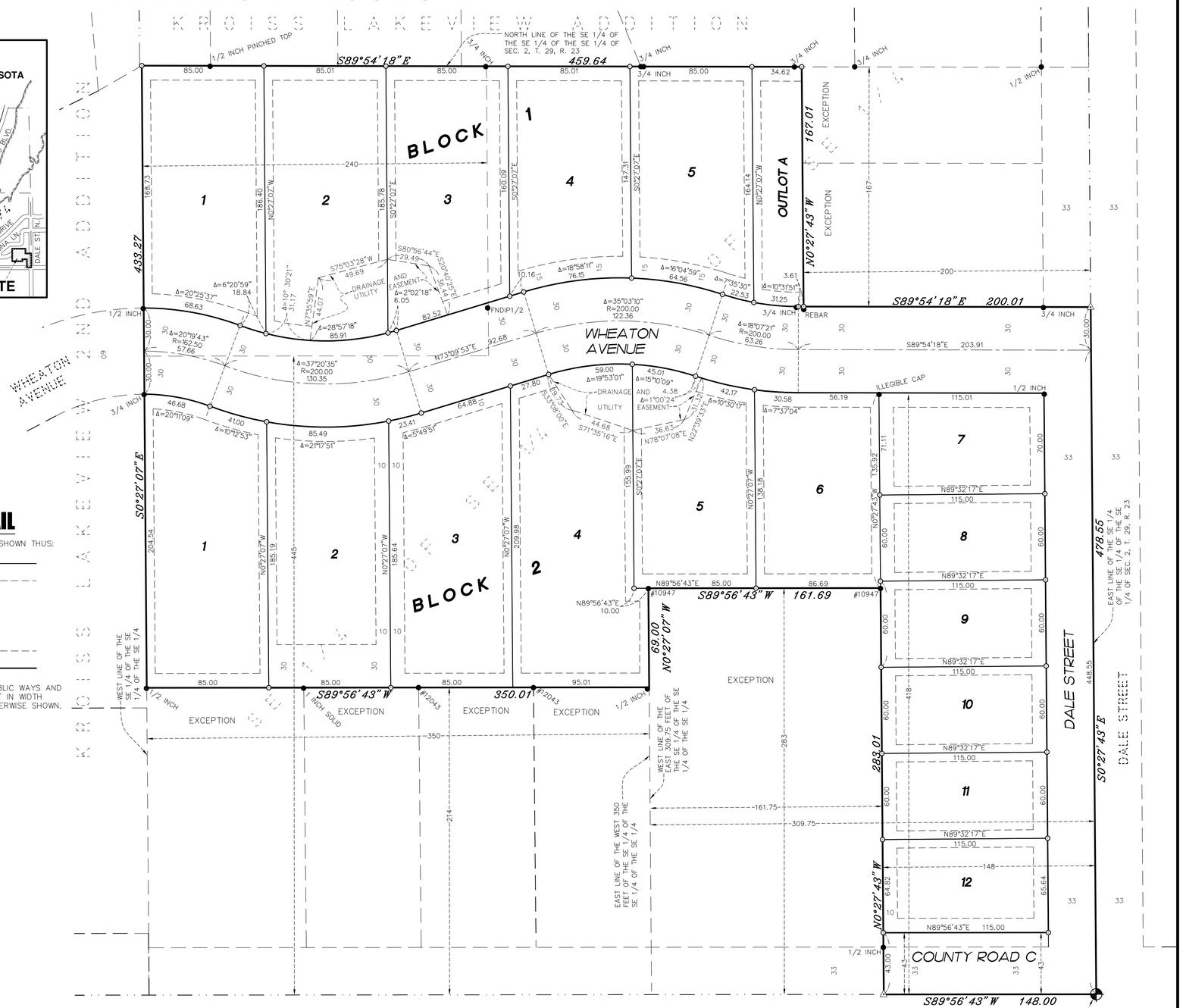
EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS AND ADJOINING REAR LOT LINES AND 6 FEET IN WIDTH ADJOINING SIDE LOT LINES UNLESS OTHERWISE SHOWN.





GRAPHIC SCALE

40 0 20 40 80 160

1 INCH = 40 FEET

For the purposes of this plat, the East line of the Southeast Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota is assumed to bear South 02 degrees 27 minutes 43 seconds East.

- Denotes Ramsey County cast iron monument
- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.
- Denotes found iron monument as labeled.
- Denotes set PK nail with metal disk marked RLS 41578.

BOUNDARY NOTE

For the purposes of this survey, the boundary was established by utilizing a survey completed by R. C. Wolfgram dated November 16, 1951. Said survey was an exhibit utilized for the registration of this parcel. Said boundary also matches the adjoining plats of KROISS LAKEVIEW ADDITION and KROISS LAKEVIEW 2ND ADDITION. The boundary also matches existing survey monumentation and existing occupation as shown.

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

REQUEST FOR COUNCIL ACTION

Date: April 25, 2016
Item No.: 14.a

Department Approval	City Manager Approval

Item Description: Wheaton Woods – Public Improvement Contract Approval

BACKGROUND

The City Council approved the Preliminary Plat for Wheaton Woods on March 28, 2016. The proposed Wheaton Woods Plat consists of 17 single family lots (11 LDR-1 lots and 6 LDR-2 lots)

The Developer, Golden Valley Land Development Company, Inc. has worked with the City to develop the Public Improvement Contact for the new infrastructure that is needed to serve the new development. The new public infrastructure includes; public street and curbing, bio-retention ponds, sanitary sewer lines, watermain lines and hydrants, and storm sewer lines with structures. The City would maintain all of these public improvements upon final acceptance.

DISCUSSION

In order to serve the lots in the plat, the following public improvements need to be made. The detail of such improvements are specified in the Public Improvement Contract (Attachment A) and shown in the plans (Attachment B) and are summarized as follows;

1. Site Grading and Turf Restoration: The Developers shall grade the Property in accordance with the City approved Grading, Drainage and Erosion Control Plan. Site grading improvements shall include common excavation, subgrade correction, embankment and pond excavation. The Developer shall perform turf restoration on the Property which shall include seeding, mulching and erosion control.
    a. The Developer shall submit to the City a site grading and drainage plan for the entire Plat acceptable to the City showing the grades and drainage for each lot prior to installation of the improvements.
    b. The Developer shall furnish the City Engineer satisfactory proof of payment for the site grading work and shall submit a certificate of survey (as-constructed survey) of the development to the City after site grading, with street and lot grades.
    c. All improvements to the lots and the final grading shall comply with the approved grading plan.
2. Street Improvements: The Developer shall construct all streets shown on the Plat in accordance with the Public Improvement Construction Plans. Street improvements

include subgrade preparation, gravel base, bituminous surfacing, and concrete curb and gutters.

a. The Developer shall construct the streets as shown on the Plat, including the connection to Dale St. N. The new street shall be 650 feet more or less of 32 foot wide (face to face) bituminous street with type B618 curb and gutter. Parking will be allowed on both sides of the street. The typical section of pavement for the streets shall be 7-ton design.

b. Unusable material within the roadway shall be removed by the Developer.

c. All subgrade excavation and filling shall be completed by the Developer in accordance with City details, City specifications, MnDOT's specifications, and the approved site grading and drainage plans.

d. The City reserves the right to test as necessary, at the Developer's expense, all grading work. A test roll of the street subgrade shall be passed prior to acceptance of the subgrade work by the City.

3. Landscaping Plan: The Landscaping shown on the Landscaping Plan shall be constructed in accordance with specifications and the City approved Public Improvement Construction Plans.

4. Watermain construction: The Developer shall construct all watermain determined by the City to be necessary to serve the Property, including hydrants and individual lot services.

   a. All watermain improvements and hydrants shall be constructed in accordance with City details, specifications, and the Public Improvement Construction Plans.

5. Sanitary sewer construction: The Developer shall construct all sanitary sewer pipes determined to be necessary by the City to serve the Property, including individual lot services.

   a. All sanitary sewers shall be constructed in accordance with City details, specifications, and the City approved Public Improvement Construction Plans.

   b. Unused sanitary sewer service stubs on Dale Street shall be removed per City policy.

6. Storm sewer construction: The Developer shall construct all storm sewer improvements determined to be necessary by the City to serve the Property, including the construction of outlet control structures and flared end sections.

   a. Storm sewer facilities, including ponds and infiltration basins, shall be constructed in accordance with City details, specifications, and the City approved Public Improvement Construction Plans.

   b. Infiltration basins shall be protected from silt during construction. If these areas do not function as designed, the Developer shall reconstruct them as directed by the City Engineer.

7. Restoration of existing streets: Curb cuts and street cuts shall be reconstructed to match existing street typical section.

a. All unused curb openings along Dale St. N. curb line shall be removed and replaced with non- surmountable curb to match existing. Curbs proposed to be replaced shall have a minimum of 3 feet of bituminous saw cut out to allow for proper compaction.

b. Utility trenches shall be restored by the Developer per City standard plate.

8. Erosion control: Prior to the commencement of any grading and before any utility construction is commenced or building permits are issued, the erosion control plan must be implemented, inspected and approved by the City. The Developer shall meet all requirements of the City's Erosion Control Ordinance including but not limited to the following.

    a. No construction activity shall be allowed and no building permits shall be issued unless the Property is in full compliance with the erosion control requirements.

    b. Measures shall be installed in compliance with MPCA NPDES permit requirements.

    c. The City shall inspect the site periodically and determine whether it is necessary to take additional measures to address erosion.

    d. To remove dirt and debris from streets that has resulted from construction work by the Developer, its agents or assigns, the Developer shall sweep Wheaton Ave. and Dale St. N. on a weekly basis or more frequently as directed by the City Engineer until the site is stabilized. The Developer must sweep roadways with a water-discharge broom apparatus. Kick-off brooms shall not be utilized for street sweeping.

    e. If the development on the Property does not comply with the erosion control plan or supplementary instructions received from the City, the City may, following giving the Developer 48-hour prior verbal notice (or immediately in the case of an emergency), take such action as it deems appropriate to control erosion, the cost of which action shall be paid by the Developer to the City upon demand.

All work would be done through the developer's contractor. All costs for the improvements would be paid by the developer. The estimated cost of construction of the public infrastructure is $321,504. The developer will provide a financial security in the amount of 125% of the estimated cost of construction ($100,000) in the event the developer fails to perform.

The City would provide oversite on the construction. The Developer will pay the City $10,288.00 for these inspection services.

The attached contract has been reviewed by the City Attorney.

FINANCIAL IMPLICATIONS

The estimated cost of these improvements based on preliminary figures provided by the developer's engineering consultant is approximately $257,203.

The contract as presented has the developer paying for all the costs of the improvement including; design, inspection, construction and city staff time related to the improvement.

STAFF RECOMMENDATION

Approve Wheaton Woods - Public Improvement Contract subject to approval of the Final Plat.

REQUESTED COUNCIL ACTION

Approve Wheaton Woods - Public Improvement Contract subject to approval of the Final Plat.

Prepared by: Jesse Freihammer, City Engineer/Asst. Public Works Director
Attachments: A: Public Improvement Contract
B: Proposed Improvement Site Plan

PUBLIC IMPROVEMENT CONTRACT
WHEATON WOODS

I. **Parties.** This Agreement, dated _____, 2016, is entered into between the City of Roseville, a Minnesota municipal corporation, whose address is 2660 Civic Center Drive, Roseville, Minnesota 55113 ("the **City**"), and Golden Valley Land Company, Inc., a Minnesota corporation, whose address is 6001 Glenwood Ave., Golden Valley, MN 55422 (the "**Developer**").

II. **Request for Plat approval.** The Developer has asked the City to approve a plat of land to be known as *"**Wheaton Woods**"* (also referred to in this Agreement as the "Plat"). The land is legally described as follows:

See Legal Description attached as Exhibit A hereto (the "Property").

III. **Terms and Conditions of Plat Approval.** For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

A. **Plat Approval:** Subject to the terms and conditions of this Public Improvement Contract, the recitals above, and all other applicable City Code provisions, the City hereby approves the recording of the Plat.

B. **Land Use:** The plat consists of 17 single family lots (11 LDR-1 lots and 6 LDR-2 lots). The property is to be improved with the following: public street and curbing, bioretention ponds, sanitary sewer lines, watermain lines and hydrants, and storm sewer lines with structures.

C. **Public Improvements.** The Developer shall, subject to the terms and conditions contained herein, perform the following work and construct the following improvements ("Public Improvements") in compliance with City approved Public Improvement Construction Plans described in Section III D below and all rules, regulations, standards and ordinances of the City:

1. Site Grading and Turf Restoration. The Developers shall grade the Property in accordance with the City approved Grading, Drainage and Erosion Control Plan. Site grading improvements shall include common excavation, subgrade correction, embankment and pond excavation. The Developer shall turf restoration on the Property which shall include seeding, mulching and erosion control.

   a) The Developer shall submit to the City a site grading and drainage plan for the entire Plat acceptable to the City showing the grades and drainage for each lot prior to installation of the improvements.

b) The Developer shall furnish the City Engineer satisfactory proof of payment for the site grading work and shall submit a certificate of survey (as- constructed survey) of the development to the City after site grading, with street and lot grades.

c) All improvements to the lots and the final grading shall comply with the approved grading plan.

2. Street Improvements. The Developer shall construct all streets shown on the Plat in accordance with the Public Improvement Construction Plans. Street improvements include subgrade preparation, gravel base, bituminous surfacing, and concrete curb and gutters.

a) The Developer shall construct the streets as shown on the Plat, including the connection to Dale St. N. The new street shall be 650 feet more or less of 32 foot wide (face to face) bituminous street with type B618 curb and gutter. Parking will be allowed on both sides of the street. The typical section of pavement for the streets shall be 7-ton design.

b) Unusable material within the roadway shall be removed by the Developer.

c) All subgrade excavation and filling shall be completed by the Developer in accordance with City details, City specifications, MnDOT's specifications, and the approved site grading and drainage plans.

d) The City reserves the right to test as necessary, at the Developer's expense, all grading work. A test roll of the street subgrade shall be passed prior to acceptance of the subgrade work by the City.

3. Landscaping Plan. The Landscaping shown on the Landscaping Plan shall be constructed in accordance with specifications and the City approved Public Improvement Construction Plans.

4. Watermain construction: The Developer shall construct all watermain determined by the City to be necessary to serve the Property, including hydrants and individual lot services.

a) All watermain improvements and hydrants shall be constructed in accordance with City details, specifications, and the Public Improvement Construction Plans.

5. Sanitary sewer construction: The Developer shall construct all sanitary sewer pipes determined to be necessary by the City to serve the Property, including individual lot services.

a) All sanitary sewers shall be constructed in accordance with City details, specifications, and the City approved Public Improvement Construction Plans.

b) Unused sanitary sewer service stubs on Dale Street shall be removed per City policy.

6. Storm sewer construction: The Developer shall construct all storm sewer improvements determined to be necessary by the City to serve the Property, including the construction of outlet control structures and flared end sections.

a) Storm sewer facilities, including ponds and infiltration basins, shall be constructed in accordance with City details, specifications, and the City approved Public Improvement Construction Plans.

b) Infiltration basins shall be protected from silt during construction. If these areas do not function as designed, the Developer shall reconstruct them as directed by the City Engineer.

7. Restoration of existing streets: Curb cuts and street cuts shall be reconstructed to match existing street typical section.

a) All unused curb openings along Dale St. N. curb line shall be removed and replaced with non- surmountable curb to match existing. Curbs proposed to be replaced shall have a minimum of 3 feet of bituminous saw cut out to allow for proper compaction.

b) Utility trenches shall be restored by the Developer per City standard plate.

8. Erosion control. Prior to the commencement of any grading and before any utility construction is commenced or building permits are issued, the erosion control plan must be implemented, inspected and approved by the City. The Developer shall meet all requirements of the City's Erosion Control Ordinance including but not limited to the following.

a) No construction activity shall be allowed and no building permits shall be issued unless the Property is in full compliance with the erosion control requirements.

b) Measures shall be installed in compliance with MPCA NPDES permit requirements.

c) The City shall inspect the site periodically and determine whether it is necessary to take additional measures to address erosion.

d) To remove dirt and debris from streets that has resulted from construction work by the Developer, its agents or assigns, the Developer shall sweep Wheaton Ave. and Dale St. N. on a weekly basis or more frequently as directed by the City Engineer until the site is stabilized. The Developer must sweep roadways with a water-discharge broom apparatus. Kick-off brooms shall not be utilized for street sweeping.

e) If the development on the Property does not comply with the erosion control plan or supplementary instructions received from the City, the City may, following giving the Developer 48-hour prior verbal notice (or immediately in the case of an emergency), take such action as it deems appropriate to control erosion, the cost of which action shall be paid by the Developer to the City upon demand.

D. **Development Plans.** The Property shall be developed in accordance with the following plans, specifications and other documents ("Plans"). With the exception of the Plat, the Plans may be prepared after the parties have entered into this Agreement, provided however, no work shall be commenced on the Property until all of the Plans have been submitted to and approved by the City. The Plans shall not be attached to this Agreement, but shall be retained in the City files while the work to be done under this Agreement is being performed. If the Plans vary from the written terms of this Agreement, the written terms shall control. The Plans (which are sometimes referred to herein as the "Public Improvement Construction Plans") are as follows:

a) Plat

b) Utility Plan

c) Grading, Drainage and Erosion Control Plan

d) Grading Notes and Details

e) Street, Sanitary Sewer and Watermain Details

f) Tree Preservation Plan

g) Sanitary Sewer, Watermain, Storm Sewer and Street plan.

h) Landscaping Plan.

i) **Other**

E. **Notice to Proceed.** The improvements shall be installed in accordance with the City approved Plans and the rules, regulations, standards and ordinances of the City. The plans and specifications shall be prepared by a competent registered professional engineer, furnished to the City for review, and shall be subject to the approval of the City Engineer. No work shall commence on the Property until the City Engineer notifies the Developer that the work can commence.

1. The Developer shall obtain all necessary permits from the Minnesota Pollution Control Agency (MPCA), Minnesota Department of Health (MDOH), and other agencies and governmental authorities before proceeding with construction. Copies of these permits must be provided to the City Engineer.

2. The Developer or its engineer shall schedule a preconstruction meeting at a mutually agreeable time at City Hall with all the parties concerned, including City staff, to review the program for the construction work.

3. The Developer represents to the City that the Plat complies with all City, County, Metropolitan, State and Federal laws and regulations including, but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the City determines that the Plat does not comply, the City may, at its option, refuse to allow construction or development work on the Property until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

F. **Time of Performance.** The Developer shall complete all required improvements enumerated in Paragraph C by October 1, 2016**.** The Developer may, however, forward a request for an extension of time to the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

G. **Inspection.** The Developer shall provide the services of a Project Representative and assistants at the site to provide continuous observation of the work to be performed and the improvements to be constructed under this Agreement.

1. The Developer shall provide the City Engineer a minimum of one business day notice prior to the commencement of the underground pipe laying and service connection; and prior to subgrade, gravel base and bituminous surface construction.

2. Developer's failure to comply with the terms of this section shall permit the City Engineer to issue a stop work order which may result in a rejection of the work and which shall obligate the Developer to take all reasonable steps, as directed by the City Engineer to ensure that the improvements are constructed and inspected pursuant to the terms of this Agreement; and shall further result in the assessment of a penalty, in an

amount equal to 1% per occurrence, of the amount of the security required for Developer improvements, which amount the Developer agrees to pay to the City upon demand.

H. **Engineering Coordination**. A City Engineering Coordinator shall be assigned to this project to provide further protection for the City against defects and deficiencies in the work and improvements through the observations of the work in progress and field checks of materials and equipment. However, the furnishing of such engineering coordination will not make the City responsible for construction means, methods, techniques, sequences or procedures or for the safety precautions or programs, or for the Contractors failure to perform his work in accordance with the Plans. The Developer is obligated to pay the City for City inspection services an amount equal to 4% of the estimated cost of the Public Improvements ($257,203), which amount is $10,288. This amount shall be paid at or prior to the execution of this Agreement.

I. **Security.** To guarantee compliance with the terms of this Agreement, payment of the costs of all Public Improvements and construction of all Public Improvements, the Developer shall furnish either: a) a cash deposit, or b) an irrevocable letter of credit for $321,504 in a form to be approved by the City (the "Financial Security"). The amount of the Financial Security is 125% of the estimated cost to construct the Public Improvements. The City shall have the right to draw on the Letter of Credit in the event that the Developer fails to perform any of its obligations under this Agreement.

1. **Reduction of Security.** Periodically upon the Developers written request, the City Engineer may reduce the amount of the Financial Security for completed Public Improvements provided the following conditions are met:

   a) The Developer's engineer certifies that the Public improvements have been constructed to City Standards and in accordance with the Plans.

   b) The Developer provides documentation that its contractors and all their subcontractors and suppliers have been paid in full for the work completed and materials supplied.

   c) The City Engineer determines that such Public Improvements have been fully completed in accordance with the Plans, specifications and provisions of this Agreement.

The amount of reduction shall be equal to that portion of the Financial Security which covers such completed Public Improvements; provided however, in no case shall the remaining amount of the Financial Security be less than the greater of: (i) 25% of the original amount of the Financial Security, or (ii) 125% of the estimated cost to complete the Public Improvements which have not been completed as determined by the City Engineer.

2. **Release of Security**. This Agreement shall run with the land and may be recorded against the title to the Property. After the work described in this Agreement has been completed, the Developer may request that the City accept the Public Improvements. This is accomplished through a City Council resolution provided the following conditions are met:

   a) **As-built Survey**. The Developer shall provide an as-built survey upon completion of the Public Improvements described in Paragraph C in reproducible and digital (AutoCAD) format. The locations and elevations of sewer and water services shall be accurately shown on the survey.

b) **Certification.** The Developer's engineer submits a letter certifying that the Public Improvements have been constructed to City Standards in accordance with the Plans and requests that the City accept the Public Improvements.

c) **Payment.** The Developer provides documentation that its contractors and their subcontractors and suppliers have been paid in full for the work completed and the materials supplied.

d) **Determination of Completion.** The City Engineer and the City Council have determined that all Public Improvements have been completed in accordance with the Plans, specifications and terms of this Agreement.

The date of City acceptance of the Public Improvements shall be the date of the City Council resolution accepting the Public Improvements

In the event that a Letter of Credit is given as the Financial Security the term of any Letter of Credit provided by the Developer must be at least one year. Notwithstanding anything to the contrary contained herein, in the event that: i) some or all of the Public Improvements have not been completed and accepted by the City before the expiration date of the Letter of Credit, ii) the City has been notified that the Letter of Credit is not being extended for another term of at least one year, and iii) no replacement Letter of Credit satisfactory to the City has been delivered to the City, the City shall have the right to draw on the full amount of the Letter of Credit at any time prior to the expiration of the Letter of Credit. In the event of such draw on the Letter of Credit, the City shall have the right to use the amount drawn to complete any unfinished Public Improvements, perform any unperformed obligations of the Developer, pay the costs to draw on the Letter of Credit and/or pay any costs to enforce this Agreement. The Letter of Credit shall allow Partial Draws and shall provide that a draw can be made on the Letter of Credit at a location which is in or within 30 miles of the City of Roseville.

J. **Ownership of Improvements and Risk of Loss**. Upon completion and City acceptance of the Public Improvements, all Public Improvements lying within public rights-of-way and easements shall become City property without further notice or action. The Developer shall be responsible for the risk of loss of all Public Improvements constructed by the Developer until ownership thereof passes to the City. Any damage or destruction, in whole or in part, to any Public Improvement constructed by the Developer shall be repaired and/or replaced by the Developer until ownership of such Public Improvement passes to the City. The following special requirements shall apply with respect to the maintenance of Public Improvements which have been completed and accepted by the City: Public Improvement Easement and Maintenance Agreement. A Public Improvement Easement and Maintenance Agreement in a form and content satisfactory to the City shall be entered into by the City and the Developer and recorded by the Developer at the time this Agreement is recorded.

K. **Warranty.** The Developer shall install and construct the Public Improvements in accordance with the terms and conditions of this Agreement. The Developer warrants the Public Improvements and all work required to be performed by the Developer hereunder against poor material and faulty workmanship for a period of two (2) years after its completion and acceptance by the City. The Developer shall repair or replace as directed by the City and at the Developer's sole cost and expense: (i) any and all faulty work, (ii) any and all poor quality and/or defective materials, and (iii) any and all trees, plantings, grass and/or sod which are dead, are not of good quality and/or are diseased, as determined in the sole but reasonable opinion of the City or its Engineer, provided the

City or its Engineer gives notice of such defect to Developer with respect to such items on or before 60 days following the expiration of the two year warranty period. The Developer shall post maintenance bonds or other security acceptable to the City to secure the warranties described herein, which bonds or other security shall be in addition to the Financial Security described herein.

L. **Utility Company Improvements.** The utility improvements include underground gas, electric, and telephone service as installed by the appropriate utility company at the direction of the Developer. The Developer shall arrange for the installation of underground gas, electric, telephone and cable television before the final lift is started.

M. **Park Dedication Fee.** The park dedication fee for the Plat shall be $49,000 and shall be paid to the City of Roseville upon or prior to the execution of this Agreement.

N. **License**. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Property to perform all work and inspections deemed appropriate by the City during the installation of the Public Improvements. This license shall expire after the Property has been completely developed and all of the Public Improvements have been accepted by the City.

O. **Building Permits.** In order to provide emergency vehicle access, a passable Class 5 road base must be extended to within 150 feet of any address seeking a building permit. Breach of the terms of this Agreement by the Developer shall be grounds for denial of building permits, including lots sold to third parties. Building permits will be allowed on all 6 Dale St. N. lots after the final plat is filed. Building permits will be allowed on Lot 1/Block 1 and Lot 2/Block 2 after the final plat is filed.

P. **Land Occupancy.** No certificate of occupancy shall be issued until:

1. Curb and gutter and bituminous surfacing (at least the first lift) are installed and approved by the City Engineer.
2. The installation of a hard surface driveway.
3. The installation of the appropriate ground cover.

Q. **Construction Management.** The Developer and its contractors and subcontractors shall minimize impacts from construction on the surrounding neighborhood as follows:

1. Definition of Construction Area. The limits of the Project Area shall be defined with heavy-duty erosion control fencing approved by the City Engineer. Any grading, construction or other work outside this area requires approval by the City Engineer and the affected property owner.
2. Parking and Storage of Materials. Adequate on-site parking for construction vehicles and employees must be provided or provisions must be made to have employees park off-site and be shuttled to the Project Area. No fill, excavating material or construction materials shall be stored in the public right-of-way.
3. Hours of Construction. Hours of construction, including moving of equipment shall be limited to the hours between 7 a.m. and 9 p.m. on weekdays and 9 a.m. and 9 p.m. on weekends.
4. Site Access. All site access for the construction of the public improvement shall come from Dale Street. No heavy equipment shall use the existing access from Wheaton Avenue without written authorization of the Public Works Director.

5. Site Maintenance. The Developer shall ensure the contractor maintains a clean work site. Measures shall be taken to prevent debris, refuse or 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 Engineer. After the Developer has received twenty-four (24) hour verbal notice, the City shall have the right to complete or contract to complete the site maintenance work at the Developer's expense, which amount the Developer shall pay to the City upon demand.

6. 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 for the construction year. 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 City Engineer, and if permitted such work shall comply with City specifications.

7. Bituminous and Concrete Material Acceptance. The City shall not accept concrete curb and gutter that has structural or cosmetic defects. The City shall identify all defective curb for removal. The City shall not accept bituminous base course with less than 91.5% density or that has an open graded appearance as determined by the City Engineer. This is considered to be rejected and shall be required to be removed at the Developer's expense. At no time shall the bituminous wear course be installed after September 1st of any calendar year or prior to weight restrictions being lifted in the spring.

8. Televising. All storm sewer and sanitary sewer shall be televised, at the Developer's expense, prior to the installation of the aggregate base, concrete curb and gutter, and bituminous. No roadway construction shall be commenced until the City has reviewed and approved the televising tapes. All televising media shall be submitted on DVD.

9. Project Identification Signage. Project identification signs shall comply with City Code Regulations.

R. **Certificate of Insurance.** The Developer shall provide, prior to the commencement of any site work or other development of the Property, evidence that it 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. Limits for bodily injury and death shall not be less than $1,000,000 for one person and $1,500,000 per occurrence. Limits for property damages shall be not less than $500,000 for each occurrence. The City shall be included as an additional insured on general liability and property damage policies. The Developer shall provide the City with a renewal certificate of insurance at least 30 days prior to the expiration date of any policy required hereunder.

S. **All Costs Responsibility of Developer**. The Developer shall pay all costs incurred by it and the City in conjunction with this Agreement, the approval of the Plat, the development of the Property, and the construction of the improvements required by this Agreement, including but not limited to, all costs of persons doing work or furnishing skills, tools, machinery and materials; insurance premiums; Letter of Credit fees and bond premiums; legal, planning and engineering fees; the preparation and recording of this Agreement and all easements and other documents relating to the Plat and the Property; and all costs incurred pertaining to the inspection and monitoring of the work performed and improvements constructed on the Property. 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 defend, indemnify, and hold the City and its mayor, councilmembers, employees, agents and contractors 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, and its employees, agents or contractors in connection thereto.

1. The Developer shall defend, indemnify, and hold the City and its mayor, councilmembers and employees harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from Plat approval, development of the Property, construction of the improvements or other work performed on the Property. The Developer shall defend, indemnify, and hold the City and its mayor, councilmembers and employees harmless for all costs, damages or expenses which the City may pay or incur in consequence of such claims, including attorney's fees.

2. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all charges, costs and fees referred to in this Agreement. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, all of the Property, or any part of it.

3. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Agreement within thirty (30) days after receipt. If the bills are not paid on time, the City may, in addition to all other rights and remedies the City may have, halt development and construction work on the Property including, but not limited to, the issuance of building permits for lots which the Developer may or may not have sold, until the bills are paid in full. Bills not paid within thirty (30) days shall accrue interest at the rate of ten percent (10%) per year, or the maximum amount allowed by law, whichever is less.

4. The Developer shall reimburse the City for all costs incurred in the enforcement of this Agreement, including all attorney and engineering fees.

5. In addition to the charges referred to herein, other charges may be imposed such as, but not limited to, sewer availability charges ("**SAC**"), City water connection charges, City sewer connection charges, City storm water connection charges and building permit fees. The Developer shall pay all such other charges and fees upon being billed by the City.

T. **Default.** In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer is first given notice of the work in default not less than 48 hours in advance or immediately before the City commences performing such work in the event of an emergency. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek a court order for permission to enter the Property. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part, against the Developer and/or the Property.

U. **Remedies.** Upon the occurrence of a breach of this Agreement by the Developer, the City, in addition to any other remedy which may be available to it, shall have the right to do any or all of the following:

1. City may make advances or take other steps to cure the default, and where necessary, enter the Property for that purpose. The Developer shall pay all sums so advanced or expenses incurred by the City upon demand, with interest from the date of such advances or expenses at the rate of 10% per annum or the maximum allowed by law, whichever is less. No action taken by the City pursuant to this section shall be deemed to relieve the Developer from curing any such default or from any other default hereunder. The City shall not be obligated, by virtue of the existence or the exercise of this right, to perform any such act or cure any such default.
2. 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.
3. Obtain an order from a court of competent jurisdiction enjoining the continuation of an event of default.
4. Halt all development work and construction of improvements until such time as the event of default is cured.
5. Withhold the issuance of a building permit and/or prohibit the occupancy of any structure(s) for which permits have been issued.
6. Draw upon and utilize the Developer's Financial Security to cover the costs of the City in order to correct the default, the costs to complete any unfinished Public Improvements, the costs to draw on the Financial Security and/ or the costs to enforce this Agreement.
7. Terminate this Agreement by written notice to Developer at which time all terms and conditions contained herein shall be of no further force or effect and all obligations of the parties imposed hereunder shall be null and void.
8. Exercise any other remedies which may be available to it at law or in equity.

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 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.

The Developer shall defend, indemnify, and hold the City and its mayor, councilmembers, employees, agents and contractors harmless from any liability or damages, including reasonable attorney's fees, which may be incurred as a result of the exercise of the City's rights pursuant to this Agreement.

V. **Assignment.** The Developer may not assign this Agreement without the written permission of the Roseville City Council.

W. **Notices to the Developer.** Required notices to the Developer shall be in writing, and shall be either hand delivered to Peter Knaeble, or an officer, employee or agent of the Developer, or mailed to the Developer by registered or certified mail at the following address:

Golden Valley Land Co., Inc.
6001 Glenwood Ave.
Golden Valley, MN 55422

Attn: Peter Knaeble

X. **Notices to the City.** Required notices to the Developer shall be either hand delivered to the City Engineer, or mailed to the City by registered or certified mail in care of the City Engineer at the following address**:**

City of Roseville
2660 Civic Center Drive
Roseville, Minnesota 55113
Attn: City Engineer

Y. Miscellaneous.

1. The Developer shall comply with any and all applicable City, County, Metropolitan, State and Federal laws and regulations including, but not limited to: subdivision ordinances, zoning ordinances and environmental regulations that may apply to the Plat, the development of the Property, and the construction of the Public Improvements described herein.
2. The terms and conditions of this Agreement shall inure to the benefit of and shall be binding upon the parties hereto, and their respective successors and assigns.
3. The obligations of all parties signing this Agreement as a Developer shall be joint and several.
4. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portions of this Agreement.
5. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers must be in writing, signed by the parties and approved by the Roseville City Council. The City's failure to promptly take legal action to enforce a default under this Agreement shall not be a waiver or release of such default.
6. This Agreement shall run with the land and shall be binding upon the Developer, and its successors and assigns. The Developer shall, at its expense, record this Agreement with the Ramsey County Recorder if the Property is abstract property and/or with the Ramsey County Registrar of Titles if the Property is Torrens property. The Developer shall, prior to the time this Agreement is executed and recorded, furnish the City with title evidence and make arrangements satisfactory to the City to confirm that at the time that this Agreement is executed and recorded the Developer is the sole fee simple owner of the Property and that there are no other parties having an interest in, or a lien or encumbrance against the Property. No work shall commence on the Property prior to the recording of this Agreement.
7. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. Any legal proceeding pertaining to this Agreement, or the rights or obligations of the parties hereunder, shall be venued in courts or tribunals located in Ramsey County, Minnesota.

8. In addition to all other terms and conditions of this Agreement the Developer shall comply with and perform the Conditions of Development attached hereto as Exhibit B.

Z. IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY OF ROSEVILLE

By: _____
Daniel J. Roe, Mayor

By: _____
Patrick Trudgen, City Manager

STATE OF MINNESOTA)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, _____, by Daniel J. Roe and Patrick Trudgen, the Mayor and City Manager respectively, of the City of Roseville, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

By:_____

Peter Knaeble, President
Golden Valley Land Company, Inc.

STATE OF MINNESOTA)
) ss
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2016, by Peter Knaeble, the President of Golden Valley Land Company, Inc., a Minnesota corporation, on behalf of the corporation.

_____
Notary Public

THIS INSTRUMENT DRAFTED BY:

City of Roseville
Engineering Division
2660 Civic Center Drive
Roseville, Minnesota 55113

EXHIBIT A
Legal Description

PARCEL 1:
The South 418 feet of the East 148 feet of the Southeast Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota.

PARCEL 2:
All of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), except the West 350 feet of the South 214 feet; and except the West 240 feet lying North of the South 445 feet; and except the North 167 feet of the East 200 feet; and except the East 148 feet of the South 418 feet; and except the west 161.75 feet of the East 309.75 feet of the South 283 feet, Ramsey County, Minnesota.

PARCEL 3:
The West Two Hundred Forty (W. 240) feet, except the South Four Hundred Forty-five (S. 445) feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), according to the United States Government Survey thereof, Ramsey County, Minnesota.

Torrens Property

EXHIBIT B
Conditions of Development

1. All property owners shall either dedicate on the Plat or otherwise convey all roadway, utility, drainage, and other easements required by the City.

2. The access points to enter and exit the Property shall be at locations approved by the City and any other governmental entity having jurisdiction over adjacent roadways.

3. The Developer shall install subdivision monuments as reasonably required by the Roseville Public Works Department and Ramsey County Surveyor.

4. The Developer shall provide the City proof that the Developer/Owner is the fee simple owner of all of the Property included in the Plat and that there are no liens, encumbrances or other parties having an interest in the Property at the time the Plat and the Development Agreement are recorded, or make other arrangements which are reasonably satisfactory to the City to assure that title to the Property following the recording of the Plat and the Development Agreement shall be acceptable to the City.

5. The Developer shall pay all unpaid City subdivision review and other fees prior to the City releasing the Plat for recording.

6. No building permits shall be issued for any use of the Property which is not a permitted use.

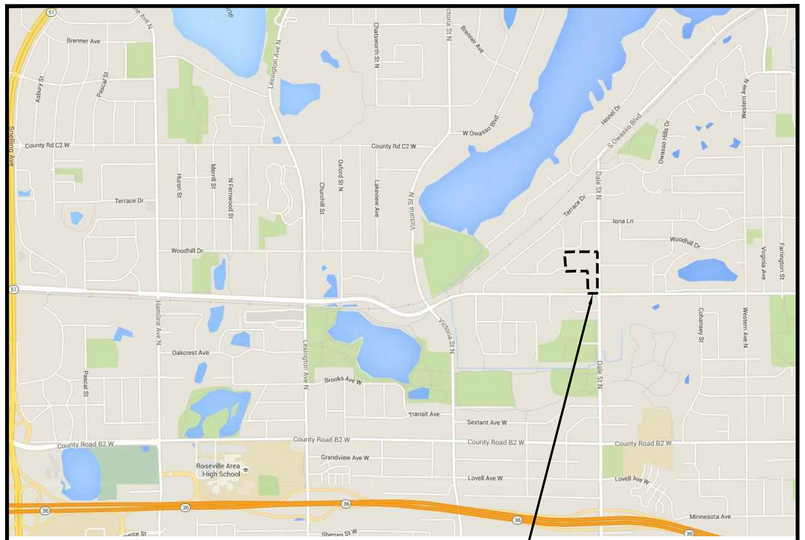
7. Street signs and street lights necessary for this Development that are installed by the City or its Contractor shall be paid by the Developer.

Attachment B

WHEATON WOODS

ROSEVILLE, MINNESOTA

ISSUED FOR: CONSTRUCTION



SITE LOCATION MAP

DEVELOPER / PROPERTY OWNER:

GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CONTACT: PETER KNAEBLE
PHONE: 612-309-9215
EMAIL: PETERKNAEBLE@GMAIL.COM

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
CONTACT: MATT PAVEK
PHONE: 612-615-0060
EMAIL: MPAVEK@CIVILSITEGROUP.COM

SURVEYOR:

E.G. RUD & SONS, INC.
6776 LAKE DRIVE NE
SUITE 110
LINO LAKES, MN 55014
CONTACT: JASON RUD
PHONE: 651-361-8200
EMAIL: JRUD@EGRUD.COM

GEOTECHNICAL ENGINEER:

HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVENUE S
MINNEAPOLIS, MN 55407
CONTACT: PAUL HAUGO
PHONE: 612-729-2959
EMAIL: PHAUGO@HAUGOGTS.COM

CERTIFIED TREE INSPECTOR:

JACOBSON ENVIRONMENTAL
5821 HUMBOLDT AVENUE NORTH
BROOKLYN CENTER, MN 55430
CONTACT: WAYNE JACOBSON
PHONE: 612-802-6619
EMAIL: JACOBSONENV@MSN.COM

MASTER LEGEND:

- 932 — EX. 1' CONTOUR ELEVATION INTERVAL
- x 932.5 — EXISTING SPOT GRADE ELEVATION
- 939 — PROPOSED 1' CONTOUR ELEVATION INTERVAL
- 932.0 — SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 932.0BC / 932.0TC — SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
- 932.0TW — SPOT GRADE ELEVATION TOP OF WALL
- 932.0BW — SPOT GRADE ELEVATION BOTTOM OF WALL
- DRAINAGE ARROW
- EOF — EMERGENCY OVERFLOW
- SILT FENCE / GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL BORING LOCATION
- TC — CURB AND GUTTER (T.C = TIP OUT)

- PROPOSED MANHOLE STORM
- PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE SANITARY
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- E — EXISTING UNDERGROUND ELECTRIC
- C — EXISTING UNDERGROUND CABLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING STOPBOX
- EXISTING GATE VALVE
- EXISTING ELECTRIC BOX
- EXISTING LIGHT
- EXISTING GAS METER
- EXISTING GAS VALVE

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	PRELIMINARY PLAT
C2.1	SITE PLAN
C3.0	GRADING PLAN
C4.0	OVERALL UTILITY PLAN
C4.1	SANITARY SEWER & WATERMAIN PLAN & PROFILE
C4.2	STREET & STORM SEWER PLAN & PROFILE
C5.0	TREE PRESERVATION PLAN
C6.0	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
SW1.0	STORM WATER POLLUTION PREVENTION PLAN - INTERIM GRADING LIMITS
SW1.1	STORM WATER POLLUTION PREVENTION PLAN - ULTIMATE GRADING LIMITS
SW1.2	STORM WATER POLLUTION PREVENTION PLAN - DETAILS
SW1.3	STORM WATER POLLUTION PREVENTION PLAN - NARRATIVE
SW1.4	STORM WATER POLLUTION PREVENTION PLAN - NOTES
SW1.5	STORM WATER POLLUTION PREVENTION PLAN - NOTES

CivilSite GROUP
4931 W. 35TH ST, SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
WHEATON WOODS
ROSEVILLE, MN
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
1/5/16	PRELIMINARY PLAT
2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

CERTIFICATE OF SURVEY

~for~ GOLDEN VALLEY LAND COMPANY

~of~ WHEATON WOODS

TREE TABLE

TAG #			TAG #			TAG #			TAG #		
171	13	AE	362	9	CT	2266	8	AE	2368	8	BE
172	6	AE	363	8	AE	2267	6	AE	2369	15	BE
173	12	AE	364	23	AE	2268	6	BE	2370	14	BE
174	7	AE	365	9	AE	2269	10	AE	2371	19	BE
175	10	AE	366	10	AE	2270	8	AE	2372	11	CT
176	8	AE	367	9	AE	2271	13	AE	2373	8	BE
177	18	CT	368	8	AE	2272	12	AE	2374	7	GA
178	10	AE	369	12	AE	2273	14	AE	2375	10	CT
179	8	GA	370	10	AE	2274	7	BE	2376	6	CT
180	9	AE	371	9	AE	2275	8	BE	2377	6	CT
181	9	AE	372	11	AE	2276	9	AE	2378	12	AE
182	9	AE	373	7	AE	2277	16	AE	2379	8	AE
183	7	AE	374	10	BC	2278	8	AE	2380	9	AE
184	8	BE	375	10	BC	2279	10	BE	2381	8	AE
185	22	CT	376	8	RM	2280	9	AE	2382	11	BE
186	10	RM	377	7	GA	2281	12	AE	2383	21	CT
187	9	BE	378	8	GA	2282	9	BE	2384	14	BE
188	13	BE	379	8	BC	2283	13	AE	2385	10	BE
189	7	BE	380	10	RO	2284	14	AE	2386	13	BE
190	6	BE	381	11	BC	2285	13	CT	2387	12	CT
191	12	BE	382	10	BE	2286	7	AE	2388	17	CT
192	6	BE	383	8	AE	2287	8	CT	2389	12	BE
193	11	BE	384	11	AE	2288	6	AE	2390	11	BE
194	16	BO	385	8	AE	2289	12	AE	2391	7	CT
195	12	BO	386	9	AE	2290	16	BE	2392	14	BE
196	9	BE	387	10	AE	2291	12	BE	2393	14	BE
197	6	AE	388	7	AE	2292	7	AE	2394	11	BE
198	6	AE	389	9	AE	2293	10	AE	2395	9	BE
199	20	BE	390	8	AE	2294	13	AE	2396	12	BE
200	8	AE	391	9	AE	2295	7	AE	2397	13	BE
201	10	AE	392	8	AE	2296	10	AE	2398	14	BE
202	9	AE	393	9	AE	2297	14	AE	2399	10	BE
203	9	AE	394	7	AE	2298	21	SM	2400	11	BE
204	14	CT	395	8	AE	2299	16	AE	2701	13	BE
205	8	AE	396	8	AE	2300	22	BE	2702	12	CT
206	8	BE	397	9	AE	2301	18	AE	2703	14	BE
207	6	AE	398	9	AE	2302	12	CT	2704	11	CT
208	7	AE	399	13	AE	2303	13	BE	2705	12	BE
209	6	BE	400	19	AE	2304	14	AE	2706	12	BE
210	8	AE	2203	15	AE	2305	8	AE	2707	12	CT
211	6	AE	2204	9	AE	2306	28	AE	2708	10	BE
212	11	CT	2205	10	AE	2307	9	AE	2709	9	CT
213	6	AE	2206	9	RM	2308	15	AE	2710	6	BE
214	7	AE	2207	9	AE	2309	18	BE	2711	13	CT
215	8	AE	2208	7	AE	2310	10	AE	2712	10	BE
216	8	AE	2209	6	BE	2311	14	AE	2713	8	BE
217	11	AE	2210	6	AE	2312	14	CT	2714	13	CT
218	9	AE	2211	6	AE	2313	13	CT	2715	7	AE
219	10	AE	2212	12	AE	2314	10	BE	2716	8	AE
220	9	AE	2213	8	AE	2315	7	GA	2717	10	AE
221	9	AE	2214	11	AE	2316	20	CT	2718	16	BE
222	10	CT	2215	10	AE	2317	18	CT	2719	11	BE
223	11	AE	2216	7	AE	2318	16	CT	2720	20	CT
224	12	AE	2217	7	AE	2319	20	CT	2721	9	BE
225	10	AE	2218	9	BE	2320	10	RM	2722	7	BE
226	7	AE	2219	7	BE	2321	7	RM	2723	10	BE
227	9	AE	2220	10	BE	2322	10	CT	2724	12	BE
301	14	BE	2221	7	BE	2323	6	CT	2725	18	CT
302	20	BE	2222	22	CT	2324	15	CT	2726	11	CT
303	18	CT	2223	7	BE	2325	12	CT	2727	7	BA
304	15	CT	2224	18	AE	2326	10	CT	2728	17	CT
305	16	CT	2225	7	RM	2327	12	CT	2729	10	BE
306	7	AE	2226	15	AE	2328	7	CT	2730	11	CT
307	13	GA	2227	7	AE	2329	12	BE	2731	9	BE
308	10	RM	2228	13	AE	2330	8	AE	2732	14	BE
309	9	RM	2229	9	AE	2331	8	BE	2733	6	CB
310	7	GA	2230	10	BE	2332	9	BE	2734	7	AE
311	9	GA	2231	10	BE	2333	7	AE	2735	8	CT
312	11	GA	2232	22	BE	2334	9	AE	2736	8	CT
313	9	GA	2233	8	AE	2335	7	CT	2737	9	CT
314	7	GA	2234	8	AE	2336	7	BA	2738	9	BC
315	6	BE	2235	10	AE	2337	10	AE	2739	7	AE
316	10	AE	2236	12	AE	2338	8	AE	2740	8	AE
317	9	AE	2237	19	RM	2339	9	AE	2741	7	GA
318	6	GA	2238	10	BE	2340	7	AE	2742	11	CT
319	8	GA	2239	7	BE	2341	14	CT	2743	11	AE
320	6	AE	2240	8	RM	2342	14	CT	2744	7	BE
321	7	AE	2241	11	AE	2343	8	BE	2745	9	BE
322	9	AE	2242	10	AE	2344	11	CT	2746	13	BE
323	7	AE	2243	13	AE	2345	6	BE	2747	13	BE
324	13	AE	2244	9	BE	2346	6	AE	2748	9	AE
325	9	AE	2245	11	AE	2347	13	CT	2749	7	BE
326	12	AE	2246	7	AE	2348	10	GA	2750	6	AE
327	13	AE	2247	11	CT	2349	6	BE	2751	9	BE
328	22	AE	2248	7	AE	2350	9	GA	2752	8	BE
329	9	AE	2249	9	AE	2351	6	CT	2753	9	BE
330	8	GA	2250	12	RM	2352	10	GA	2754	9	BE
347	9	AE	2251	10	RM	2353	11	CT	2755	7	BE
348	12	AE	2252	14	RM	2354	11	CT	2756	8	BE
349	8	GA	2253	12	RM	2355	7	BE	2757	7	BE
350	14	AE	2254	9	AE	2356	10	BE	2758	12	BE
351	8	GA	2255	8	AE	2357	12	BE	2759	11	BE
352	6	BE	2256	9	BC	2358	8	BE	2760	15	BE
353	7	AE	2257	13	AE	2359	8	BE	2761	10	BE
354	15	AE	2258	11	AE	2360	7	BE	2762	9	BE
355	8	AE	2259	7	AE	2361	14	CT	2763	16	AE
356	14	AE	2260	14	AE	2362	9	CT	2764	10	AE
357	8	AE	2261	8	AE	2363	10	CT	2765	8	AE
358	35	CT	2262	11	AE	2364	14	BE	2766	9	BE
359	7	AE	2263	10	BE	2365	15	BE	2767	9	CT
360	13	GA	2264	21	AE	2366	18	BE	2768	11	CT
361	6	AE	2265	7	BC	2367	17	CT	2769	13	BE

LEGAL DESCRIPTION

PARCEL 1:
The South 418 feet of the East 148 feet of the Southeast Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota.

PARCEL 2:
All of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), except the West 350 feet to the South 214 feet; and except the West 240 feet lying North of the South 445 feet; and except the North 167 feet of the East 200 feet; and except the East 148 feet of the South 418 feet; and except the west 161.75 feet of the East 309.75 feet of the South 283 feet, Ramsey County, Minnesota.

Parcel 3:
The West Two Hundred Forty (W. 240) feet, except the South Four Hundred Forty-five (S. 445) feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), according to the United States Government Survey thereof, Ramsey County, Minnesota.

Abstract Property

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

PRELIMINARY

JASON E. RUD

Date: 12/21/15 License No. 41578

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/10/15.
- Bearings shown are on Ramsey County datum.
- Curb shots are taken at the top and back of curb.
- This survey is based upon information found in the commitment for title insurance prepared by Stewart Title Guaranty Company, issued by its Agent, Land Title, Inc., File No. 530824, dated effective November 20, 2015 at 8:00 A.M.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. The Gopher State One Call Ticket Number for this survey is 153351348.
- Trees were tagged by Jacobson Environmental on 12/7/15.
- Soil borings by Haugo GeoTechnical Services on 12/14/15.

DRAWN BY: BRN	JOB NO: 15803PP	DATE: 12/18/15
CHECK BY: JER	SCANNED ☐	
1		
2		

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = ~~80~~ ft. 40 ft.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES WATER MANHOLE
- DENOTES GAS VALVE
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES CABLE PEDESTAL
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES SOIL BORING, (BY HAUGO GEOTECHNICAL SERVICES)
- DENOTES WOVEN WIRE FENCE
- DENOTES WOOD FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES TREE (TAGGED BY JACOBSON ENVIRONMENTAL)
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

CODE	TREE SPECIES
CT	COTTONWOOD
RM	RED MAPLE
BE	BOX ELDER
AE	AMERICAN ELM
SM	SILVER MAPLE
BC	BLACK CHERRY
GA	GREEN ASH
RO	RED OAK
BO	BURR OAK
CB	COMMON BUCKTHORN

DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)

BENCHMARK

RAMSEY COUNTY BENCHMARK 9081
SE QUAD COUNTY RD. C AND DALE ST.
ELEVATION: 918.77 (NAVD 88)

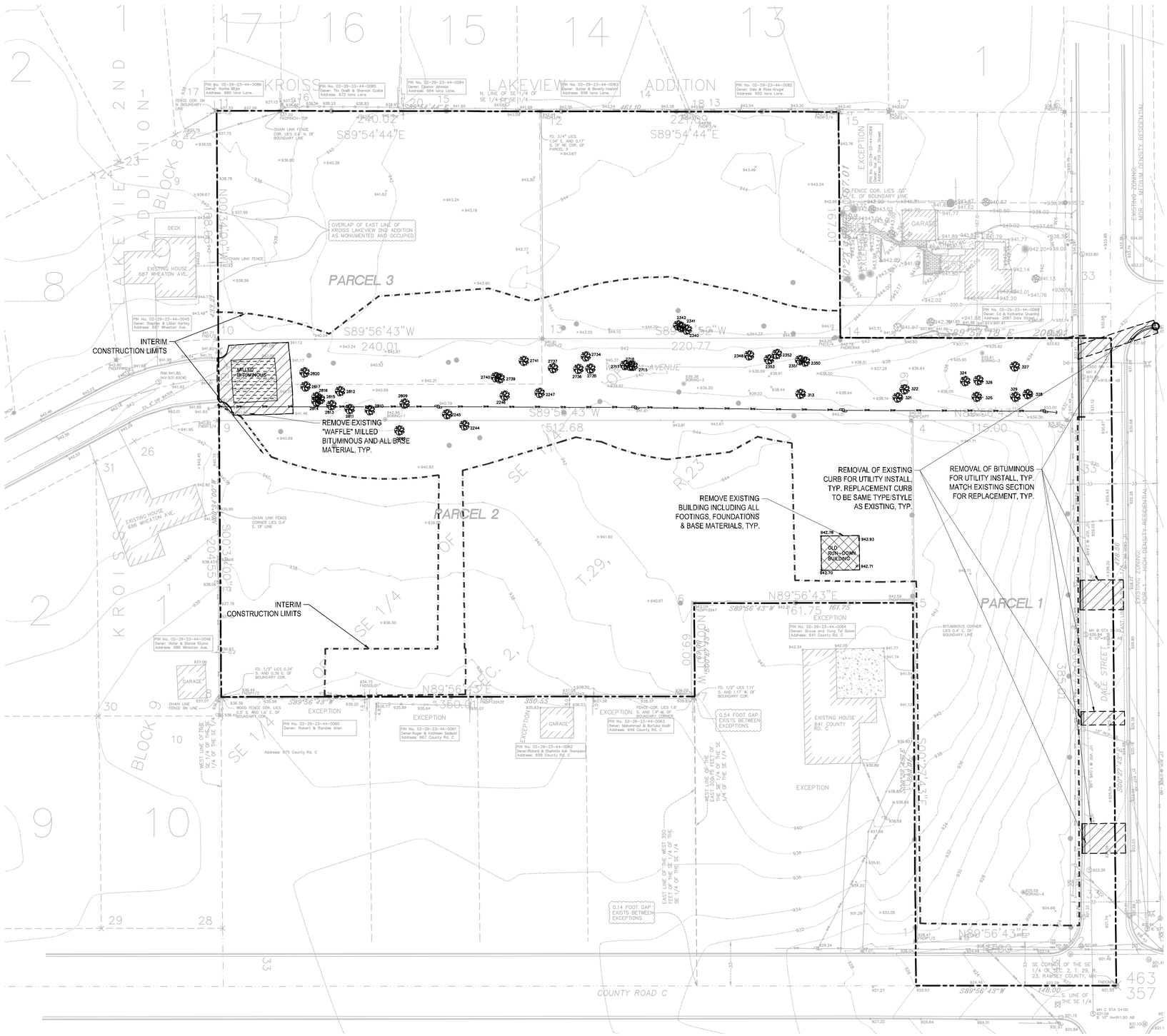
REVISION SUMMARY

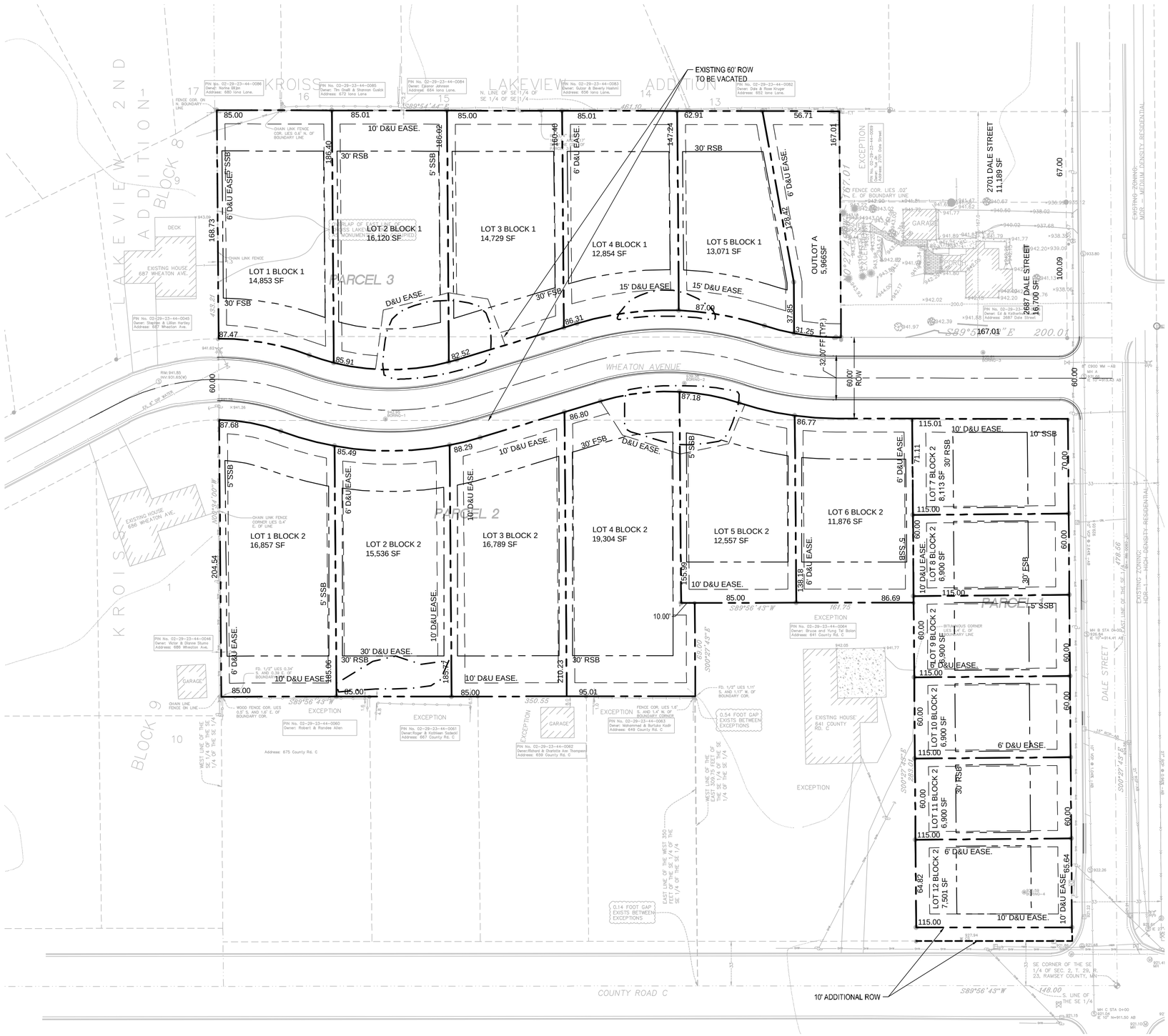
DATE	DESCRIPTION

SITE SURVEY

C0.1

15803PP


PARCEL 3
PARCEL 2
PARCEL 1
INTERIM CONSTRUCTION LIMITS
MILLED BITUMINOUS
REMOVE EXISTING "WAFFLE" MILLED BITUMINOUS AND ALL BASE MATERIAL, TYP.
REMOVE EXISTING BUILDING INCLUDING ALL FOOTINGS, FOUNDATIONS & BASE MATERIALS, TYP.
OLD RUN-DOWN BUILDING
REMOVAL OF EXISTING CURB FOR UTILITY INSTALL, TYP. REPLACEMENT CURB TO BE SAME TYPE/STYLE AS EXISTING, TYP.
REMOVAL OF BITUMINOUS FOR UTILITY INSTALL, TYP. MATCH EXISTING SECTION FOR REPLACEMENT, TYP.
EXISTING HOUSE 687 WHEATON AVE.
EXISTING HOUSE 641 COUNTY RD. C
GARAGE
DECK
CHAIN LINK FENCE
OVERLAP OF EAST LINE OF KROISS LAKEVIEW 2ND ADDITION AS MONUMENTED AND OCCUPIED
0.54 FOOT GAP EXISTS BETWEEN EXCEPTIONS
0.14 FOOT GAP EXISTS BETWEEN EXCEPTIONS
EXCEPTION
DALE STREET
COUNTY ROAD C
EXISTING ZONING: MDR - MEDIUM DENSITY RESIDENTIAL
KROISS LAKEVIEW 2ND ADDITION
LAKEVIEW ADDITION
S89°54'44"E 240.02
S89°56'43"W 240.01
S89°56'43"W 220.77
S89°56'43"W 512.68
N89°56'43"E 161.72
N89°56'43"E 148.00
N00°03'17"E 1150.00
S00°03'17"W 1150.00
S00°27'43"E 1076.27
S00°27'43"E 1076.27
N00°27'43"W 1076.27
N00°27'43"W 1076.27
S00°27'43"E 200.04
S00°27'43"E 200.04
N00°27'43"W 200.04
N00°27'43"W 200.04
S00°27'43"E 1076.27
N00°27'43"W 1076.27
S00°27'43"E 1076.27
N00°27'43"W 1076.27
S00°27'43"E 1076.27
N00°27'43"W 1076.27



SITE INFORMATION:

ZONING NOTES:

EXISTING ZONING	LDR-1 LOW DENSITY RESIDENTIAL
PROPOSED ZONING	LDR-1 & LDR2 LOW DENSITY RESIDENTIAL (SEE ZONING TABLE FOR LOTS)

LDR-1 STANDARD ZONING

MINIMUM LOT SIZE = 11,000 SF (12,500 SF CORNER)

MINIMUM LOT WIDTH = 85' (100' CORNER) AT FSB

MINIMUM LOT DEPTH = 110' DEPTH (100' CORNER)

FRONT SETBACK (FSB) = 30' (EXCL. PORCHES)

SIDE SETBACK (SSB) = 5' (10' CORNER)

REAR SETBACK (RSB) = 30'

MAX. IMPERVIOUS = 30% (HOUSE AND DRIVEWAY) 50% MAX. (INCLUDING STRUCTURES, PATIOS, ETC.)

LDR-2 STANDARD ZONING

MAX. 8 UNITS/ACRE

MINIMUM LOT SIZE = 6,000 SF

MINIMUM LOT WIDTH = 60' AT FSB

FRONT SETBACK (FSB) = 30' (EXCL. PORCHES)

SIDE SETBACK (SSB) = 5' (10' CORNER)

REAR SETBACK (RSB) = 30'

MAX. IMPERVIOUS* = 30% (HOUSE AND DRIVEWAY) 50% MAX. (INCLUDING STRUCTURES, PATIOS, ETC.)

ZONING TABLE:

PROPOSED ZONING TABLE		
	LOT	PROPOSED ZONING
B	1	LDR-1
L	2	LDR-1
O	3	LDR-1
C	4	LDR-1
K	5	LDR-1
1	OUTLOT A	LDR-1
	1	LDR-1
	2	LDR-1
	3	LDR-1
B	4	LDR-1
L	5	LDR-1
O	6	LDR-1
C	7	LDR-2
K	8	LDR-2
2	9	LDR-2
	10	LDR-2
	11	LDR-2
	12	LDR-2

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
WHEATON WOODS
ROSEVILLE, MN
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

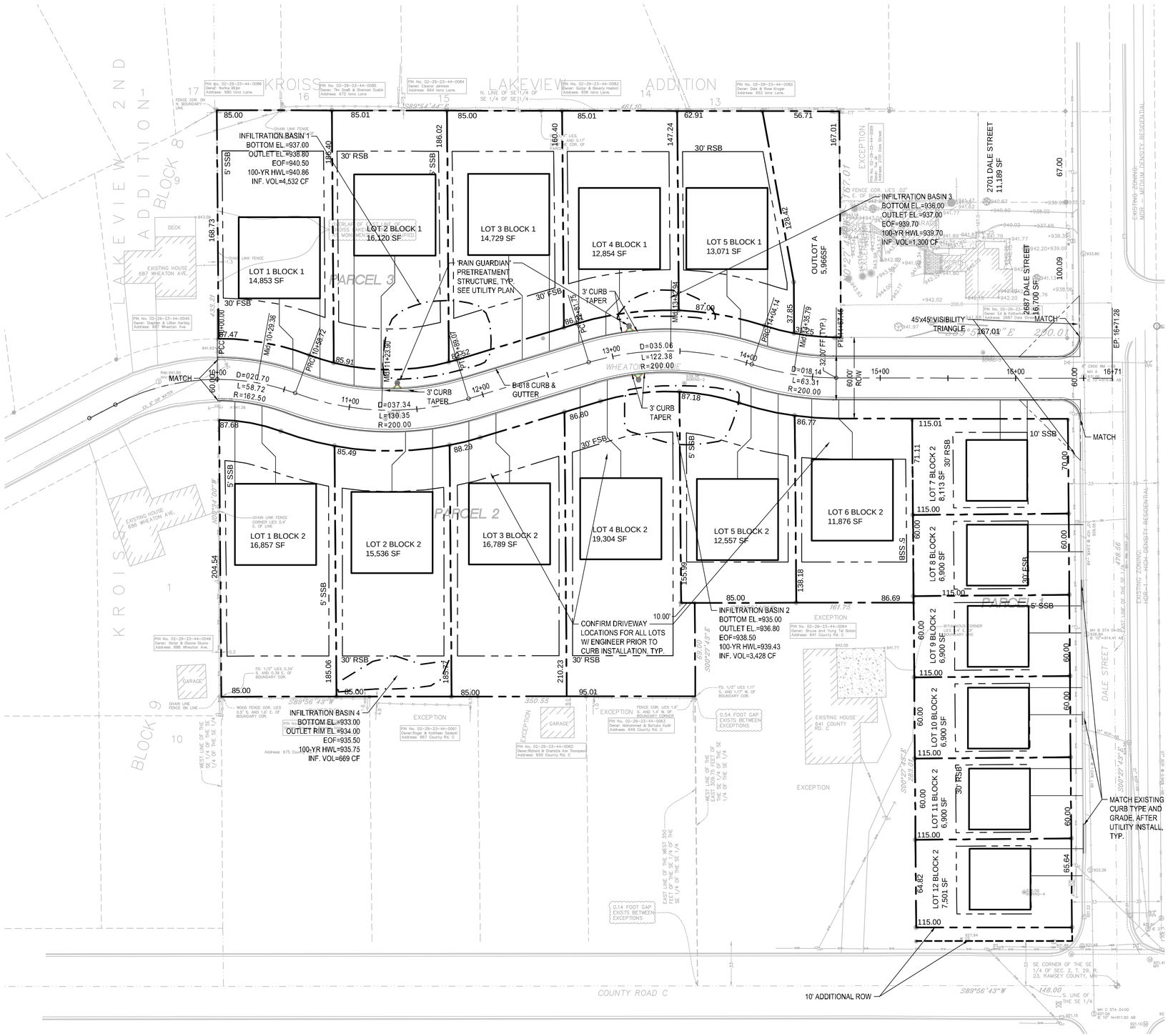
DATE	DESCRIPTION
1/5/16	PRELIMINARY PLAT
2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION

PRELIMINARY PLAT

C2.0



SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
6. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
7. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

CITY OF ROSEVILLE SITE SPECIFIC NOTES:

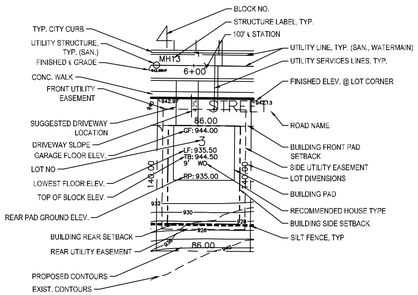
1. RESERVED FOR CITY SPECIFIC NOTES.

SITE AREA TABLE:

SITE AREA CALCULATIONS

	EXISTING		PROPOSED	
BUILDING COVERAGE	715 SF	0.3%	51,750 SF	20.5%
ALL PAVEMENTS	2,711 SF	1.1%	40,883 SF	16.2%
ALL NON-PAVEMENTS	248,597 SF	98.6%	159,390 SF	63.2%
TOTAL SITE AREA	252,023 SF	100.0%	252,023 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	3,426 SF	1.4%
PROPOSED CONDITION	92,633 SF	36.8%
DIFFERENCE (EX. VS PROP.)	89,207 SF	35.4%
IMPERVIOUS TOTAL	92,633 SF	36.8%



TYPICAL LOT INFORMATION:

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
WHEATON WOODS
ROSEVILLE, MN
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
1/5/16	PRELIMINARY PLAT
2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

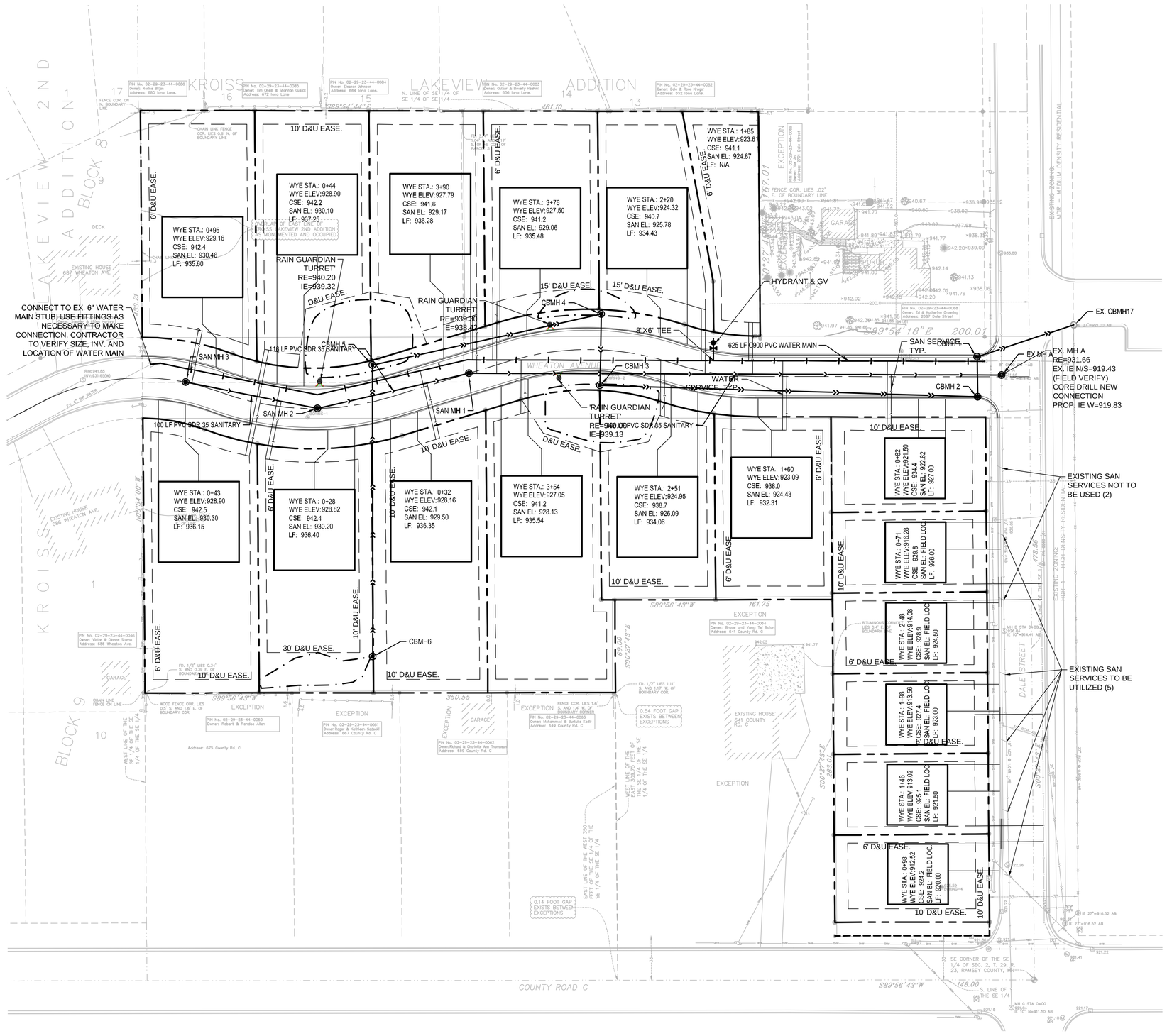
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.1


'RAIN GUARDIANS' TO REMAIN OFFLINE UNTIL FINAL STABILIZATION IS ESTABLISHED, TYP.
ULTIMATE CONSTRUCTION LIMITS
INTERIM CONSTRUCTION LIMITS
RP=945.25
LF=937.25
TB=945.75
8" FB
LOT 2 BLOCK 1
16,120 SF
GF=945.25
RP=944.28
LF=936.28
TB=944.78
8" FB
LOT 3 BLOCK 1
14,729 SF
GF=944.28
RP=943.48
LF=935.48
TB=943.98
8" FB
LOT 4 BLOCK 1
12,854 SF
GF=943.48
RP=942.43
LF=934.43
TB=942.93
8" FB
LOT 5 BLOCK 1
13,071 SF
GF=942.43
RP=938.60
LF=935.60
TB=944.10
5" LO
LOT 1 BLOCK 1
14,853 SF
GF=943.60
OUTLOT A
5,966SF
2701 DALE STREET
11,189 SF
2687 DALE STREET
16,700 SFF
PARCEL 3
PARCEL 2
PARCEL 1
30' RSB
30' FSB
5' SSB
10' SSB
WHEATON AVENUE
DALE STREET
EXISTING HOUSE 687 WHEATON AVE.
EXISTING HOUSE 686 WHEATON AVE.
EXISTING HOUSE 641 COUNTY RD. C
COUNTY ROAD C
3:1 MAX.
0.54 FOOT GAP EXISTS BETWEEN EXCEPTIONS
0.14 FOOT GAP EXISTS BETWEEN EXCEPTIONS
GF=944.15
LF=936.15
TB=944.65
5' LO
LOT 1 BLOCK 2
16,857 SF
RP=939.15
GF=944.40
LF=936.40
TB=944.90
5' LO
LOT 2 BLOCK 2
15,536 SF
RP=939.40
GF=944.35
LF=936.35
TB=944.85
5' LO
LOT 3 BLOCK 2
16,789 SF
RP=939.35
GF=943.54
LF=935.54
TB=944.04
8' FB
LOT 4 BLOCK 2
19,304 SF
RP=943.54
GF=942.06
LF=934.06
TB=942.56
8' FB
LOT 5 BLOCK 2
12,557 SF
RP=942.06
GF=940.31
LF=932.31
TB=940.81
8' FB
LOT 6 BLOCK 2
11,876 SF
RP=940.31
LOT 7 BLOCK 2
8,113 SF
RP=935.00
LF=927.00
TB=935.50
8" FB
2' DROP GAR.
GF=933.00
LOT 8 BLOCK 2
6,900 SF
RP=934.00
LF=926.00
TB=934.50
8" FB
2' DROP GAR.
GF=932.00
LOT 9 BLOCK 2
6,900 SF
RP=932.50
LF=923.50
TB=933.00
8" FB
2' DROP GAR.
GF=930.50
LOT 10 BLOCK 2
6,900 SF
RP=931.00
LF=923.00
TB=931.50
8" FB
2' DROP GAR.
GF=929.00
LOT 11 BLOCK 2
6,900 SF
RP=929.50
LF=921.00
TB=929.50
8" FB
2' DROP GAR.
GF=927.50
LOT 12 BLOCK 2
7,501 SF
RP=928.00
LF=920.00
TB=928.50
8" FB
2' DROP GAR.
GF=926.00
EXCEPTION
EXCEPTION
EXCEPTION



GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
6. ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
7. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
8. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
9. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
10. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
11. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
12. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
13. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
14. CONNECTIONS TO EXISTING STRUCUTRES SHALL BE CORE-DRILLED.
15. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
16. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
17. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
18. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
19. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
20. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.

CITY OF ROSEVILLE UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- MANHOLE OR CATCH BASIN
- MANHOLE OR CATCH BASIN
- CATCH BASIN
- WATER MAIN
- SANITARY SEWER
- STORM SEWER

GOPHER STATE ONE CALL
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(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
WHEATON WOODS
ROSEVILLE, MN
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

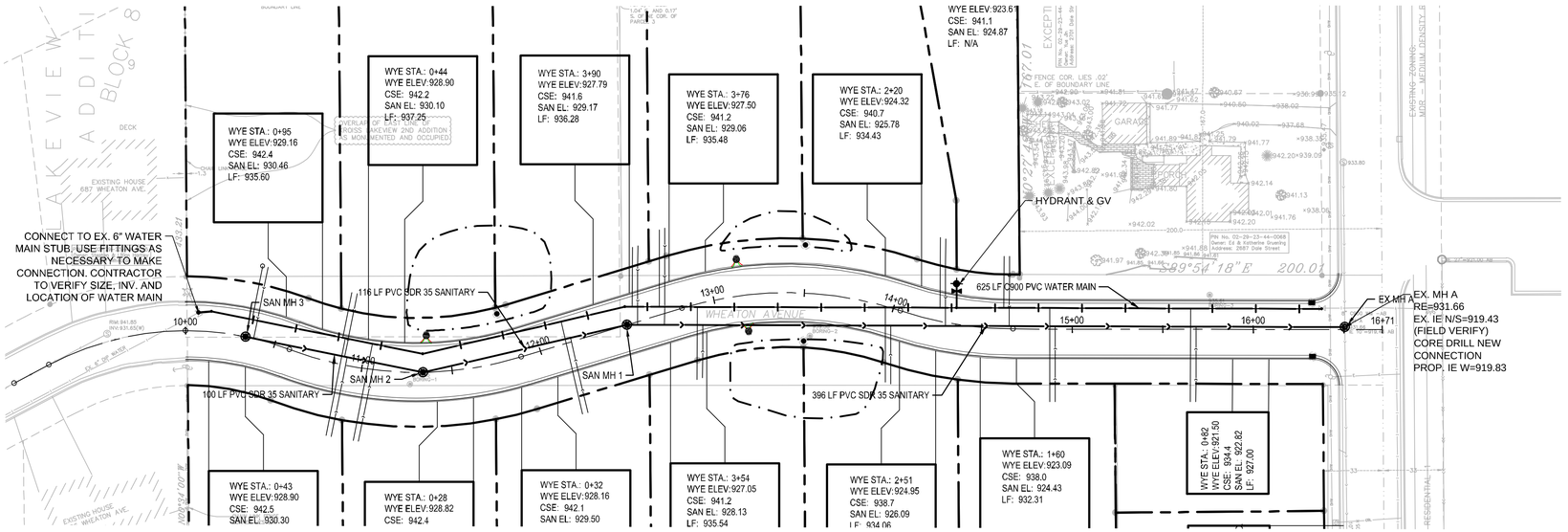
DATE	DESCRIPTION
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2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

REVISION SUMMARY

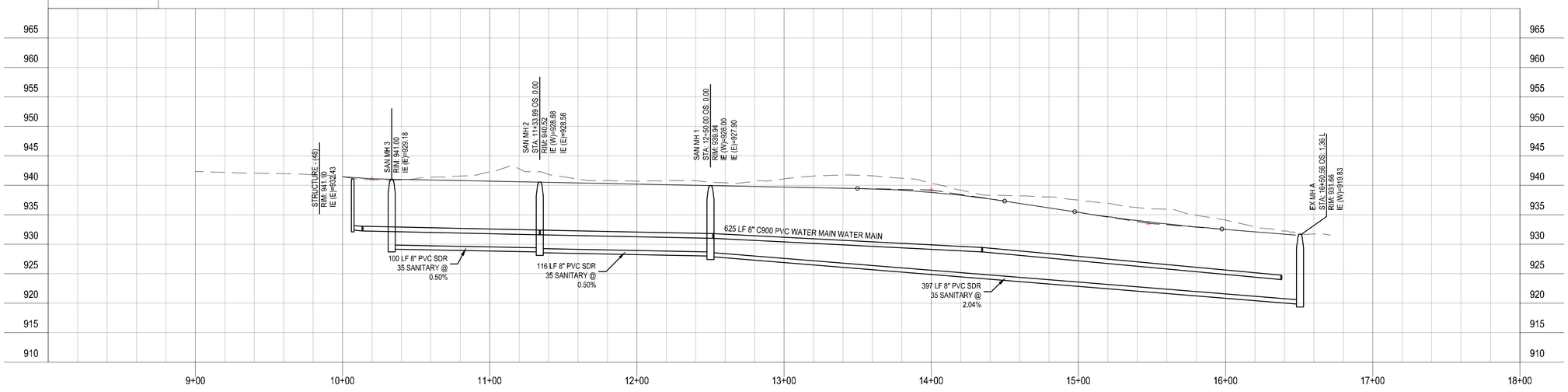
DATE	DESCRIPTION

OVERALL UTILITY PLAN

C4.0



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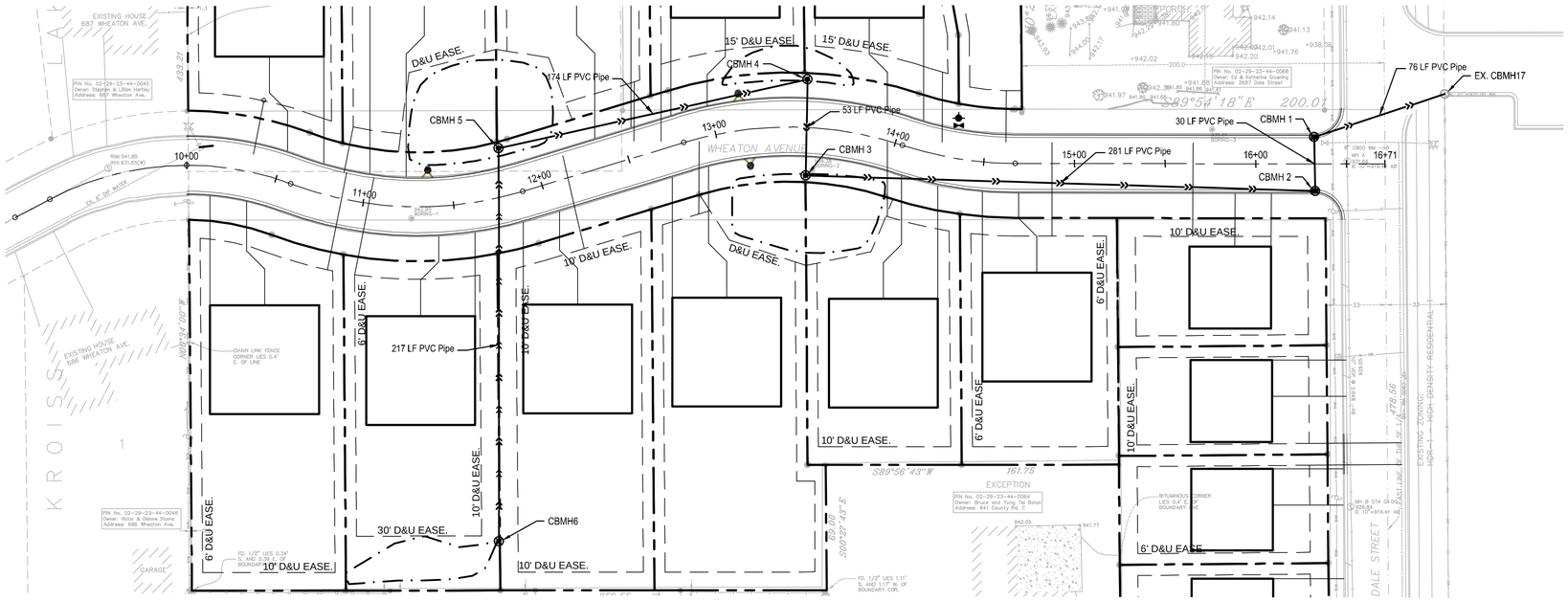
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2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

REVISION SUMMARY

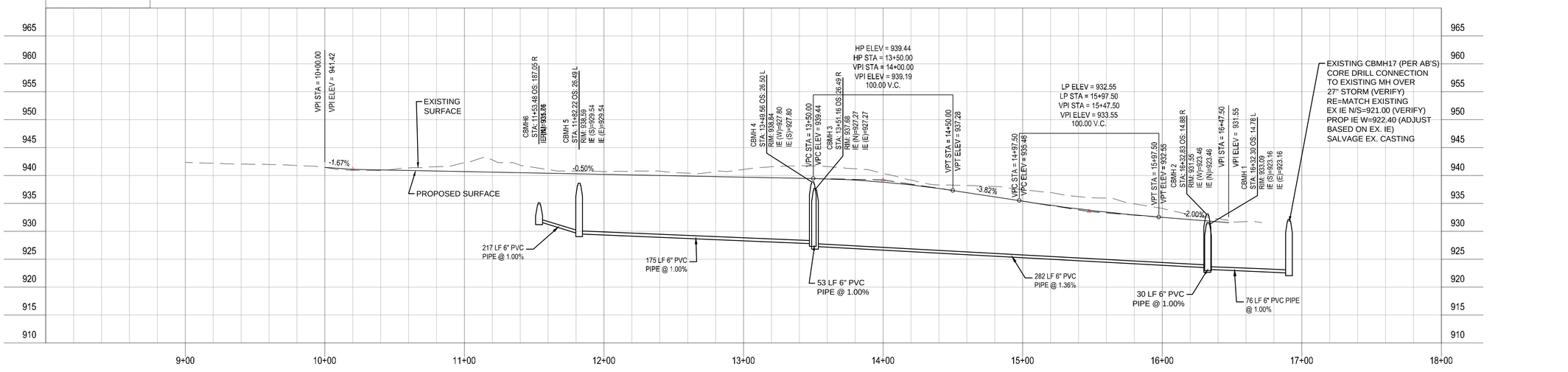
DATE	DESCRIPTION

SANITARY SEWER & WATERMAIN PLAN & PROFILE

C4.1



WHEATON AVENUE



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(651) 454-0002 LOCAL

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20'-0" 0 40'-0"

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PROJECT
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ROSEVILLE, MN
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

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Matthew R. Pavek
DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

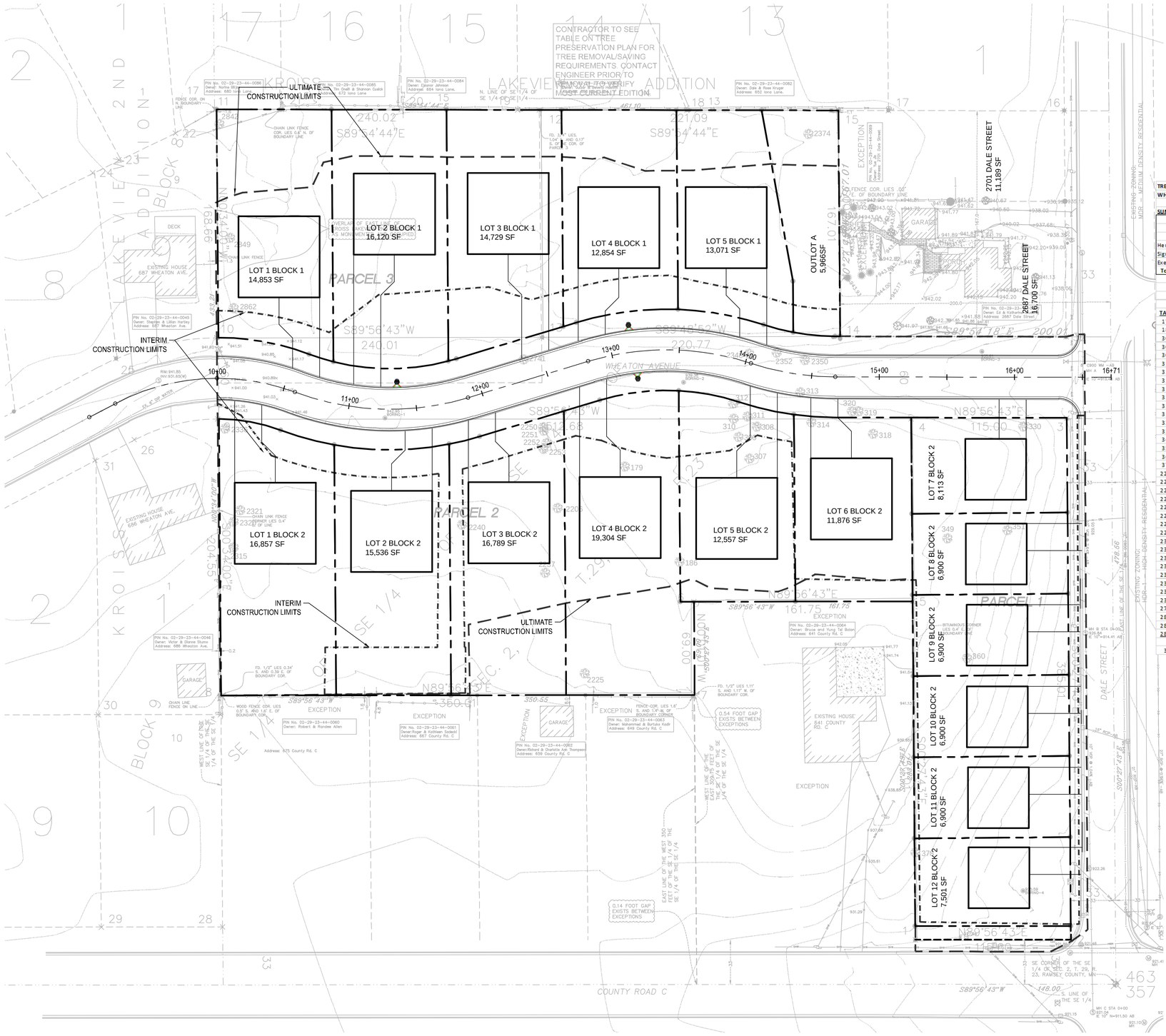
DATE	DESCRIPTION
1/5/16	PRELIMINARY PLAT
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4/12/16	CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION

STREET & STORM SEWER PLAN & PROFILE

C4.2



CITY OF ROSEVILLE TREE NOTES:

1. RESERVED FOR CITY SPECIFIC TREE REMOVAL NOTES.

LEGEND:

INTERIM GRADING LIMITS

ULTIMATE GRADING LIMITS

TREE PRESERVATION PLAN CALCULATIONS 4/12/2016
WHEATON WOODS, ROSEVILLE, MN

SUMMARY TABLE:

	Number of Trees	Number of Dia. Inches	Allowed Removal %	Allowed Removal in Inches	Number of Trees Removed	Actual Removal in Inches	Net Removal or Net Preservation	Incentive Multiplier	Final Caliper Inches
Heritage (27"+)	0	0	15%	0	0	0	0	2.0	0
Significant (6-26.9"	22	237	35%	83	18	-193	-110	0.5	-55
Exempt	16	138	100%	138	16	-138	0	0	0
Total	38	375		221	34	-331	-110		-55

Tree types surveyed:	
Amer. Elm	Not Significant
Black Cherry	Not Significant
Basswood	Significant
Box Elder	Not Significant
Buckthorn	Not Significant
Burr Oak	Significant
Cottonwood	Not Significant
Green Ash	Significant
Red Maple	Significant
Red Oak	Significant
Silver Maple	Significant

TAG #	DBH	SPECIES	CITY TYPE	Heritage Save	Heritage Remove	Significant Save	Significant Remove	Exempt Remove
179	8	Green Ash	Significant				8	
186	10	Red Maple	Significant				10	
307	13	Green Ash	Significant				13	
308	10	Red Maple	Significant				10	
309	9	Red Maple	Significant				9	
310	7	Green Ash	Significant					7
311	9	Green Ash	Significant					9
312	11	Green Ash	Significant					11
313	9	Green Ash	Significant					9
314	7	Green Ash	Significant					7
318	6	Green Ash	Significant				6	
319	8	Green Ash	Significant					8
320	6	Amer. Elm	Significant					6
330	8	Green Ash	Significant					8
349	8	Green Ash	Significant				8	
351	8	Green Ash	Significant				8	
360	13	Green Ash	Significant				13	
378	8	Green Ash	Significant			8		
2206	9	Red Maple	Significant				9	
2225	7	Red Maple	Significant			7		
2237	19	Red Maple	Significant				19	
2240	8	Red Maple	Significant					8
2250	12	Red Maple	Significant					12
2251	10	Red Maple	Significant					10
2252	14	Red Maple	Significant				14	
2253	12	Red Maple	Significant				12	
2315	7	Green Ash	Significant				7	
2320	10	Red Maple	Significant				10	
2321	7	Red Maple	Significant				7	
2336	7	Basswood	Significant					7
2348	10	Green Ash	Significant					10
2350	9	Green Ash	Significant					9
2352	10	Green Ash	Significant					10
2374	7	Green Ash	Significant			7		
2741	7	Green Ash	Significant					7
2842	22	Silver Maple	Significant			22		
2849	18	Red Maple	Significant				18	
2862	12	Red Maple	Significant				12	
				0	0	44	193	138

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PROJECT

WHEATON WOODS

ROSEVILLE, MN

GOLDEN VALLEY LAND COMPANY

6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

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Patrick J. Sarver
DATE 4/12/16 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

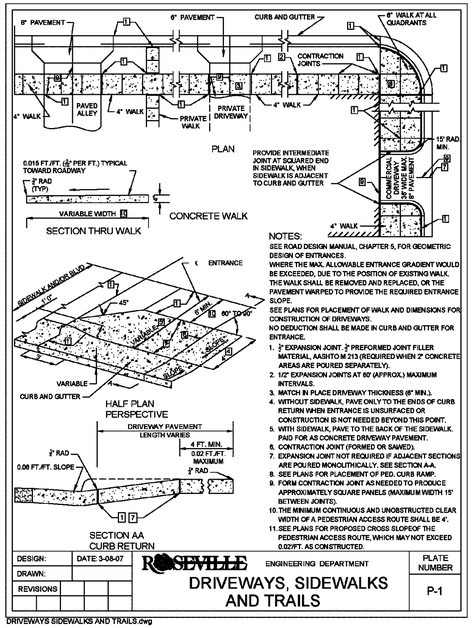
DATE	DESCRIPTION
1/5/16	PRELIMINARY PLAT
2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C5.0

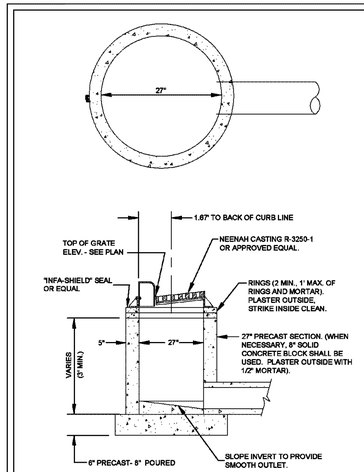


NOTES:
SEE ROAD DESIGN MANUAL, CHAPTER 5, FOR GEOMETRIC DESIGN OF ENTRANCES.
WHERE THE MAX. ALLOWABLE ENTRANCE GRADIENT WOULD BE EXCEEDED, DUE TO THE POSITION OF EXISTING WALK, THE WALK SHALL BE REMOVED AND REPLACED, OR THE PAVEMENT WARPED TO PROVIDE THE REQUIRED ENTRANCE SLOPE.
SEE PLANS FOR PLACEMENT OF WALK AND DIMENSIONS FOR CONSTRUCTION OF DRIVEWAYS.
NO DEDUCTION SHALL BE MADE IN CURB AND GUTTER FOR ENTRANCE.

1. ½" EXPANSION JOINT. ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2' CONCRETE AREAS ARE POURED SEPARATELY).
2. 1/2" EXPANSION JOINTS AT 60' (APPROX.) MAXIMUM INTERVALS.
3. MATCH IN PLACE DRIVEWAY THICKNESS (6" MIN.).
4. WITHOUT SIDEWALK, PAVE ONLY TO THE ENDS OF CURB RETURN WHEN ENTRANCE IS UNSURFACED OR CONSTRUCTION IS NOT NEEDED BEYOND THIS POINT.
5. WITH SIDEWALK, PAVE TO THE BACK OF THE SIDEWALK. PAD FOR AS CONCRETE DRIVEWAY PAVEMENT.
6. CONTRACTION JOINT (FORMED OR SAWED).
7. EXPANSION JOINT NOT REQUIRED IF ADJACENT SECTIONS ARE POURED MONOLITHICALLY. SEE SECTION A-A.
8. SEE PLANS FOR PLACEMENT OF PED. CURB RAMP.
9. FORM CONTRACTION JOINT AS NEEDED TO PRODUCE APPROXIMATELY SQUARE PANELS (MAXIMUM WIDTH 15' BETWEEN JOINTS).
10. THE MINIMUM CONTINUOUS AND UNOBSTRUCTED CLEAR WIDTH OF A PEDESTRIAN ACCESS ROUTE SHALL BE 4'.
11. SEE PLANS FOR PROPOSED CROSS SLOPEOF THE PEDESTRIAN ACCESS ROUTE, WHICH MAY NOT EXCEED 0.02/FT. AS CONSTRUCTED.

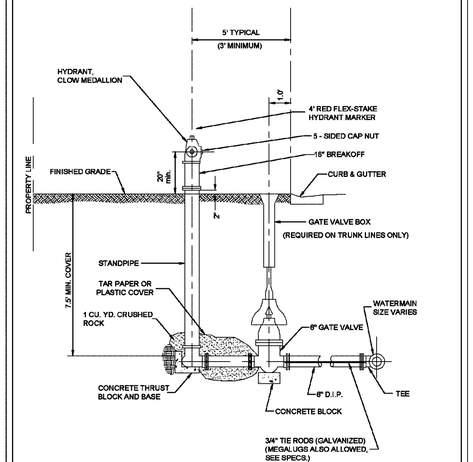
DESIGN:	DATE 3-08-07	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN:		DRIVEWAYS, SIDEWALKS AND TRAILS	P-1
REVISIONS			

DRIVEWAYS SIDEWALKS AND TRAILS.dwg



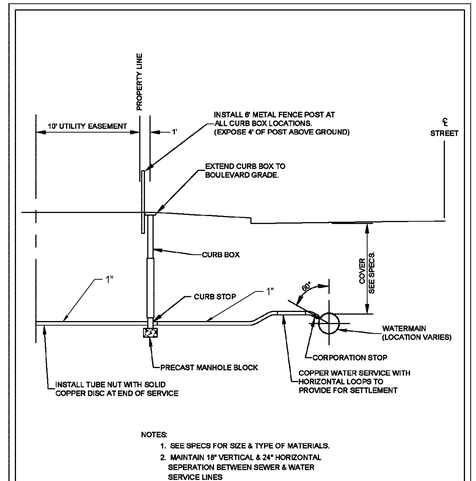
DESIGN:	DATE: 10/17/11	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN:		TYPE "A" CATCH BASIN	ST-1
REVISIONS			

TYPE A CATCHBASIN.dwg



DESIGN:	DATE:	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN:		HYDRANT AND GATE VALVE INSTALLATION	W-1
REVISIONS			

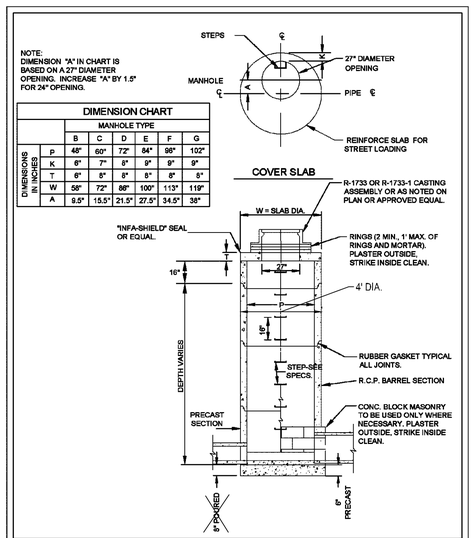
HYDRANT AND GATE VALVE INSTALLATION.dwg



NOTES:
1. SEE SPECS FOR SIZE & TYPE OF MATERIALS.
2. MAINTAIN 18" VERTICAL & 24" HORIZONTAL SEPERATION BETWEEN SEWER & WATER SERVICE LINES

DESIGN:	DATE:	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN:		WATER MAIN SERVICE CONNECTION	W-2
REVISIONS			

WATER MAIN SERVICE CONNECTION.dwg

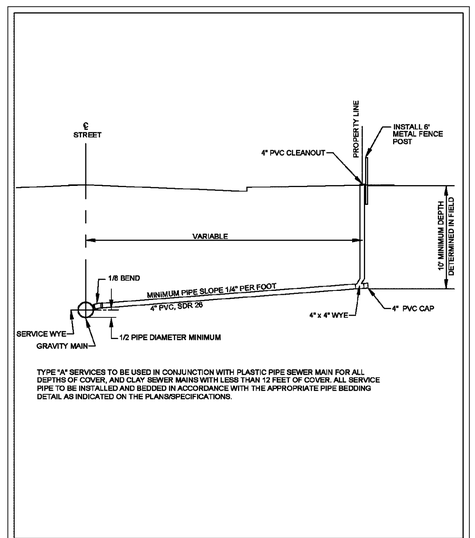


DIMENSION CHART

DIMENSIONS IN INCHES	MANHOLE TYPE	B	C	D	E	F	G
	P	48"	60"	72"	84"	96"	102"
	K	6"	7"	8"	9"	9"	9"
	T	6"	6"	8"	8"	8"	8"
	W	58"	72"	86"	100"	113"	119"
	A	9.5"	15.5"	21.5"	27.5"	34.5"	38"

DESIGN:	DATE:	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN:		MANHOLE: TYPE B THRU G	S-1
REVISIONS			

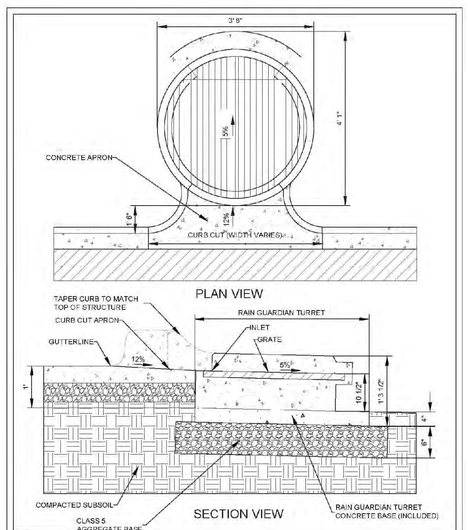
MANHOLE TYPE B THRU G.dwg



TYPE "A" SERVICES TO BE USED IN CONJUNCTION WITH PLASTIC PIPE SEWER MAIN FOR ALL DEPTHS OF COVER, AND CLAY SEWER MAINS WITH LESS THAN 12 FEET OF COVER. ALL SERVICE PIPE TO BE INSTALLED AND BEDDED IN ACCORDANCE WITH THE APPROPRIATE PIPE BEDDING DETAIL AS INDICATED ON THE PLANS/SPECIFICATIONS.

DESIGN:	DATE:	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN: DRT		SANITARY SEWER SERVICE	S-3
REVISIONS: 10/15			

SANITARY SEWER SERVICE.dwg



DESIGN:	DATE: 10/17/11	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN:		RAIN GUARDIAN TURRET	ST-8
REVISIONS: 12/15			

RAIN GUARDIAN.dwg

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Matthew R. Pavek
DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

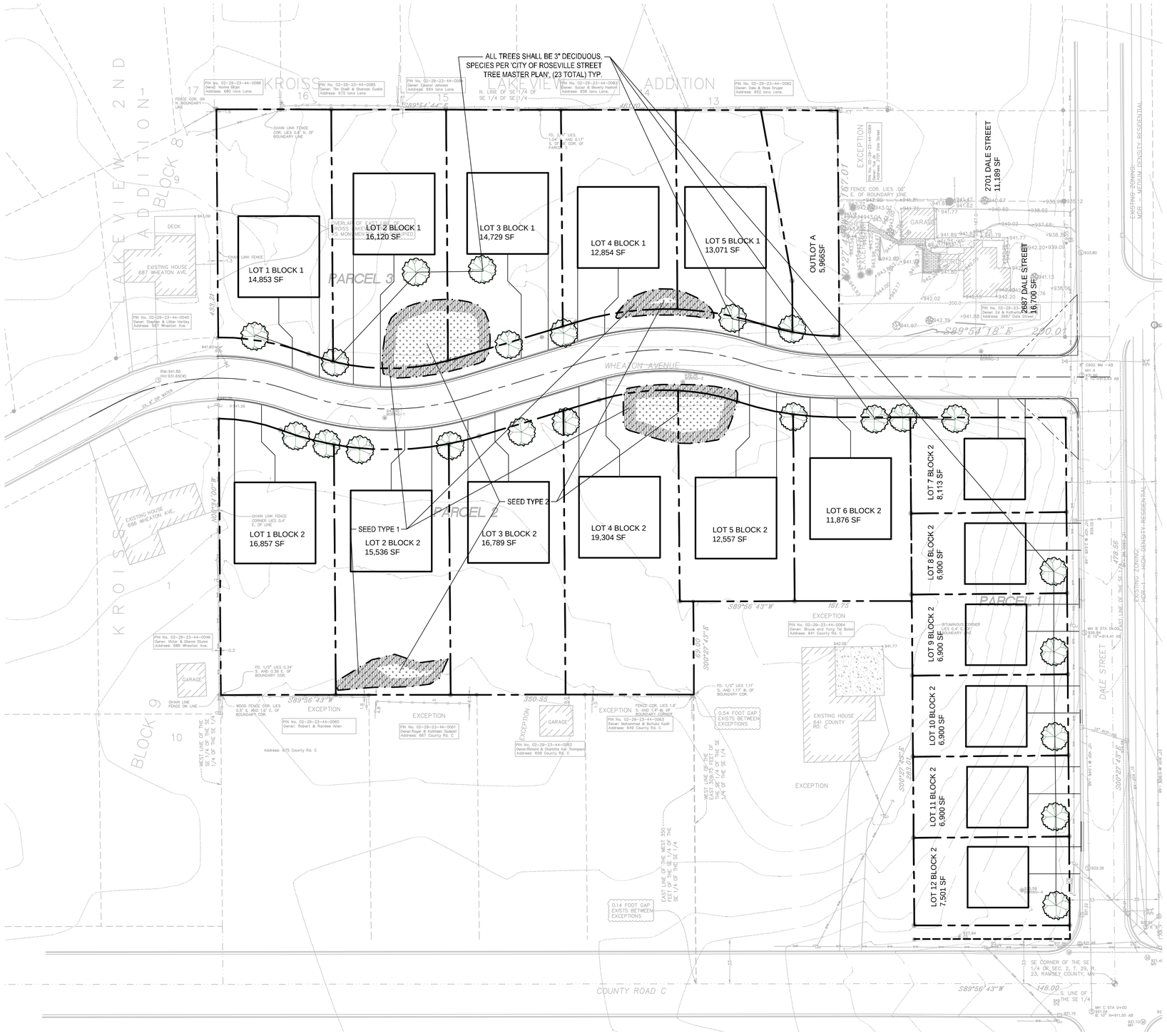
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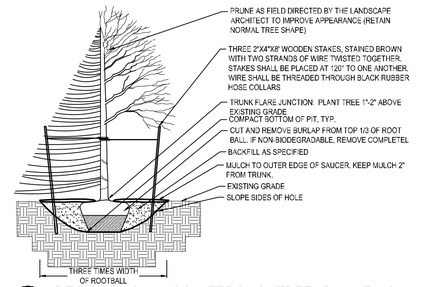
CIVIL DETAILS

C6.0



LANDSCAPING NOTES

1. ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
2. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
3. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
4. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
8. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
9. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.



1 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S

LEGEND

- SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- SOD
- 1" DIA. DECORATIVE ROCK MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

RAIN GARDEN PLANTING LEGEND

- SEED TYPE 1- NATIVE, MNDOT 34-262 - INSTALL PER MNDOT SEEDING MANUAL (2014)
- SEED TYPE 2- NATIVE, MNDOT 33-261 - INSTALL PER MNDOT SEEDING MANUAL (2014)

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Patrick J. Sarver
DATE 4/12/16 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

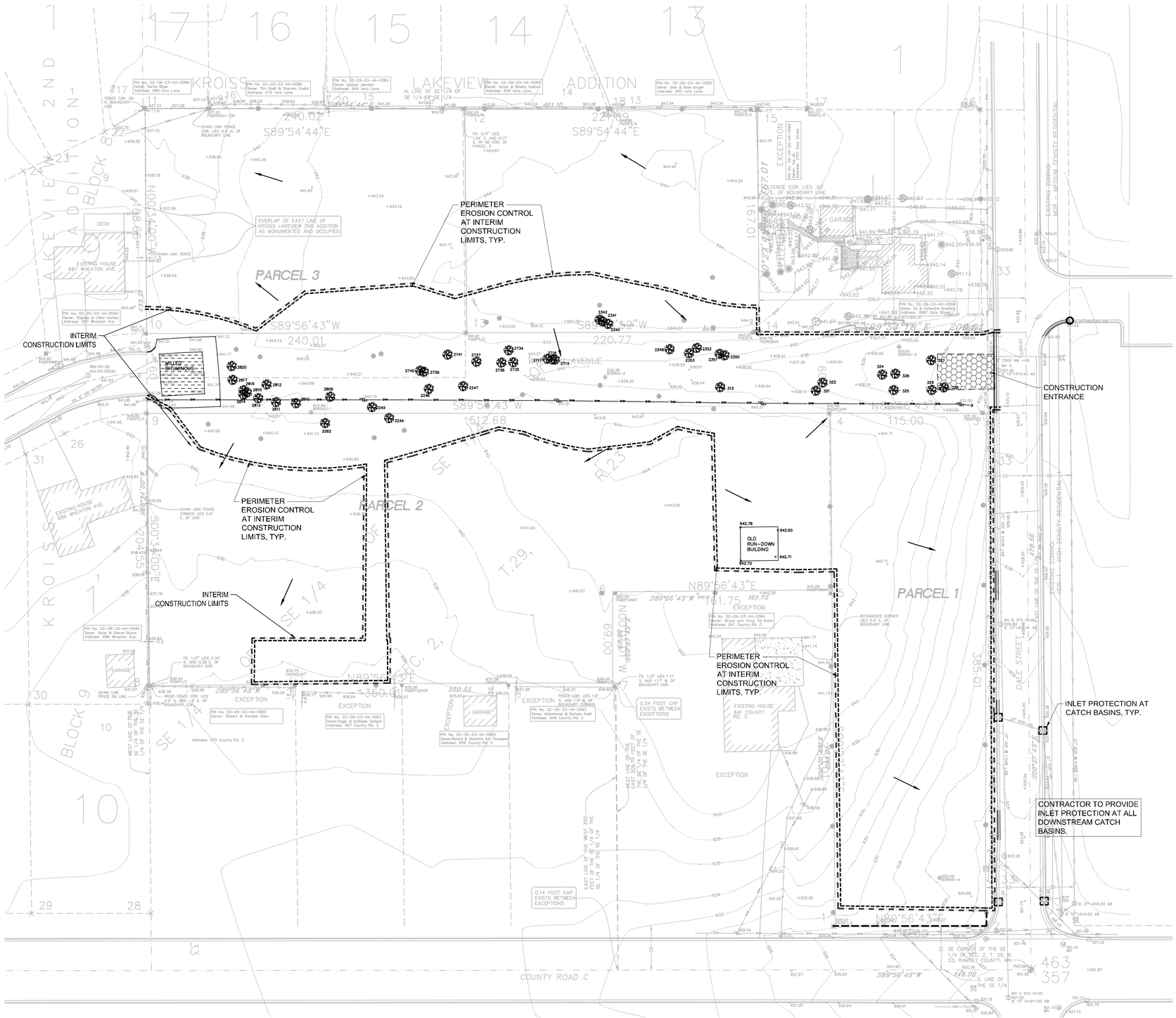
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4/12/16	CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION

PRELIMINARY LANDSCAPE PLAN

L1.0



LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1' CONTOUR ELEVATION INTERVAL
- EXISTING SPOT GRADE ELEVATION
- PROPOSED SPOT GRADE ELEVATION
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED MANHOLE OR CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING STOPBOX
- EXISTING GATE VALVE
- EXISTING ELECTRIC BOX
- EXISTING LIGHT
- EXISTING GAS METER
- EXISTING GAS VALVE
- INTERIM GRADING LIMITS
- ULTIMATE GRADING LIMITS

SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. AN EROSION CONTROL PERMIT IS ALSO REQUIRED FROM THE CITY OF ROSEVILLE.

2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF ROSEVILLE EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek
763-213-3944
Pat Sarver
952-250-2003

PROJECT
WHEATON WOODS
ROSEVILLE, MN
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

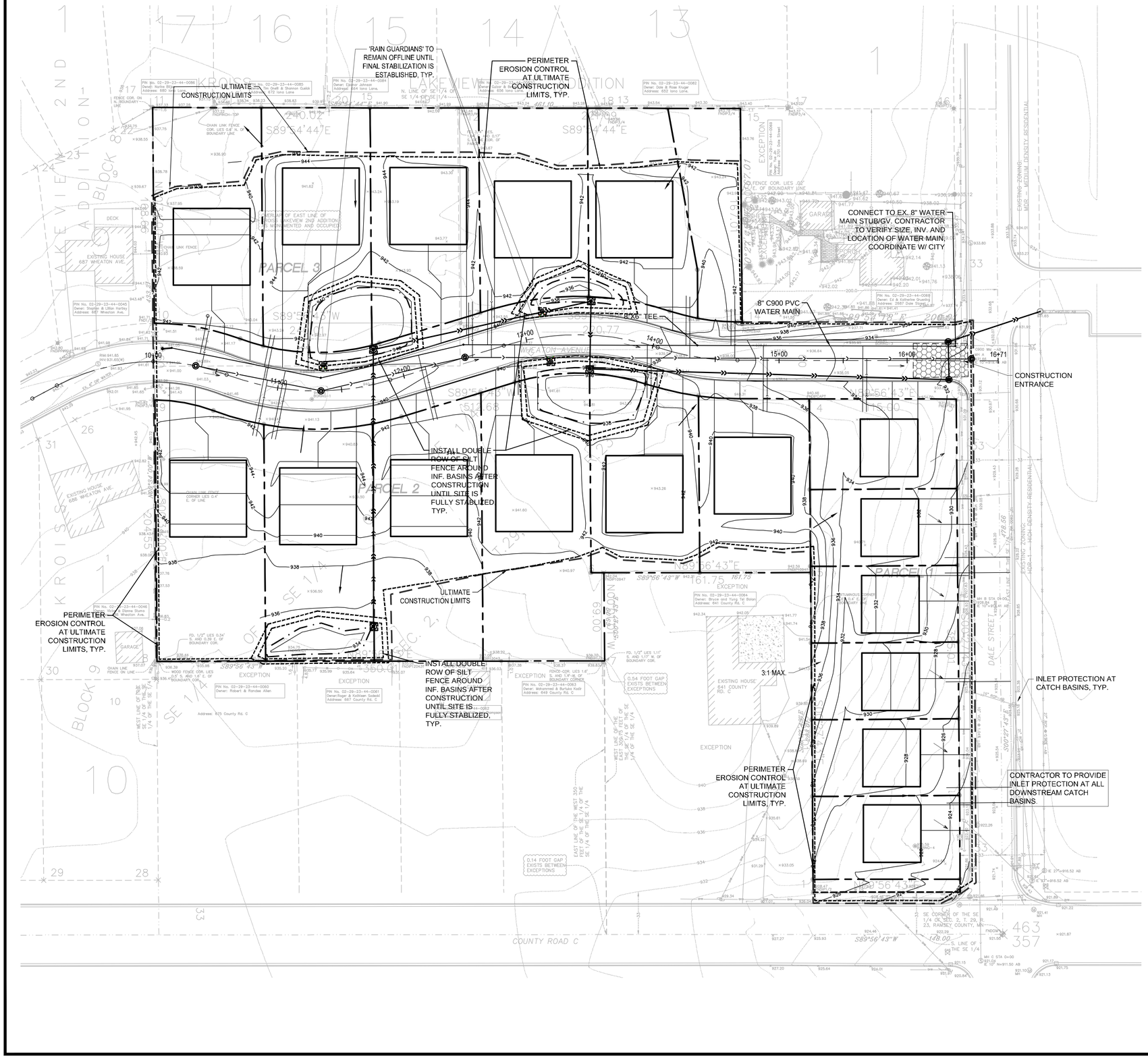
DATE	DESCRIPTION
1/5/16	PRELIMINARY PLAT
2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - INTERIM GRADING LIMITS

SW1.0



LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1' CONTOUR ELEVATION INTERVAL
- EXISTING SPOT GRADE ELEVATION
- PROPOSED SPOT GRADE ELEVATION
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED MANHOLE OR CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING STOPBOX
- EXISTING GATE VALVE
- EXISTING ELECTRIC BOX
- EXISTING LIGHT
- EXISTING GAS METER
- EXISTING GAS VALVE
- INTERIM GRADING LIMITS
- ULTIMATE GRADING LIMITS

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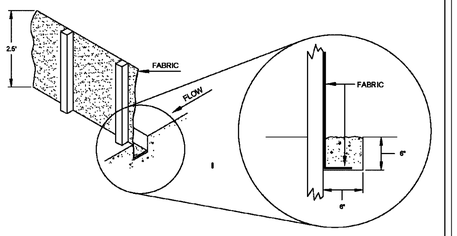
DATE	DESCRIPTION
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2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

REVISION SUMMARY

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SWPPP - ULTIMATE GRADING LIMITS

SW1.1

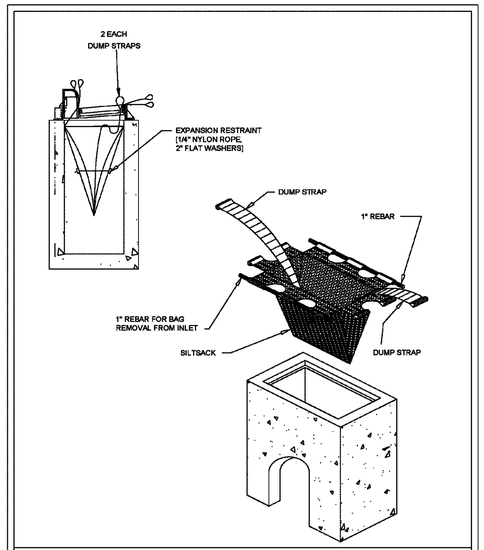


NOTES:

- PLACE BOTTOM EDGE OF FENCE INTO 6" DEEP TRENCH AND BACKFILL IMMEDIATELY.
- POSTS SHALL BE 4.0' ON CENTER DRIVEN 2.0' INTO THE GROUND.
- POSTS SHALL BE 2"x2" AND BE MADE OF PINE, HARDWOOD, OR STEEL. MINIMUM LENGTH TO BE 4.5'.
- SILT FENCE SHALL CONFORM TO MnDOT 3886, TYPE B.
- FENCING SHALL BE PLACED ALONG CONTOURS OR AS DIRECTED BY THE ENGINEER.

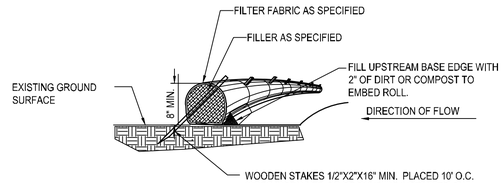
DESIGN:	DATE:3-08-07	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN:		EROSION CONTROL FENCE	EC-1
REVISIONS			

EROSION CONTROL FENCE.dwg



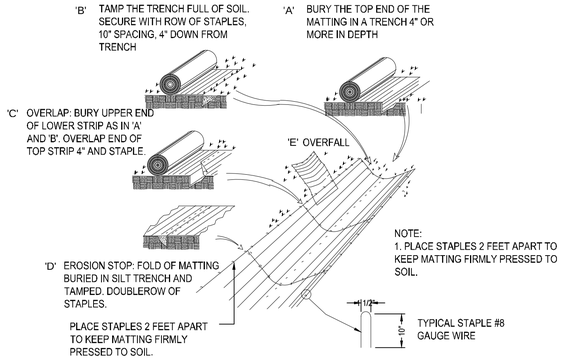
DESIGN:	DATE:	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN:		INLET PROTECTION SEDIMENT FILTER SACK	EC-2
REVISIONS			

SEDIMENT FILTER SACK.dwg

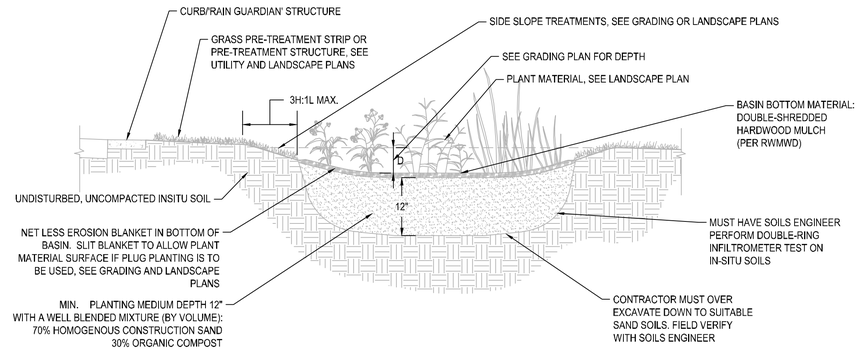


NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

1 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS



2 EROSION BLANKET
NTS



TYPICAL SECTION VIEW

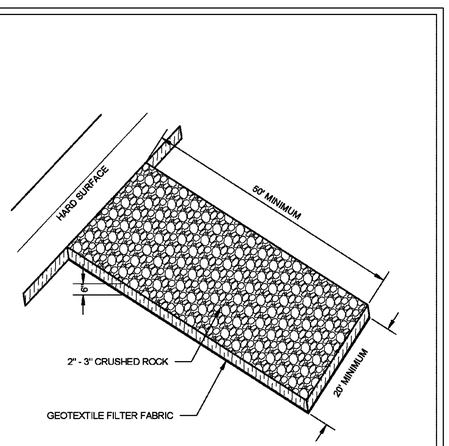
CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. PLANT ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND/OR ROCK MULCH BIORETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.

3 BIO-FILTRATION BASIN (RAIN GARDEN - TYP.)
NTS



DESIGN:	DATE:8-21-13	ROSEVILLE ENGINEERING DEPARTMENT	PLATE NUMBER
DRAWN:		ROCK CONSTRUCTION ENTRANCE	EC-3
REVISIONS			

ROCK CONSTRUCTION ENTRANCE.dwg

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SWPPP - DETAILS

SW1.2

GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2013 # MNR100001 PAGES 1-35) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP (PART III.A)

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (PART III.B)
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
11. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.) (PART III.C)
18. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION (PART III.E):

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP. ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN PART II.C. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE PART IV.E. INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

EROSION PREVENTION (PART IV.B):

THE CONTRACTOR IS RESPONSIBLE FOR PLANING FOR AND IMPLEMENTING APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION, SO THAT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF PART IV.E. ARE COMPLIED WITH. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT NO LATER THAN THE END OF THE NEXT WORK DAY WHEN EARTH-DISTURBING ACTIVITIES WILL CEASE FOR AT LEAST 14 DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT BUT MUST COMPLY WITH PART IV.C.5.

SOILS WITHIN 200 FEET OF A PUBLIC WATER (AS DESIGNATED BY THE MINNESOTA DNR) MUST BE STABILIZED WITHIN 24 HOURS DURING FISH SPAWINING TIMES.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

SEED NOTES (PART III.A.4.A):

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:
IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

SEDIMENT CONTROL (PART IV.C):

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

a. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.

b. IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN PART IIILA.4, A. THROUGH C.

c. IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.

SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH PART IV.G.

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP OR AVAILABLE WITHIN 72 HOURS UPON REQUEST. WHEN WRITTEN CORRESPONDENCE CAN NOT BE OBTAINED IN A TIMELY MANNER, THE SPECIFIC INLET PROTECTION CAN BE REMOVED TO ALLEVIATE THE IMMEDIATE SAFETY CONCERN. HOWEVER, EFFORTS TO OBTAIN WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) MUST BE MINIMIZED BY BMPS SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET (SEE PART IV.E.4.D.).

THE PERMITEE MUST MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF THE SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED. METHODS FOR MINIMIZING COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT, AND STAYING OFF OF AREAS TO BE LEFT UN-COMPACTED. METHODS TO PRESERVE TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVATION OPERATIONS.

THE PERMITTEE MUST INSTALL TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN PART III.B. OF THIS PERMIT.

DEWATERING AND BASIN DRAINING (PART IV.D):

DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

FILTER BACKWASH WATERS MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. DISCHARGE OF THE BACKWASH WATER TO SANITARY SEWER IS ALLOWED WITH PERMISSION OF THE SANITARY SEWER AUTHORITY.

INSPECTIONS AND MAINTENANCE (PART IV.E):

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER AND WITHIN 7 DAYS AFTER THAT. CONTINUE INSPECTION ACTIVITIES UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER THE CONTRACTOR SHALL PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY MODIFY THE SWPPP IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THIS MODIFICATION MUST BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION UNLESS OTHERWISE REQUIRED BY THE TERMS OF THE PERMIT, LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

INSPECTION REPORTS MUST BE RECORDED WITHIN 24 HOURS IN WRITING AND KEPT ON FILE BY THE CONTRACTOR AS AN INTEGRAL PART OF THE SWPPP ON SITE AND THEN FOR AT LEAST 3 YEARS FROM THE DATE OF COMPLETION OF THIS PROJECT.

ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED TOPSOIL. THIS REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

SEE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR SITE SPECIFIC INSPECTIONS AND MAINTENANCE REQUIREMENTS.

POLLUTION PREVENTION MANAGEMENT (PART IV.F):

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE, RUNOFF MUST BE CONTAINED AND WASTEWATER PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONCRETE WASHOUT: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER THE GROUND IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. CONCRETE WASHOUT MAY ALSO OCCUR OFF SITE ACCORDING TO THE APPROPRIATE REGULATIONS.

FUELING OPERATION PLAN: ALL FUELING SHALL TAKE PLACE AT THE DESIGNATED FUELING LOCATION AND ACCORDING TO BEST PRACTICES FOR SITE FUELING OPERATIONS AS TO MINIMIZE THE POTENTIAL FOR SPILLS.

SPILL PREVENTION PLAN: ALL SPILLS SHALL BE IMMEDIATELY CLEANED UP AFTER DISCOVERY. THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS WILL BE THE SPILL PREVENTION COORDINATOR AND WILL BE RESPONSIBLE FOR IMPLEMENTING CLEAN UP PROCEDURES, POSTING CLEAN UP RECOMMENDATIONS, AND ENSURING PROPER CLEAN UP TRAINING OF APPROPRIATE PERSONNEL.

SANITARY AND SEPTIC WASTE: SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT SANITARY WASTE FROM PORTABLE UNITS.

FINAL STABILIZATION (PART IV.G):

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE ACCORDING THE DEFINITIONS IN THE NPDES GENERAL PERMIT PART IV SECTION G. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR WITHIN 7 DAYS AFTER SELLING THE SITE OR PORTION OF THE SITE (THAT HAS NOT UNDERGONE FINAL STABILIZATION) TO ANOTHER PARTY. A COPY OF THIS NOTICE OF TERMINATION / PERMIT MODIFICATION FORM MUST GO TO THE NEW OWNER. THE ORIGINAL CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) AND SWPPP PLAN SHEETS FOR FINAL STABILIZATION MEASURES

TRAINING (PART III.A.2)

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 1/13/14-1/13/14 (8 HOURS), EXP. 5/31/2017

OWNER INFORMATION

OWNER:
GOLDEN VALLEY LAND
6001 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422

CONTACT:
PETER KNAEBLE
PETERKNAEBLE@GMAIL.COM
612-309-9215

AREAS AND QUANTITIES (PART III.A.4.B&C):

SITE AREA CALCULATIONS

	EXISTING		PROPOSED	
BUILDING COVERAGE	715 SF	0.3%	51,750 SF	20.5%
ALL PAVEMENTS	2,711 SF	1.1%	40,883 SF	16.2%
ALL NON-PAVEMENTS	248,597 SF	98.6%	159,390 SF	63.2%
TOTAL SITE AREA	252,023 SF	100.0%	252,023 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	3,426 SF	1.4%
PROPOSED CONDITION	92,633 SF	36.8%
DIFFERENCE (EX. VS PROP.)	89,207 SF	35.4%
IMPERVIOUS TOTAL	92,633 SF	36.8%

EROSION CONTROL QUANTITIES	
ULTIMATE DISTURBED AREA	226,820 SF
SILT FENCE/BIO-ROLL	7,000 LF
EROSION CONTROL BLANKET	0 SF
INLET PROTECTION DEVICES	8 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS THE DEVELOPMENT OF VACANT LAND INTO SINGLE FAMILY RESIDENTIAL LOTS. ROAD CONSTRUCTION WILL OCCUR. GRADING AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

1. DURING CONSTRUCTION:
   A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III.C. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

2. POST CONSTRUCTION:THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART III.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE PART III.D.1. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

CivilSite GROUP
4931 W. 35TH ST, SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
WHEATON WOODS
ROSEVILLE, MN
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
1/5/16	PRELIMINARY PLAT
2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - NARRATIVE

SW1.3

CivilSite GROUP
4931 W. 35TH ST, SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Attachment A: SWPPP Site Specific Document

Stormwater Pollution Prevention Plan (SWPPP)

To comply with the General Stormwater Permit for Construction Activity

Doc Type: Stormwater Pollution Prevention Plan

Construction Activity Information

Project name: WHEATON WOODS

Project location (Briefly describe where construction activity occurs. Include address if available.)

Address or describe area: WHEATON AVENUE & DALE STREET N

City or Township: ROSEVILLE State: MN Zip code: 55113

Latitude/longitude of approximate centroid of project: 45D01'19.03"N , 93D07'40.00"W

Method of collection of latitude/longitude:

☐ GPS ☒ Online tool ☐ USGS Topographic map

All cities where construction will occur: ROSEVILLE

All counties where construction will occur: RAMSEY

All townships where construction will occur:

Project size (number of acres to be disturbed): 5.2

Project type:

☐ Residential ☐ Commercial/Industrial ☐ Road construction

☒ Residential and road construction ☐ Other (describe):

Cumulative impervious surface:

Existing area of impervious surface: 0.1 (to the nearest tenth acre)

Post construction area of impervious surface: 2.1 (to the nearest tenth acre)

Total new area of impervious surface: 2.0 (to the nearest tenth acre)

Receiving waters

Water body ID*	Name of water body	Type (ditch, pond, wetland, lake, stream, river)	Special water? (See Stormwater Permit Appendix A)	Impaired Water?** (See Stormwater Permit Appendix A)
62-0048-00	BENNETT	LAKE	☐ Yes ☒ No	☒ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No

** Water Body identification (ID) might not be available for all water bodies. Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html.*

*** Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment.*

Dates of construction (Briefly describe where construction activity occurs. Include address if available.)

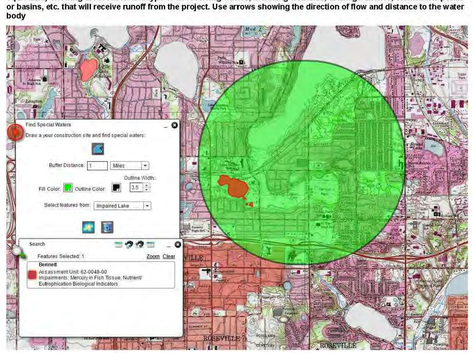
Construction start date: 5/15/16 Estimated completion date: 5/15/17

General Construction Project Information

Describe the construction activity (what will be built, general timeline, etc): THE PROJECT WILL BE THE CONSTRUCTION OF A STREET WITH NEW SINGLE FAMILY RESIDENTIAL HOUSES. GRADING AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

Describe soil types found at the project: THE EXISTING SOILS AT THE SITE ARE PRIMARILY SANDY SOILS AT THE DEPTH OF INFILTRATION WITH SOME SILTY SANDS OVERLAYING.

Site Location map - Attach maps (U.S. Geologic Survey 7.5 minute quadrangle, National Wetland Inventory maps or equivalent) showing the location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project. Use arrows showing the direction of flow and distance to the water body



General Site Information (III.A)

1. Describe the location and type of all temporary and permanent erosion prevention and sediment control Best Management Practices (BMPs). Include the timing for installation and procedures used to establish additional temporary BMPs as necessary. (III.A.4.a)

   THE PROJECT WILL BE PROTECTED BY TWO (2) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE, AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.

2. Attach to this SWPPP a table with the anticipated quantities for the life of the project for all erosion prevention and sediment control BMPs (III. A. 4.b)

   SEE PAGE SW1.3

3. Attach to this SWPPP a site map that includes the following features (III.A.3.b – f):
   - Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
   - Locations of impervious surfaces and soil types.
   - Locations of areas not to be disturbed.
   - Location of areas of phased construction
   - All surface waters and existing wetlands within one mile from the project boundaries that will receive stormwater runoff from the site (identifiable on maps such as USGS 7.5 minute quadrangle maps or equivalent). Where surface waters receiving runoff associated with construction activity will not fit on the plan sheet, they must be identified with an arrow, indicating both direction and distance to the surface water.

   Methods to be used for final stabilization of all exposed soil areas.

4. Were stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project? ☐ Yes ☒ No

   If yes, describe how these measures were addressed in the SWPPP. (III.A.6.)

   N/A

5. Is the project located in a karst area such that additional measures would be necessary to protect drinking water supply management areas as described in Minn. R. chapters 7050 and 7060? ☐ Yes ☒ No

   If yes, describe the additional measures to be used. (III.A.7.)

   N/A

6. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6.b.? ☐ Yes ☒ No

   If yes, a letter of approval from the Minnesota Department of Natural Resources must be obtained prior to application for this permit. (Part I B.6 and Part III.A.8)

7. Does the site discharge to a water that is listed as impaired for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen or biotic impairment? Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html. ☒ Yes ☐ No

   If no, skip to Training.

   Does the impaired water have an approved Total Maximum Daily Loads (TMDL) with an Approved Waste Load Allocation for construction activity? ☐ Yes ☒ No

   If yes:

   a. List the receiving water, the areas of the site discharging to it, and the pollutant(s) identified in the TMDL.

   b. List the BMPs and any other specific construction stormwater related implementation activities identified in the TMDL.

   If the site has a discharge point within one mile of the impaired water and the water flows to the impaired water but no specific BMPs for construction are identified in the TMDL, the additional BMPs in Appendix A (C.1, C.2, C.3 & (C.4-trout stream)) must be added to the SWPPP and implemented. (III.A.7). The additional BMPs only apply to those portions of the project that drain to one of the identified discharge points.

N/A

9. Identify adjacent public waters where the Minnesota Department of Natural Resources (DNR) has declared "work in water restrictions" during fish spawning timeframes

   N/A

Selection of a Permanent Stormwater Management System (III.D.)

1. Will the project create a new cumulative impervious surface greater than or equal to one acre? ☒ Yes ☐ No

   If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (see Part III.D of the permit) through infiltration unless prohibited due to one of the reasons in Part III.D.1.j. If infiltration is prohibited identify other method of other volume reduction (e.g., filtration system, wet sedimentation basin, regional ponding or equivalent method

2. Describe which method will be used to treat runoff from the new impervious surfaces created by the project (III.D):
   - Wet sedimentation basin
   - Infiltration/Filtration
   - Regional ponds
   - Combination of practices

   Include all calculations and design information for the method selected. See Part III.D of the permit for specific requirements associated with each method.

   INFILTRATION/FILTRATION

   Calculations are within the Site Storm Water management Report and part of this SWPPP as Attachment D.

3. If it is not feasible to meet the treatment requirement for the water quality volume, describe why. This can include proximity to bedrock or road projects where the lack of right of way precludes the installation of any permanent stormwater management practices. Describe what other treatment, such as grasses swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters. (III.C)

   IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.

   N/A

Erosion Prevention Practices (IV.B)

Describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction:

1. Describe construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to minimize erosion. Delineate areas not to be disturbed (e.g., with flags, stakes, signs, silt fence, etc.) before work begins.

   SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.

2. Describe Methods of temporarily stabilizing soils and soil stockpiles (e.g., mulches, hydraulic tackifiers, erosion blankets, etc.):

   TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.

3. Describe Methods of dissipating velocity along stormwater conveyance channels and at channel outlets (e.g., check dams, sediment traps, rip rap, etc.):

   SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL OUTLETS.

4. Describe Methods to be used for stabilization of ditch and swale wetted perimeters (Note that mulch, hydraulic soil tackifiers, hydromulches, etc. are not acceptable soil stabilization methods for any part of a drainage ditch or swale)

   FINAL STABILIZATION OF SWALES WILL BE SOD.

5. Describe Methods to be used for energy dissipation at pipe outlets (e.g., rip rap, splash pads, gabions, etc.

   RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

6. Describe Methods to be used to promote infiltration and sediment removal on the site prior to offsite discharge, unless infeasible (e.g., direct stormwater flow to vegetated areas):

   DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED.

7. For drainage or diversion ditches, describe practices to stabilize the normal wetted perimeter within 200 lineal feet of the property edge or point of discharge to surface water. The last 200 lineal feet must be stabilized within **24 hours** after connecting to surface waters and construction in that portion of the ditch has temporarily or permanently ceased for all discharges to Special, Impaired or "work in water restrictions". All other remaining portions of the temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water, property edge and construction in that area has temporarily or permanently ceased.

   N/A – NO DITCHES ON SITE

8. Describe additional erosion prevention measures that will be implemented at the site during construction (e.g., construction phasing, minimizing soil disturbance, vegetative buffers, horizontal slope grading, slope draining/terracing, etc.):

   OTHER EROSION CONTROL PRACTICES INCLUDE BUT NOT LIMITED TO; MINIMIZE SITE EXPOSURE WHEN POSSIBLE.

9. If applicable, include additional requirements in Appendix A Part C-3 regarding maintaining a 100-foot buffer zone or installing redundant BMPs for portions of the site that drain to special waters):

   N/A

10. If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration areas

    MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREA.

Sediment Control Practices (IV.C)

Describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including curb and gutter systems

1. Describe Methods to be used for down gradient perimeter control:

   SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.

2. Describe Methods to be used to contain soil stockpiles:

   SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.

3. Describe Methods to be used for storm drain inlet protection:

   SEE INLET PROTECTION DETAILS.

4. Describe Methods to minimize vehicle tracking at construction exits and street sweeping activities:

   THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.

5. Describe Methods, If applicable, additional sediment controls (e.g., diversion berms) to be installed to keep runoff away from planned infiltration areas when excavated prior to final stabilization of the contributing drainage area:

   SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.

6. Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site:

   LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED.

7. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible:

   N/A – NO WETLANDS ON SITE

8. Describe plans for use of sedimentation treatment chemicals (e.g., polymers, flocculants, etc.) see Part IV.C.10 of the permit:

   N/A

9. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water? ☐ Yes ☒ No

   If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Part III.C of the permit.

   N/A

Dewatering and Basin Draining (IV.D)

1. Will the project include dewatering or basin draining? ☐ Yes ☒ No

   If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Part IV. D of the permit):

2. Will the project include use of filters for backwash water? ☐ Yes ☒ No

   If yes, describe how filter backwash water will be managed on the site or properly disposed (see Part III.D.3. of the permit):

Additional BMPs for Special Waters and Discharges to Wetlands (Appendix A, Parts C and D)

1. **Special Waters.** Does your project discharge to special waters? ☐ Yes ☒ No
2. If proximity to bedrock or road projects where the lack of right of way precludes the installation of any of the permanent stormwater management practices, then other treatment such as grassed swales, smaller ponds, or grit chambers is required prior to discharge to surface waters. Describe what other treatment will be provided.

   N/A

3. Describe erosion and sediment controls for exposed soil areas with a continuous positive slope to a special waters, and temporary sediment basins for areas that drain five or more acres disturbed at one time.

   N/A

4. Describe the undisturbed buffer zone to be used (not less than 100 linear feet from the special water).

   N/A

5. Describe how the permanent stormwater management system will ensure that the pre and post project runoff rate and volume from the 1, and 2-year 24-hour precipitation events remains the same.

   N/A

6. Describe how the permanent stormwater management system will minimize any increase in the temperature of trout stream receiving waters resulting in the 1, and 2-year 24-hour precipitation events.

   N/A

7. **Wetlands.** Does your project discharge stormwater with the potential for significant adverse impacts to a wetland (e.g., conversion of a natural wetland to a stormwater pond)? ☐ Yes ☒ No

   If Yes, describe the wetland mitigation sequence that will be followed in accordance with Part D of Appendix A.

   N/A

Inspections and Maintenance (IV.E)

Describe procedures to routinely inspect the construction site:

- Once every seven (7) days during active construction and.
- Within 24 hours after a rainfall event greater than 0.5 inches in 24 hours, and within seven (7) days after that.

Inspections must include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.

INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B – CONSTRUCTION STORMWATER INSPECTION CHECKLIST."

Pollution Prevention Management Measures (IV.F)

1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater;

   ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials:

   ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment:

   ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:

   ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:

   SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.

6. Describe spill prevention and response for fueling and equipment or vehicle maintenance:

   EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.

7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site:

   ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.

8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:

   ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

Final Stabilization (IV.G)

1. **Describe method of final stabilization (permanent cover) of all disturbed areas:**

   FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.

2. **Describe procedures for completing final stabilization and terminating permit coverage (see Part IV.G.1-5):**

   UPON FINAL STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

Documentation of infeasibility: (If Applicable)

PROJECT
WHEATON WOODS
ROSEVILLE, MN

GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek

DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
1/5/16	PRELIMINARY PLAT
2/3/16	PRELIMINARY PLAT - REVISED PER CITY
4/12/16	CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.4

ATTACHMENT B: SWPPP INSPECTION FORM

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

ATTACHMENT B: Construction Stormwater Inspection Checklist

Construction Stormwater Program

Doc Type: Permitting Checklist

Note: This inspection report does not address all aspects of the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater permit (Permit) issued on August 1, 2013. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the permit requirements.

Facility Information

Site name: _____

Facility address: _____ Permit number: _____

City: _____ State: _____ Zip code: _____

Inspection Information

Inspector name: _____ Phone number: _____

Date (mm/dd/yyyy): _____ Time: _____ ☐ am ☐ pm

Is the inspector certified in sediment and erosion control and it is documented in the Stormwater Pollution Prevention Plan (SWPPP)? ☐ Yes ☐ No

Is this inspection routine or in response to a storm event: _____

Rainfall amount (if applicable): _____

Is site within one aerial mile of special or impaired water? ☐ Yes ☐ No

If yes, follow Appendix A and other applicable permit requirements.

Note: If NA is selected at any time, specify **why** in the comment area for that section.

Erosion Control Requirement (Part IV.B)

	Yes	No	NA
1. Soil stabilization where no construction activity for 14 days? (7 days were applicable)	☐	☐	☐
2. Has the need to disturb steep slopes been minimized?	☐	☐	☐
3. All ditches stabilized 200' back from point of discherge within 24 hours? (Not mulch)	☐	☐	☐
4. Are there erosion BMP's for onsite stockpiles?	☐	☐	☐
5. Are appropriate BMP's installed protecting inlets/outlets?	☐	☐	☐

6. Do pipe outlets have energy dissipation?	☐	☐	☐

Comments:

Sediment Control Requirement (Part IV.C.)

	Yes	No	NA
1. Perimeter control installed on all down gradient perimeters?	☐	☐	☐
2. Perimeter control trenched in where appropriate?	☐	☐	☐
3. 50 Foot-natural buffer maintained around all surface waters?	☐	☐	☐
If No, have redundant sediment controls been installed?	☐	☐	☐
4. Inlet protection on all catch basins and culvert inlets?	☐	☐	☐
5. Vehicle tracking Best Management Practices (BMPs) at all site exits?	☐	☐	☐
6. All tracked sediment removed within 24 hours?	☐	☐	☐
7. Are all infiltration systems staked and marked to avoid compaction?	☐	☐	☐
8. Are all infiltration areas protected with a pretreatment device?	☐	☐	☐
9. Do all stockpiles have perimeter control?	☐	☐	☐

Comments:

Maintenance-Erosion and Sediment Control BMPs (Part IV.E.)

	Yes	No	NA
1. Are all previously stabilized areas maintaining 90% ground cover?	☐	☐	☐
2. Any ditch erosion observed?	☐	☐	☐
3. Perimeter Control – Has sediment reached one half the height of the device?	☐	☐	☐
4. Are inlet protection devices maintained and functioning properly?	☐	☐	☐

Comments:

Other

	Yes	No	NA
1. Are all materials that can leach pollutants under cover?	☐	☐	☐

2. Has access been restricted to onsite hazardous materials?	☐	☐	☐
3. Does on-site fueling only occur in a contained area?	☐	☐	☐
4. Are all solid wastes being properly disposed of?	☐	☐	☐
5. Is the concrete washout area completely contained?	☐	☐	☐
6. Is the concrete washout area marked with a sign?	☐	☐	☐

Comments:

7. Were any discharges seen during this inspection, sediment, water, or otherwise? ☐ Yes ☐ No
   If yes, state the exact location of all points of discharge. Photograph the discharge and describe the discharge (color, odor, foam, oil sheen, etc). How will it be removed? How did the discharge happen? How much was discharged? How will it be stopped, and how long will it take to stop? Is the discharge going into an adjacent site? Was the discharge a sediment delta? If yes, will the delta be recovered within 7 days?

8. Will a permanent stormwater management system be utilized in this project as required and in accordance with Part III.D of the permit? Describe:

9. Is any dewatering occurring on site? ☐ Yes ☐ No
   If yes, where? What BMP is being used? How much water is being dewatered? Is the water clear? Where is the water being discharged to?

10. Is a copy of the SWPPP located on the construction site? ☐ Yes ☐ No
11. Has the SWPPP been followed and implemented on site? ☐ Yes ☐ No
12. Is a sedimentation basin required for this project as specified in the permit? ☐ Yes ☐ No
    If yes, are they maintained as specified in the permit? ☐ Yes ☐ No
13. Is the topsoil on this project being preserved? ☐ Yes ☐ No
    If yes, explain how the topsoil is being preserved. If not, explain why it was infeasible.

14. Are all infiltration systems marked to avoid compaction? ☐ Yes ☐ No
    Do all infiltration areas have pretreatment devices? ☐ Yes ☐ No

15. Description of areas of non-compliance noted during the inspection, required corrective actions, and recommended date of completion of corrective actions:

16. Proposed amendments to the SWPPP:

17. Potential areas of future concern:

18. Additional comments:

Disclosures:

- After discovery, the permit requires many of the deficiencies that may be found in this checklist be corrected within a specified period of time. See permit for more details.
- This inspection checklist is an option for small construction sites. Large construction sites and linear projects require more extensive/more location specific inspection requirements.
- The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMP's as well as erosion prevention and sediment control BMPs until another Permittee has obtained coverage under this Permit according to Part II.B.5., or the project has undergone Final Stabilization and a Notice of Termination has been submitted to the MPCA.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C

STORMWATER MANAGEMENT FACILITY
MAINTENANCE SCHEDULE

1. All stormwater retention, detention and treatment basins must be inspected at least once a year to determine that basin retention and treatment characteristics are adequate. A storage treatment basin will be considered inadequate if sediment has decreased the wet storage volume by 50 percent or dry storage volume by 25 percent of its original design volume. Based on this inspection, if a stormwater basin requires sediment cleanout, the basin will be restored to its original design contours and vegetated state within one year of the inspection date.

2. All outlet structures, culverts, outfall structures and other stormwater facilities for which maintenance requirements are not otherwise specified herein must be inspected in the spring, summer and fall of each year. Within 30 days of the inspection date, all accumulated sediment and debris must be removed such that each stormwater facility operates as designed and permitted. Contributing drainage areas must be kept clear of litter and vegetative debris, inflow pipes and overflow spillways kept clear, inlet areas kept clean, and undesirable vegetation removed. Erosion impairing the function or integrity of the facilities, if any, will be corrected, and any structural damage impairing or threatening to impair the function of the facilities must be repaired.

3. Volume control facilities and contributing drainage areas must be inspected every three months during the operational period (between spring snowmelt and first substantial snowfall) and monitored after rainfall events of 1 inch or more to ensure that the contributing drainage area is clear of litter and debris, inflow pipes and overflow spillways are clear, inlet areas are clean, undesirable vegetation is removed and there is no erosion impairing or threatening to impair the function of a facility. If sediment has accumulated in a infiltration feature, within 30 days of inspection deposited sediments must be removed, the infiltration capacity of the underlying soils must be restored, and any surface disturbance must be stabilized. Inspection must ensure that sediment traps and forebays are trapping sediment and that more than 50 percent of the storage volume remains, the contributing drainage area is stable

(i.e., no erosion is observed), and inlets and outlet/overflow spillways are in good conditions with no erosion. Maintenance techniques used must protect the infiltration capacity of the practice by limiting soil compaction to the greatest extent possible (e.g., by using low-impact earth-moving equipment).

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
WHEATON WOODS
ROSEVILLE, MN
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 4/12/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

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4/12/16	CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.5

ROSEVILLE

REQUEST FOR COUNCIL ACTION

Agenda Date: 4/25/2016
Agenda Item: 14.b

Department Approval

City Manager Approval

Item Description: Request for approval of the Wheaton Woods final plat **(PF16-003)**

APPLICATION INFORMATION

Applicant:	Golden Valley Land Company
Location:	Planning District 5 – generally, the west side of Dale Street, north of County Road C, and along both sides of an undeveloped portion of Wheaton Avenue right-of-way
Property Owner:	George J. Reiling
Application Submission:	received and considered complete on April 1, 2016
City Action Deadline:	May 31, 2016, per Minn. Stat. §462.358 subd. 3b

PRELIMINARY PLAT ACTION

On March 2, 2016, the Planning Commission unanimously recommended approval of the requested rezoning and the proposed preliminary plat, subject to certain conditions, and the City Council subsequently passed Ordinance 1496, rezoning part of the property to LDR-2, and approved the preliminary plat, with the following conditions, on March 28, 2016.

a. The Public Works Department shall approve easements, grading and drainage, storm water management, and utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements.

b. A Public Improvement Contract pertaining to the construction, dedication, and warranty of public infrastructure as detailed in this report shall be prepared by the applicant and reviewed by the City for approval concurrent with the final plat.

c. The width of the proposed street shall not be less than 32 feet.

d. Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district.

e. Pursuant to §1103.07 of the City Code and the February 29, 2016, meeting of the Roseville Parks and Recreation Commission, the City Council will accept park dedication of cash in lieu of land. Because the proposed 17-lot plat would create 14 new building sites in the subject land area and the 2016 Fee Schedule establishes a park dedication amount of $3,500 per residential unit, payment of the $49,000 park dedication shall be made by the applicant before the signed final plat is released for recording at Ramsey County.

f. Final plat approval shall not be issued without approval of a tree preservation plan, accounting for any changes to grading, utility, or storm water plans not yet anticipated, by the Community Development Department.

FINAL PLAT APPLICATION

The final plat documents, included with this RCA as Exhibit A, conform to the approved preliminary plat with respect to the arrangement and size of lots, dedications of rights-of-way, and drainage and utility easements, all of which conform to the applicable standards of the subdivision code. The conditions of preliminary plat approval have all been satisfied as follows:

a. The Public Works Department shall approve easements, grading and drainage, storm water management, and utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements.
Public Works staff has approved these plans and easements as proposed.

b. A Public Improvement Contract pertaining to the construction, dedication, and warranty of public infrastructure as detailed in this report shall be prepared by the applicant and reviewed by the City for approval concurrent with the final plat.
The Public Improvement Contract will be on the same April 25 agenda for City Council review and approval.

c. The width of the proposed street shall not be less than 32 feet.
This condition of preliminary plat approval explicated the City Council's preference to adhere to the standard street width requirements, and the applicant's plans continue to conform to this standard. No further action is required to satisfy this condition.

d. Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district.
The Ramsey-Washington Metro Watershed District has given its preliminary approval of the plans, which is typical of this stage of development; this condition is satisfied, but approved permits are still required.

e. Pursuant to §1103.07 of the City Code and the February 29, 2016, meeting of the Roseville Parks and Recreation Commission, the City Council will accept park dedication of cash in lieu of land. Because the proposed 17-lot plat would create 14 new building sites in the subject land area and the 2016 Fee Schedule establishes a park dedication amount of $3,500 per residential unit, payment of the $49,000 park dedication shall be made by the applicant before the signed final plat is released for recording at Ramsey County.
This condition does not require any specific action at this time, but is recommended as a condition of final plat approval.

f. Final plat approval shall not be issued without approval of a tree preservation plan, accounting for any changes to grading, utility, or storm water plans not yet anticipated, by the Community Development Department.
Roseville's consulting arborist has reviewed and preliminarily approved the tree preservation plan, which is typical of this stage of development; a letter from the arborist documenting the approval and his comments is included with this RCA as Exhibit B. This condition is satisfied.

RECOMMENDED ACTIONS

Adopt a resolution approving the Wheaton Woods final plat of Ramsey County PINs 02-29-23-44-0065, -0066, and -0067, dated April 18, 2016, based on the findings and recommendation of this RCA, public input, and City Council deliberation, subject to the following condition:

Pursuant to City Code §1103.07 and condition "e" of the March 28, 2016, approval of the Wheaton Woods preliminary plat, the City Council will accept park dedication of cash in lieu of land. Because the proposed 17-lot plat would create 14 new building sites in the subject land area and the 2016 Fee Schedule establishes a park dedication amount of $3,500 per residential unit, payment of the $49,000 park dedication shall be made by the applicant before the signed final plat is released for recording at Ramsey County.

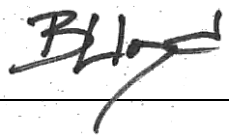
ALTERNATIVE ACTIONS

A) Pass a motion to table the item for future action. Tabling beyond May 31, 2016, may require an agreement to extend the 60-day action deadline established in Minn. Stat. §462.358 subd. 3b to avoid statutory approval.

B) By motion, deny the request. Denial should be supported by specific findings of fact based on the City Council's review of the application, applicable City Code regulations, and the public record.

Attachments: A: Final plat
B: Letter of provisional approval of tree preservation plan
C: Draft resolution

Prepared by: Senior Planner Bryan Lloyd
651-792-7073
bryan.lloyd@cityofroseville.com



UNRECORDED COPY
4/18/2016

WHEATON WOODS

KNOW ALL MEN BY THESE PRESENTS: That Golden Valley Land Company, a Minnesota Corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

The South 418 feet of the East 148 feet of the Southeast Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota.

All of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), except the West 350 feet of the South 214 feet; and except the West 240 feet lying North of the South 445 feet; and except the North 167 feet of the East 200 feet; and except the East 148 feet of the South 418 feet; and except the west 161.75 feet of the East 309.75 feet of the South 283 feet, Ramsey County, Minnesota.

The West Two Hundred Forty (W. 240) feet, except the South Four Hundred Forty-five (S. 445) feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), according to the United States Government Survey thereof, Ramsey County, Minnesota.

Torrens Property

Has caused the same to be surveyed and platted as WHEATON WOODS and does hereby dedicate to the public for public use forever the public way and drainage and utility easements as shown on this plat.

In witness whereof said Golden Valley Land Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ____.

SIGNED: GOLDEN VALLEY LAND COMPANY

_____
Peter J. Knaeble, President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Peter J. Knaeble, President of Golden Valley Land Company, a Minnesota Corporation, on behalf of the company.

_____

_____
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 or will be correctly set within one year of recording this plat as indicated; 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 _____
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____ 20____, by Jason E. Rud, a Licensed Land Surveyor.

_____

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF ROSEVILLE

We do hereby certify that on the _____ day of _____, 20 ____, the City Council of the City of Roseville, 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 ____,

_____, _____ By_____,
Deputy
Property Records and Revenue

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____, 20 ____,

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

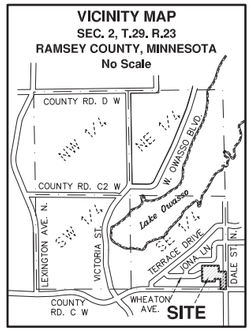
REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of WHEATON WOODS 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

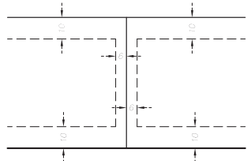
E. G. RUD & SONS, INC.
EST. 1977 **Professional Land Surveyors**

VICINITY MAP
SEC. 2, T.29, R.23
RAMSEY COUNTY, MINNESOTA
No Scale

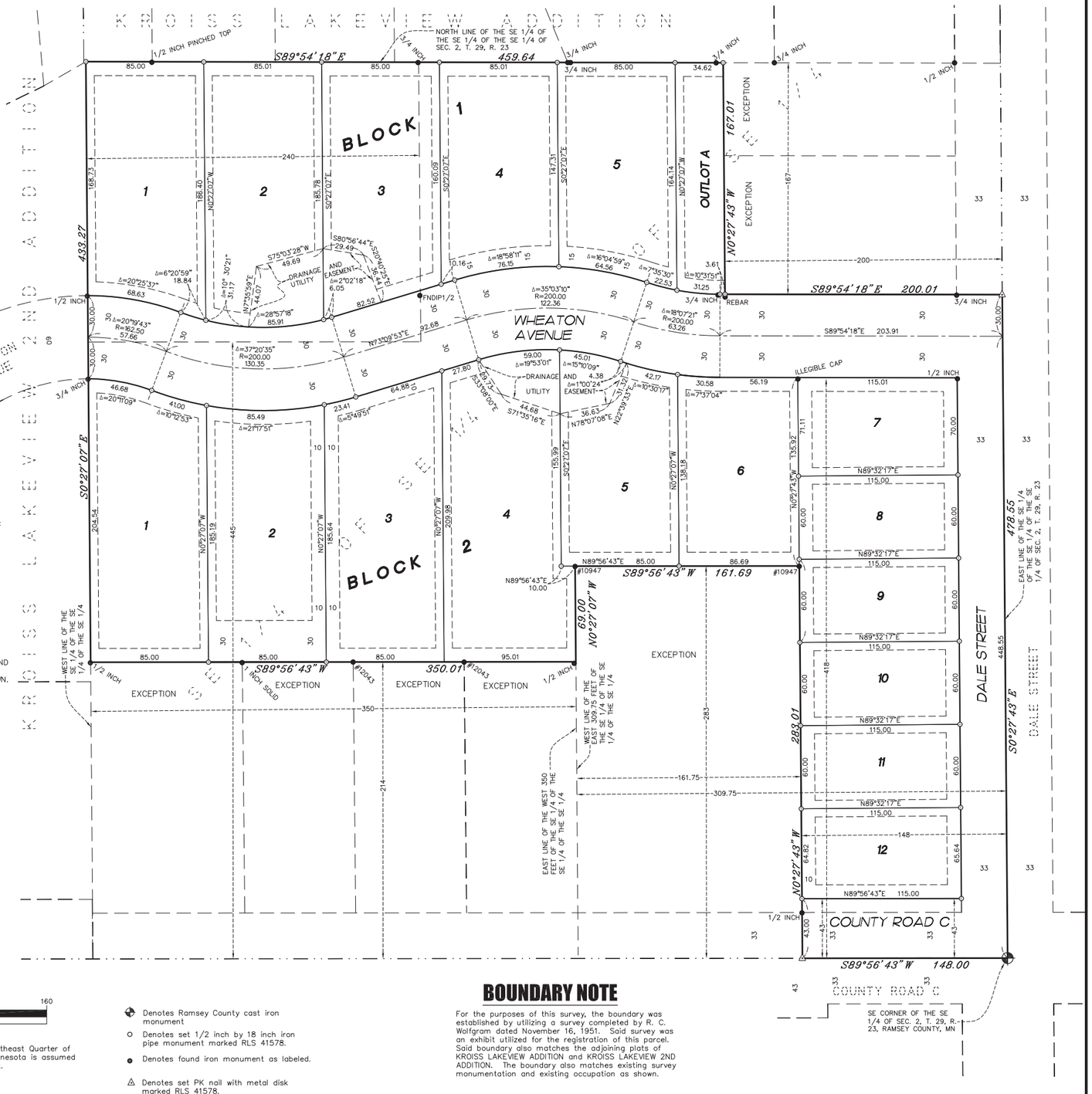


EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS AND ADJOINING REAR LOT LINES AND 6 FEET IN WIDTH ADJOINING SIDE LOT LINES UNLESS OTHERWISE SHOWN.



NORTH

GRAPHIC SCALE

40 0 20 40 80 160

1 INCH = 40 FEET

For the purposes of this plat, the East line of the Southeast Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota is assumed to bear South 02 degrees 27 minutes 43 seconds East.

- Denotes Ramsey County cast iron monument
- ○ Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.
- ● Denotes found iron monument as labeled.
- △ Denotes set PK nail with metal disk marked RLS 41578.

BOUNDARY NOTE

For the purposes of this survey, the boundary was established by utilizing a survey completed by R. C. Wolfgram dated November 16, 1951. Said survey was an exhibit utilized for the registration of this parcel. Said boundary also matches the adjoining plats of KROISS LAKEVIEW ADDITION and KROISS LAKEVIEW 2ND ADDITION. The boundary also matches existing survey monumentation and existing occupation as shown.

RCA Exhibit B

S&S
TREE • LANDSCAPING SPECIALISTS
405 Hardman Ave, South St. Paul, MN 55075 | P: 651.451.8907 | F: 651.451.1787 | www.sstree.com

April 20, 2016

RE: Wheaton Woods Tree Preservation Plan

To whom it may concern;

Since this project began before the new tree preservation ordinance could be implemented this development will be using the old version of the Cities Tree Preservation Plan. The implication is that not all trees need to be inventoried or accounted for, only trees 6" and above and from the cities significant tree list.

A tree inventory was completed by the developer showing the site consists mostly of lower quality Box elder, Siberian elm, and Cottonwood trees. A limited amount of ash, maple, and Black cherry exists on site. Average tree sizes are relatively small suggesting the site was most likely cleared or high-graded of quality trees a number of years ago.

It has been proposed that trees be removed to make way for roads, utility easements, and storm water ponding and that a "limits of construction" be set up to complement the construction of most homes on the lots. Based on lot sizes and setbacks there are a limited number of ways a home could be situated on the lot so setting up a limit of construction and removing all trees within those limits should address what builders will most likely need to remove for home construction purposes. If a builder will need to remove more trees than have already been removed they will need to work with the City in preparing another Tree Preservation Plan specific to the lot.

I have reviewed and approved the replacement trees as determined by the Tree Preservation Plan. It was calculated that 68" inches of trees need to be replanted on site and the plan provided should cover that threshold. Beyond this general approval, I have the following comments:

1) It will be critical to try and leave as much screening as possible for the lots that are adjacent to this development. The construction limits do appear to address this.
2) Since there are no oaks on the property there should be little concern about spreading oak wilt. There are a few small oaks on neighboring properties which should be protected with tree fencing.
3) Tree fencing needs to be shown on the tree removal/grading plans and the developer should have placement of fencing approved before trees are to be removed and should contact the City for inspection.
4) A detailed plan for the fencing should be included in the specifications. For example, steel posts, 6 feet apart, orange fencing, etc.



5) Trees that are going to be replanted have been designated on the plan but the types of trees that are going to be planted should be determined and then approved by the city.
6) Some recalculations of the tree replacement formula may need to be made. Some trees within the proposed street are being counted against the replacement values (2350, 2352, 313) which they may not have to be as they are exempt, and conversely, some trees outside the construction limits (2225) are not being credited as save trees. It really shouldn't affect the final numbers too much as the 23 trees being planted will certainly cover the requirements but some recalculations may be in order before the plan is approved.
7) Most trees identified as American elm on the inventory are most likely Siberian elm. This really is not an issue just a clarification.

Mark Rehder
Certified Arborist MN-0256A

RCA Exhibit C

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, State of Minnesota, was held on the 25th day of April 2016 at 6:00 p.m.

The following Members were present: _____ and _____was absent.

Council Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. ___
A RESOLUTION APPROVING THE FINAL PLAT OF WHEATON WOODS (PF16-003)

WHEREAS, City of Roseville has received a valid application for approval of the proposed plat of the property comprising Ramsey County Parcel Identification Numbers 02-29-23-44-0065, -0066, and -0067; and

And WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed preliminary plat on March 2, 2016, and after said public hearing the Roseville Planning Commission voted to recommend approval of the proposed preliminary plat based on the comments and findings of the pertinent staff report and the input from the public; and

WHEREAS, the Roseville City Council, at its regular meeting on March 28, 2016, received the recommendation of the Planning Commission and voted to approve the preliminary plat, subject to certain conditions; and

WHEREAS, the final plat materials have been prepared and submitted which are consistent with the approved preliminary plat and reflect applicable conditions of preliminary plat approval;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, Minnesota, that the final plat of Wheaton Woods is hereby approved.

AND BE IT FURTHER RESOLVED, by the Roseville City Council that, pursuant to City Code §1103.07 and condition "e" of the March 28, 2016, approval of the Wheaton Woods preliminary plat, the City Council will accept park dedication of cash in lieu of land. Because the proposed 17-lot plat would create 14 new building sites in the subject land area and the 2016 Fee Schedule establishes a park dedication amount of $3,500 per residential unit, payment of the $49,000 park dedication shall be made by the applicant before the signed final plat is released for recording at Ramsey County

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

WHEREUPON said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 25th day of April 2016, with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 25th day of April 2016.

_____
Patrick Trudgeon, City Manager

REQUEST FOR COUNCIL ACTION

Date: April 25, 2016
Item No.: 14.c

Department Approval

City Manager Approval

Item Description: Receive Zoning Notification Task Force Report

BACKGROUND

One of the Community Engagement Commission's (CEC) priorities in 2015 was to review the City's zoning notification process. After City Council approval, the CEC joined with the Planning Commission to create a joint task with members of each commission. Working with Community Development staff, the task force reviewed existing notification procedures and explored additional methods to provide effective communications to the public regarding land use issues.

The task force met a total of six times to gather information and decide on recommendations for notifying the public on zoning and land use items. The final recommendations of the task force are contained in the "Joint Report on Zoning Notification Procedures and Policies" and included with the RCA as Attachment A. The CEC reviewed and approved this report at its February 11, 2016. The Planning Commission also reviewed and approved the report at its April 6, 2016 meeting.

Members of the task force will be in attendance at the April 25 City Council meeting and present their recommendations in greater detail.

POLICY OBJECTIVE

The City of Roseville values community engagement and transparency of its operations and decisions. The recommendations of the task force will further this commitment to keeping the public informed of issues within the City and provide for additional community engagement for Roseville residents and businesses.

FINANCIAL IMPACTS

The costs for the additional notification recommended in the task force report will be analyzed by City staff and incorporated in the City fee schedule moving forward.

STAFF RECOMMENDATION

The City Council should receive the task force report and subject to City Council review, direct staff to implement the specific recommendations accordingly.

REQUESTED COUNCIL ACTION

Receive the Joint Report on Zoning Notification Procedures and Policies and subject to City Council review, direct staff to implement the specific recommendations accordingly.

Prepared by: Patrick Trudgeon, City Manager (651) 792-7021

Attachments: A: Joint Report on Zoning Notification Procedures and Policies

COMMUNITY ENGAGEMENT COMMISSION MEETING 02-11-2016: ZONING NOTIFICATION TASK FORCE REPORT

Date: February 4, 2016

To: Community Engagement Commission

From: Gary Grefenberg & Michelle Manke
Commission Representatives on the Joint Task Force on Zoning Notification

Re: **Final Joint Task Force Report to the Community Engagement & Planning Commissions**

The attached Joint Task Force Report on Zoning Notification is our recommendation for your review and approval at our next Commission meeting on February 11th. Please feel free to call either of us if you have any question or concerns.

We would encourage you to review this document ahead of the meeting since our agenda is especially crowded and we need to move through it expeditiously.

The attached report was approved unanimously at its last Task Force meeting this past month.

At our February 11th meeting Paul Bilotta, Director of the Community Development Department, and Thomas Paschke, City Planner, will be present to answer any of your questions.

Recommendation: Our recommendation is for the Commission to adopt this report as presented. If we can do so at this next Thursday, the Planning Commission will consider adopting the same report at its March 2nd meeting.

Our rationale for this recommendation is that if adopted this report this report will go a long way towards fulfilling the Commission's objectives and strategies adopted in November 2014. Through a collaborative process working with the Planning Commission and Community Development staff over the past eight months, we have developed a pragmatic and comprehensive approach towards making it easier for Roseville residents and businesses to become involved in land-use and zoning decisions as is their prerogative as Roseville citizens.

If approved this Report will also go a long way in fulfilling the Policies and Strategies the Commission approved in November of 2014., as well as the commitments we made to the Council in our joint meeting the following month. That December we presented to the Council our priorities for 2015, one of which included the Joint Task Force on Zoning Notification. If adopted by our Commission and the City, we will have fulfilled some of the commitments we made to Roseville residents and the Council, and have assisted in achieving the City's goals of being transparent and open to community involvement.

The first attachment is a reprint of the goals and strategies we approved in November 2014. (The check marks indicate which objectives and strategies have now been met, in large part through this joint effort with the Planning Commission.)

The second attachment is the Joint Task Force Report the approval of which we are recommending to the Commission.

Respectfully submitted,

Commissioner Gary Grefenberg
615/645-6161

Commissioner Michelle Manke
612/418-4565

Attachment # 1

Section 9 of the Commission's Adopted and Recommended Policies & Strategies

Adopted by the Community Engagement Commission unanimously on November 13, 2014

9) Improve the Notification Process

9.1Policy: The city should expand the notification area and methods for informing residents and businesses, including leased businesses, of developments that have greater impact and/or involve issues of probable concern to the broader community.

We recommend the City:

√ 9.1.a: The Council should form a joint task force of Community Engagement and Planning Commissioners, plus at-large members, to assess these notification recommendations and prepare a joint plan for both Commissions and for Council approval. Staff assistance shall be provided by the Planning Department.

The specific Task Force Strategic Recommendations under 9.1 are suggested for consideration by this joint task force as a starting point in their deliberations. For purposes of reference only these Task Force Recommendations are included in Attachment A.

√ 9.1.b: Require notification for zoning proposals be provided to any established neighborhood organization any part of which falls within 500 feet of the proposal and to all residents and businesses operating within 1500 feet of the proposal and solicit their input. Note that businesses operating includes not only the property owner but the business leasing said property. Highway and freeway rights of way shall not be included in the measured radius and the city will liberally interpret this notice criteria.

a) Co-host (with the proper) informal public communications meetings in the community to display renderings, drawings and maps of the proposal and set aside time to respond to residents' questions and concerns. These should include site plans, landscaping plans, lighting plans with off-site impacts shown, and in the case of buildings higher than 35 feet, site cross-section drawings showing the relationship of the proposed buildings to existing adjacent buildings.

b) Provide administrative and communications supports for the above mentioned information meetings, such as maintaining an attendance list and taking notes; providing information on the proposed schedule, future public meetings, and review and decision processes; and informing the public on how to access staff reports and other information regarding the proposal.

9.2 Policy: The City should reassess the notification language and format so as to maximize understandability and convey their importance as official local governmental notices with potential impact upon the recipient's property and neighborhood. **Work Now in Progress**

Rationale: To assure that recipients understand what they are being notified of and the impact of any zoning change, variance, change in the zoning code, or related proposal, terms such as interim use permit, conditional use, variance, should not be relied upon to convey the intent of the notice, and every effort should be made to use language which is easily understood by a high school graduate.

√ The City should engage renters, businesses both leased and owned, and non-single-family homeowners as it does homeowners, in its notification procedures.

Attachment # 2

Joint Report on Zoning Notification Procedures & Policies

February 4, 2016

Task Force on Zoning Notification

A joint Task Force of the Roseville Community Engagement and Planning Commissions

Prepared for the Community Engagement Commission's review and approval at its February 11, 2016, meeting

Intent: The Reason for Formation of the Task Force on Zoning Notification

The City of Roseville staff, City Council and Boards & Commissions continuously seek to ensure that best practices are followed in all aspects of city government and administration. Inclusion, fairness and transparency are important tenets of this philosophy. From time to time, specific components of city procedures and policies may be reviewed to make certain that these tenets are being followed to the best ability of those accountable. Such reviews may result from the normal ongoing practice of self-examination; or they may result from requests, suggestions or other feedback from citizens, businesses, City commissions, or other parties who have an interest in city affairs.

Background: In 2014 the newly-established Community Engagement Commission included in its 2015 priorities a review of the City's zoning notification process, including the effectiveness of its communications with the general public. Later that year It asked the Planning Commission to join in this review, since that Commission plays a critical role in monitoring the City's zoning ordinance and making recommendations to the Council on zoning notification changes. Without presupposing that the existing zoning notification policies and procedures were in any way deficient, both Commissions felt that such a joint review would be reasonable and productive. In order to accomplish this, in October 2014 the Community Engagement Commission and the Planning Commission agreed to form a joint Task Force to review the City's zoning notification process.

In December 2014 the Roseville City Council approved the Community Engagement Commission's work plan which included authorization to form a joint task force with the Planning Commission on zoning notification. The purpose of this task force was to review the City's current zoning notification process and format so as to enable all those who may be affected by zoning and land use decisions, or who have legitimate interest in the effects of zoning and land use decisions, to be alerted that a change was being considered, and furthermore to have the opportunity for input into zoning deliberations and the decision process.

During the Task Force's deliberations staff clarified that the definition of notifications needed to include the Community Development Department's formal notification process for land use changes,

Comprehensive Plan Map changes, Zoning Map changes, Interim Use, Conditional Use, Three Parcel Minor Subdivision, Variance, and projects that require specified types of environmental review.

Several aspects of current notification practices, in particular the absence of notification to renters, had come under question as to their fulfillment of the aforementioned goals of inclusion, fairness and transparency. It was intended that a review would address any areas for improvement generally, and in these particular areas specifically:

- Notification recipients – should notification be expanded beyond property owners to include renters or other occupants of properties likely to be affected by zoning changes?
- Notification geography – should there be any project types that justify a notification of a greater radius, or differently determined geography, than in the current process?
- Notification method(s) – are there other means by which notification can occur, either in addition to and/or instead of current practices?

Task Force Charge: The Community Engagement Commission and the Planning Commission in October, 2014, jointly agreed to form a joint task force to review the City's zoning notification process. The task force will make recommendations for improving the effectiveness in communicating with Roseville businesses and residents impacted by zoning decisions. The Task Force recommendations will be transmitted to both Commissions.

Joint Task Force Members: from the Community Engagement Commission: Gary Grefenberg and Michelle Manke; from the Roseville Planning Commission: Michael Boguszewski and James Daire.

City Staff Resources: Paul Bilotta, Community Development Director; and Thomas Paschke, City Planner.

Joint Task Force Process: The Task Force met six times from May of 2015 to January 2016. It worked as an officially-noticed committee, under the authority of the two sponsoring Commissions, open to public attendance and input.

The following is its report on its findings and recommendations for consideration by its respective Commissions.

Policy & Strategic Recommendations:

1) **Policy: Renters**, both individual and businesses who lease their premises, **will be included** in the notification process in so far as feasible.

Recommended Strategies:

A. Now that Code Enforcement staff has created a data base of apartments units in Roseville as part of the rental licensing program, a notification can be mailed via US Post to each tenant's unit.

B. Staff has now created a database of all registered 1-4 unit rental properties in the City, so the City can address a mailing to the tenant's door for rental houses, duplexes, condominiums, etc. Rental properties that are not registered will not be able to be notified since they have not made themselves known to the City.

C. Work in Progress: Housing and Economic Development staff is in the process of creating a database for all commercial/industrial spaces. An intern has been hired and is compiling a database of this commercial/industrial contact information.

Once staff has a reasonably reliable database ~~up~~ on this as well, it will be able to add in commercial/industrial tenants into the notification process.

D. Fees: The Task Force has been informed that Planning staff will analyze the impact of these larger mailings and adjust application fees accordingly so that the increased notification is generally cost neutral to the City.

2) Policy: Zoning Notification

The Task Force discussed the types of zoning issues which could require extraordinary notification, that is, notification beyond Roseville's standard area of within 500 feet of the property proposed for zoning changes, which already exceeds the State requirement of 350 feet. It should be noted, however, that state law requires that cities notify property owners within 350 feet of proposed changes to the Comprehensive Plan or Zoning Notice. Thus currently the City of Roseville exceeds the state-mandated area for notification.

The Task Force concurred that some zoning changes would impact residences and businesses beyond a radius of 500 feet and as such would therefore require a larger radius for notification. The Task Force determined to designate this extended notification as Extraordinary Notification. These zoning changes are listed below

The Task Force reviewed a number of situations that may justify some sort of Extraordinary Notification as listed below:

1) significant environmental impact which could be defined as any project or public improvement requiring an Environmental Assessment Worksheet (EAW);

2) project's extraordinary size, volume, and mass;

3) project's large draw and/or community-wide impact

4) project's adjacency to school or park;

5) projects adjacency to public places of assembly;

6) significant traffic impact beyond the project's zoning notice area of within 500 feet;

7) nuisance-level projects such as loud and persistent noise, and

8) negative image on the community caused by the project.

After further discussion by Task Force and staff, it was decided that three of the possible zoning changes listed above (# 5, #7, and #8) should be deleted since they were already covered by another proposed change (such as the installation of on-premises notification signage) or they were already covered by another category. In the end, it was decided that Extraordinary Notification should be utilized for proposals that would require an Environmental Assessment Worksheet (EAW) or Environmental Impact Statement (EIS). The Task Force recommended—and Staff agreed-- to also utilize some or all of the Extraordinary Notification processes on a case by case basis for issues that might have significant widespread community interest, such as a large update of the Comprehensive Plan.

Other proposed projects may also require extraordinary notification as determined by the Planning Commission or City Council.

Thus the Task Force unanimously agreed that the following zoning changes would require extraordinary notification beyond the current standard of 500 feet.

Recommended Strategies:

A. The following types of changes would require Extraordinary Notification of properties beyond 500 feet:

1) significant environmental impact which could be defined as any project or public improvement requiring an Environmental Assessment Worksheet (EAW);

a. project's extraordinary size, volume, and mass; and

b. project's large draw and/or wide impact beyond the standard notification area;

2) project's adjacency to school or park; and

3) significant traffic and parking impact beyond the project's current notification area of within 500 feet.

B. Notification procedures for EAW/EIS projects will be as follows:

1) Project would require a developer open house, even if the approval doesn't fall into the typical categories for a developer open house in the zoning/subdivision ordinance.

2) Neighborhood Association leaders will be notified for the neighborhood the project is contained in (or multiple neighborhood associations if there is more than one in close proximity).

3) If the use is on two or more streets, require a sign be posted on every street frontage

4) Post the public hearing notice into the Nextdoor neighborhood the project is located in and any Nextdoor neighborhood that is adjacent to the one it is in

5) In addition to the public hearing notice in the paper, take out a small advertisement in the official City newspaper in order to be more noticeable for the casual reader

6) Create a project web page to make it easier to track for the public

7) Leave the notification radius the same, but make sure to use the enhanced databases so that renters and commercial tenants can be notified

8) Post on City's social media outlets (Twitter, Facebook, SpeakUp, etc.)

3) Process

A. It was noted that the cumulative impact of such changes could also be considered, as it is subject to consideration in the EAW process.

B. As to which zoning proposal should receive Extraordinary Notification, there was consensus that it could be decided on a project by project basis.

C. Staff should continue to use transparent and accessible language in drafting public hearing and Neighborhood Open House notices. Staff should also take on the additional responsibility of ensuring transparent and accessible language is used in drafting the notices for Neighborhood Open Houses which are now produced by the applicant.

- If necessary notices should include explanations of terms used, and what these terms mean.
- For example, a recent Neighborhood Open House Notice stated "A portion of the site is proposed to be rezoned from LDR-1 Low Density Residential to LDR-2 Low Density Residential." In situations such as this an explanation should be offered explaining the significance of the word change in designation. (See attached example of a recent Open House Notice.)

D. Signage will also be used for the purposes of notifying residents, including renters, of proposed zoning and subdivision changes. Signage will be substantial in size (approximately 4' x 8') and placed so that it will draw attention and can be read from the public right of way.

Attachment: December 17, 2015 Open House Notice by Golden Valley Land Company

TP:MB/GG: 02-04-2016

Attachment

to Joint Zoning Notification Report

NEIGHBORHOOD OPEN HOUSE

Thursday; December 1 7, 2015 6:00 - 8:00 pm
Council Chambers, Roseville City Hall
2660 Civic Center Drive
Roseville, MN 55113

Golden Valley Land Company is proposing a residential land development project for the 5.82 ac. vacant land site that is located at WIleaton Ave. and Dale St. N. (in the NW quadrant of County Road C and Dale St. N.).

The proposed project would be for 18 single family homes. A portion of the site is proposed to be rezoned from I-DR-I Low Density Residential to LDR-2 Low Density Residential. The proposed project would extend the existing Wheaton Ave. east to Dale St. N.

This open house meeting is an important source of feedback from nearby property owners, and is a required step in the process of seeking City approval for the proposed zoning map change. A summary of the comments and questions raised at the open house meeting will be submitted to the City as part of the formal application.

If you cannot attend this open house meeting, and have questions about this project, please call or email the developer per the contact information below.

Golden Valley Land Company
6001 Glenwood Ave.
Golden Valley, MN 55422
(763-213-3944; Matt Pavek)
(mattpavek@gmail.com)

REQUEST FOR COUNCIL ACTION

Date: April 25, 2016
Item No.: 14.d

Department Approval

City Manager Approval

Item Description: Receive Recommendation Regarding Neighborhood Associations from the Community Engagement Commission.

BACKGROUND

One of the Community Engagement Commission's (CEC) priorities in 2015 was to explore how the City could assist and encourage the formation of Roseville neighborhood associations. After City Council approval, a task force comprised of community members and commission members was established.

The task force held a total of nine meetings in 2015 and presented its final report at the August 13, 2015 CEC meeting. Since that time, the CEC has reviewed the recommendations and discussed the issues left unresolved by the task force. The CEC also reviewed Edina and St. Louis Park's policies and guidelines for their neighborhood associations. This effort also included receiving a presentation from a staff member of St. Louis Park who coordinates the city's work with neighborhood associations. At its April 14, 2016 meeting, the CEC unanimously approved recommendations to the City Council regarding neighborhood association. The commission's recommendations and supporting material are contained in Attachment A accompanying this RCA.

Members of the Community Engagement Commission will be in attendance at the April 25 City Council meeting and present their recommendations in greater detail.

POLICY OBJECTIVE

The City of Roseville values community engagement and transparency of its operations and decisions. Fostering the creation of neighborhood associations will further this commitment for meaningful community engagement of Roseville residents and businesses.

FINANCIAL IMPACTS

The costs for implementing these recommendations are unknown at this time. While it is not contemplated that an additional staff person would be needed to assist neighborhood association, it is expected that existing staff will spend time working on the issues. The new costs will be dependent on the level of support to neighborhood associations that are desired (costs of mailings, operating grants, etc.).

STAFF RECOMMENDATION

The City Council should receive the CEC recommendations regarding neighborhood associations and subject to City Council review, direct staff to implement the specific recommendations accordingly.

REQUESTED COUNCIL ACTION

Receive the CEC recommendations regarding neighborhood associations and subject to City Council review, direct staff to implement the specific recommendations accordingly.

Prepared by: Patrick Trudgeon, City Manager (651) 792-7021

Attachments: A: Community Engagement Commission's Report and Recommendations Regarding Neighborhood Associations.

Community Engagement Commission's Report and Recommendations Regarding Neighborhood Associations

Introduction: Authorization and Background

This report is the Community Engagement Commission's response to the Council's charge to the Community Engagement Commission (CEC) to advise it on "how the City could assist and encourage the formation of Roseville neighborhood associations."

As discussed with the City Council, the CEC decided to establish a task force to advise it on how the aforementioned charge could be achieved. This task force, advisory to the CEC, was established to be an initial, short-term effort related to advancing neighborhood associations in the city of Roseville.

The task force held nine meetings over the course of five months, between March 11, 2015 and August 5, 2015. The task force, at its initiative, checked in with the CEC at its May 2015 meeting to confirm that it had correctly understood its charge from the CEC and to clarify that it was to recommend how the City—not the CEC—could:

1) Encourage and facilitate the formation of neighborhood associations, and
2) Foster and facilitate effective and authentic neighborhood participation in civic decision-making.

This advisory task force at its last meeting unanimously approved its final report to the CEC. The task force chairs, Donna Spencer and Jerry Stoner, presented the task force's report to the CEC at its August 13th meeting. (See attached task force report). Task force members did not necessarily agree on all topics and, for this reason, the task force report indicated areas where it recommended further consideration by the full CEC.

The CEC spent the next few months reviewing and analyzing these recommendations and assessing those issues the task force had not resolved and left to the CEC for their resolution. It also independently reviewed Edina and St. Louis Park's policies and guidelines for their neighborhood associations, the only two inner ring suburbs in the Minnesota metropolitan area which have "official" neighborhood associations. The CEC also received a presentation from the St. Louis Park Community Liaison Breanna Freedman, who assists St. Louis Park neighborhood associations in applying that city's association guidelines.

Primary Recommendation

The Roseville Community Engagement Commission recommends to the City Council that the City assist, foster, and support the creation and effective functioning of neighborhood associations in ways as follows in this report.

It should be noted that while these recommendations are based on the work of the Neighborhood Association Task Force, the task force recommendations have been subsequently reviewed and, in many cases, altered. Thus, in other words, the specific recommendations below are those of the CEC itself.

Finally, it is important to note that this CEC report does not go beyond neighborhood associations and address other ways that the City of Roseville could facilitate neighborhood participation in civic decision-making.

Benefits and Purposes of Neighborhood Associations

The purposes of a particular neighborhood association are determined by an association. Generally speaking, the following are purposes commonly identified by many neighborhood associations. The listing herein is not meant to be prescriptive or exhaustive but to serve as guidelines for existing or future Roseville neighborhood associations.

Neighborhood associations:

1. Build a sense of community and a culture of neighborliness
2. Involve residents in their democratic forms of government
3. Promote social activities of varied interest to residents
4. Maintain and enhance the quality of neighborhood life and safety
5. Provide the means by which issues and concerns of a neighborhood can be more effectively expressed and communicated, thus serving as a vital link between local government (City Council, departments, and City Commissions, as well as school district and county government) and the neighborhood
6. Promote community and civic engagement by presenting opportunities for resident involvement
7. Assist staff in disseminating timely and understandable information to provide for informed resident participation in government decision-making and planning, thus gaining better acceptance and understanding of government decisions
8. Function as a liaison enabling two-way communication between neighborhoods and government entities on matter of interest such as zoning changes, redevelopment projects and their neighborhood impact, park projects and Comprehensive Plan amendments as well as other planning efforts

Neighborhood associations are one of many ways in which the City connects with its residents in the development and implementation of policies, programs, and services. Neighborhood associations also encompass the process of communicating and working collaboratively with citizens and other stakeholders in balancing various interests and issues affecting their lives and neighborhood.

We recommend that the City recognize that neighbors can sometimes better understand and communicate their neighborhood's issues and concerns to City Hall, especially in a suburb that does not have ward representation.

Neighbors are often in a better position for raising the right issues and asking the relevant questions concerning a neighborhood. Their involvement and collaboration in civic decision-making provide City staff and officials an opportunity to answer their concerns and address their issues. Community members can also provide a valuable source of expertise to influence government decisions that improve neighborhood quality of life and delivery of public services.

Neighborhood associations are an important means to facilitate and encourage neighbors to become involved in their community and engaged in local government and to improve communications between residents and their government.

Potential benefits of neighborhood associations and their involvement in a collaborative decision-making process include:

1. Provides residents a means to express a unified and collective voice
2. Increases residents' overall awareness of issues, decisions, and other issues that affect the neighborhood and the City
3. Offers opportunities for local government officials, developers, and residents to prioritize important projects, development, and planning and for the City and developers to solicit input from residents before development plans are finalized and before City approval is secured
4. Allows the development of better and more creative ideas and solutions and encourages thinking 'outside the box'
5. Instills a climate of respect and acknowledgement of the interests of various participants, staff, and decision-makers
6. Facilitates the resolution of neighborhood issues within the neighborhood: provides City officials and staff a better understanding of what are the issues neighborhood residents are concerned about
7. Improves buy-in and acceptance of outcomes and improves confidence in the process leading to an increase in sustainable decisions and greater resident satisfaction with the City's decision-making process
8. Engenders trust between citizens and local government
9. Improves the City's access to the expertise of its citizens and expands the capabilities of existing city staff
10. Nurtures the potential pool of informed and engaged candidates for Commissions and other volunteer efforts in the city
11. Assists seniors and elderly desiring to age in place an additional sense of connectedness and support

Detailed Recommendations

In order to effectively achieve the primary recommendation, the Community Engagement Commission has created specific recommendations under two categories; 1) *Criteria for "Affiliated" Neighborhood Associations*; and 2) *Neighborhood Association Expectations of the City.*

Criteria for "Affiliated" Neighborhood Associations

- Neighborhood associations shall register with the City in order to be "affiliated". (*Not all existing neighborhood associations or other organizations need to register*, of course, but "affiliation" is required in order to be integrated into the city's neighborhood association specific notification system and communications networks, and to receive most of the material support listed below). Neighborhood associations wishing to "affiliate" with the City shall provide the following information to the City (in writing) upon registration:
    - Neighborhood association name and contact information
    - Recommended geographic boundaries as approved at the neighborhood association's most recent annual meeting

        - **Note:** The process to establish the boundaries of individual neighborhood associations upon "affiliation" needs to be determined by the council.
        - The specific CEC recommendation is: In order to ensure neighborhood association *boundaries are of reasonable size and non-overlapping*, the City of Roseville shall approve their boundaries as part of the "affiliation" process.
    - Identification and description of the methods of communication of neighborhood associations to its members
    - Association bylaws (or other organizational structures and procedures) approved by the members at the neighborhood association's most recent annual meeting
        - An "affiliated" neighborhood association shall have bylaws (and bylaw amendments), approved by City, that will among other things, include a statement of purposes, the process of governance and election, membership requirements, standards of appropriate conduct, and require annual meetings open to public attendance (albeit possibly with voting rights restricted to its membership).
- An "affiliated" neighborhood association's membership shall be inclusive to all residents (i.e. both home owners and renters). It is up to individual neighborhood associations to determine if businesses and/or non-home property owners within their boundaries can be members.
- An "affiliated" neighborhood associations shall not discriminate on the basis of race, creed, color, and national origin, place of residence, disability, marital status, status with regard to public assistance, gender, sexual orientation, veteran status, pregnancy, age, or any other class protected by local, state, or federal law.

Neighborhood Association Expectations of the City

- The City will provide a "how-to" document or tool-kit which supplies a neighborhood that is looking to form an association with an explanation of how to form and organize a neighborhood association, how to register their neighborhood association with the city for "affiliation", and otherwise provides best practices that neighborhoods can utilize when exploring and organizing to form a neighborhood association. The CEC recommends that the City reference similar materials developed by Edina and St. Louis Park (see attachments) as examples for potential inclusion into the City's materials. The CEC also recommends that these materials be made available primarily online but also as printed materials.
- The City will provide space on the City website offering further details of "affiliated" neighborhood associations with relatively static information such as links to their website; contact names, email addresses, and phone numbers; a map of geographical boundaries; one or two relatively static paragraphs of descriptive information; and the date, time, and location of their next meeting.
- The City will feature "affiliated" neighborhood association news in the City Newsletter of upcoming events and activities, as requested by individual associations.

- The City will allow "affiliated" neighborhood associations to reserve City Hall meeting rooms and City park buildings at no cost based on availability and in compliance with rental policies.
- The City will pay for and coordinate one mailing on behalf of each "affiliated" neighborhood association to all residences within the approved boundaries of the neighborhood association.
- The City will reasonably make staff and other officials available to speak and provide information to "affiliated" neighborhood associations on issues of concern and interest to the "affiliated" neighborhood association.
- The City will provide a staff liaison to assist neighborhoods in forming an "affiliated" neighborhood association and to assist residents seeking to join existing "affiliated" neighborhood associations.
- The City will develop, maintain and provide information to neighborhood associations regarding grants and other funding opportunities for neighborhood associations. The CEC recommends considering and deciding whether this information is basic, static, and included as a part of the above "tool-kit" or otherwise be separately made available and continually maintained by someone on city staff and/or representatives from "affiliated" neighborhood associations.
- If appropriate, the City will consider the establishment of grants or other funds to be used by neighborhood associations in City-approved projects, activities, and outreach.
- The City will formally integrate "affiliated" neighborhood associations into the normal notification process for significant City activities and proposed development projects occurring within its approved boundaries.
- The City will send out emails to "affiliated" neighborhood associations of upcoming City Council agendas
- The City shall host annual meetings between the City Manager and designated staff and the leadership of all "affiliated" neighborhood associations. The City Manager at her/his discretion may invite other City staff to attend. The City Manager will develop the agenda after consulting with the leadership of each "affiliated" neighborhood association.

Additional Neighborhood Associations Expectations of the City (Not Adopted by the Community Engagement Commission)

1) The City will acknowledge notification of "affiliated" neighborhood associations in RCAs and include "affiliated" neighborhood associations comments within the RCA if feasible and staff time permitting.
2) The City Council will, to the extent possible, explain how and why the "affiliated" neighborhood association's public comments influenced the decision making process.
3) The City Council will duly consider information provided to them and will consider additional discussion on topic as is warranted.

Other Provisions:

- Communication with the neighborhood association will not replace the City's traditional methods of direct outreach to residents.
- Neighborhood associations are strictly voluntary and no resident shall be required to participate. Each neighborhood association shall determine its own priorities and desired level of activity.

- Neighborhood associations will be included in the public input process but will not be assumed by City officials to speak on behalf of all residents in any given geographical area and will not limit the ability of any person or entity, including “non-affiliated” neighborhood groups, to otherwise participate in the public input process.

Attachments to be included in the RCA

1) Roseville Neighborhood Association Task Force Final Report to the Community Engagement Commission - August 5, 2015
2) Excerpt from the minutes approved by Community Engagement Commission of its Feb11, 2016 meeting with St. Louis Park Community Liaison Officer Breanna Freedman
3) Example ‘How-to’ Organizing Kits from Edina and St. Louis Park Minnesota

ROSEVILLE

REQUEST FOR COUNCIL ACTION

Agenda Date:4/25/2016
Agenda Item: 14.e

Department Approval

City Manager Approval

Item Description:	Request for approval of an amendment to the Comprehensive Land Use Plan map to re-designate property from LR to HR, and a corresponding rezoning from LDR-1 District to HDR-1 District **(PF16-001)**

APPLICATION INFORMATION

Applicant:	Gracewood Assisted Living
Location:	Planning District 13 – 2025 County Road B
Property Owner:	Gracewood Assisted Living (under purchase agreement with Andrew and Sue Ellen Weyer)
Open House Meeting:	held on October 22, 2015
Application Submission:	received and considered complete on December 2, 2015
City Action Deadline:	April 30, 2016, per applicant's request for extension to allow time for preparation and review of traffic study

GENERAL SITE INFORMATION

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	One-family dwelling, detached	LR	LDR-1
North	Multi-family	HR	HDR-1
West	One-family dwelling, detached Golf course	LR GC	LDR-1 PR
East	Two-family dwelling, attached; One-family dwelling, detached	MR	MDR
South	One-family dwelling, detached	LR	LDR-1

Natural Characteristics:	The site includes several mature trees and significant elevation change.
Planning File History:	**PF359:** (1966 – 67) Comp Plan amendment, rezoning, and PUD application pertaining to the northern 80% of 2025 County Rd B, which became Midland Grove Condominiums. Initial proposal submitted in Oct. 1966 included about 100 apartment units in the northwestern portion of the site with about 40 townhouse units lining the southern and eastern sides as a transition to the abutting, lower-density properties. This was ultimately rejected by the Planning Commission in May 1967 over

concerns that the townhouse units at the margins of the property would unfairly "commit the rest of the corner to townhouses and single family development." The Comp Plan amendment, rezoning, and PUD for Midland Grove, approximately 170 units, was approved in July 1967.

PF456: (1968) Approval of subdivision of the larger, former parcel into what became Midland Grove Condominiums and the property that continues to be addressed as 2025 County Rd B; approval of relocation of the house which stands on 2025 County Rd B from the parcel that became Midland Grove.

PF09-002: (2009) Comp Plan amendment, rezoning, and PUD for 4-story, 77-unit PUD. Planning Commission recommended approval (4 – 3); City Council vote (3 – 2) in favor of the Comp Plan failed to achieve the 4/5ths supermajority vote to pass.

PLANNING COMMISSION ACTION

The public hearing for this application was held by the Planning Commission on January 6, 2016. Prior to taking action on the application, the discussion was tabled to allow the applicant to commission a traffic study so that the traffic impacts of various development scenarios.

On April 6, the Planning Commission received the traffic study, resumed its discussion, and voted 6 – 1 to recommend approval of the requested Comprehensive Land Use Plan map change, and unanimously recommended approval of the requested rezoning. Given the uncertain timing of the resumed discussion, property owners who received the public hearing notice also received a courtesy notice of the Planning Commission's continuation of its review of the request.

PROPOSAL OVERVIEW

The requested comprehensive plan amendment (CPA) and rezoning would facilitate development of any of the permitted uses in the High-Density Residential-1 (HDR-1) zoning district with a maximum residential dwelling unit density of 24 units per acre. Having a total area of about 2¼ acres, the subject property could potentially be developed with up to 54 dwelling units. The current proposal is to develop a 54-unit assisted living facility, but rezoning actions cannot be tied to specific proposals. The traffic study analyzed the proposed development, a generic multi-family development under the proposed HDR-1 zoning, and a generic residential development under Roseville's Medium-Density Residential zoning district, and found that no roadway network improvements would be necessary for any development scenarios in order to maintain an acceptable level of service at all intersections in the project area. The development proposal, the staff analysis presented in the Request for Planning Commission Action, and approved minutes of the public hearing are included with this report as RCA Exhibit A, and the traffic study report and draft minutes of the Planning Commission's April 6 discussion, are included with this report as RCA Exhibit B.

SUMMARY OF THE PROPOSED COMPREHENSIVE LAND USE PLAN MAP CHANGE

As noted above, the Planning Commission voted to recommend approval of the proposal to change the Comprehensive Plan's land use guidance of the subject property from Low-Density Residential (LR) to High-Density Residential (HR). Such a vote requires a five-sevenths majority to be successful, and this was achieved by the 6 – 1 vote when the action was taken on April 6, 2016. The draft resolution to amend the Comprehensive Land Use Plan is included with this RCA as Exhibit C.

An action to change the Comprehensive Plan cannot be considered final until the amendment is accepted by the Metropolitan Council, which means that final action to rezone the subject property to HDR-1 would be premature if it were to occur concurrently with the action to approve the CPA. In recognition of this procedural fact, the proposed rezoning will be discussed in this RCA for the sake of putting all of the proposed changes in context with one another, although subsequent City Council action to rezone the subject property cannot occur unless and until the Metropolitan Council has accepted the CPA.

SUMMARY OF THE PROPOSED ZONING MAP CHANGE

The fundamental question with this application is whether the requested HR designation in the Comprehensive Plan is a suitable choice for this location. If the City Council concurs with the Planning Commission that HR is a good fit and approves the CPA, State statute requires that a community's zoning map be consistent with its comprehensive plan land use map. This means that rezoning the subject parcel to one of the HDR zoning districts would be a technical necessity to comply with the pertinent statute. Therefore, approval of the proposed CPA would make it appropriate for the City Council to approve the requested rezoning to HDR-1 District. Rezoning to the more intensive HDR-2 District would also be an option, but it is not being requested it has not been evaluated in the traffic analysis

In this situation, Minn. Stat. 15.99 Subd. 3(d) recognizes that the Metropolitan Council's review of the CPA makes it impossible for the City to take action on the rezoning request by the April 30, 2016 deadline, and therefore extends the deadline for action on the rezoning request for 60 days after the Metropolitan Council completes its review of the CPA.

Alternatively, if the City Council sees fit to deny the CPA, it would also be appropriate to deny the proposed rezoning at this time.

PUBLIC COMMENT

The public hearing for the proposed Comprehensive Plan and zoning amendments was held by the Planning Commission on January 6, 2016; minutes of the public hearing are included with this RCA as part of Exhibit A. To accommodate the request for a traffic study, the Planning Commission voted to table the discussion of the proposed amendment until a later date. Having received the traffic study report, the discussion was resumed on April 6, 2016; after discussing the application in the context of the traffic report the Planning Commission voted to recommend approval of the proposed amendments to the Comprehensive Plan and Zoning Code. At the time this report was prepared, Planning Division staff has received one additional email, which is included with this RCA as the last page of Exhibit B.

RECOMMENDED ACTION

Adopt a resolution changing the Low-Density Residential guidance of the Comprehensive Land Use Plan map to High-Density Residential for the parcel addressed as 2025 County Road B, based on the findings and recommendation of the Planning Commission, the content of this RCA, public input, and City Council deliberation. Such action requires the affirmative votes of four-fifths of the Council's membership to be successful.

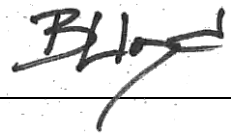
ALTERNATIVE ACTIONS

A) Pass a motion to table one or both parts of the application for future action. Tabling beyond April 30, 2016, will require the applicant's consent to extend the action timeline established in Minn. Stat. 15.99.

B) By motion, deny the request. Denial should be supported by specific findings of fact based on the City Council's review of the application, applicable City Code regulations, and the public record.

Attachments:
- A: 1/6/2016 RPCA packet and public hearing minutes
- B: 4/6/2016 RPCA, traffic study report, draft minutes, and public comment
- C: Draft resolution

Prepared by: Senior Planner Bryan Lloyd
651-792-7073
bryan.lloyd@cityofroseville.com



REQUEST FOR PLANNING COMMISSION ACTION Agenda Date: 1/6/2016
Agenda Item: 5

Item Description: Request for approval of an amendment to the Comprehensive Land Use Plan map to re-designate property from LR to HR, and a corresponding rezoning from LDR-1 District to HDR-1 District **(PF16-001)**

APPLICATION INFORMATION

Applicant: Gracewood Assisted Living

Location: 2025 County Road B

Property Owner: Gracewood Assisted Living (under purchase agreement with Andrew and Sue Ellen Weyer)

Open House Meeting: held October 22, 2015

Application Submission: received and considered complete on December 2, 2015

City Action Deadline: January 31, 2016, per Minn. Stat. §15.99

GENERAL SITE INFORMATION

Land Use Context

	Existing Land Use	**Guiding**	**Zoning**
Site	One-family dwelling, detached	LR	LDR-1
North	Multi-family	HR	HDR-1
West	One-family dwelling, detached Golf course	LR GC	LDR-1 PR
East	Two-family dwelling, attached; One-family dwelling, detached	MR	MDR
South	One-family dwelling, detached	LR	LDR-1

Natural Characteristics: The site includes several mature trees and significant elevation change.

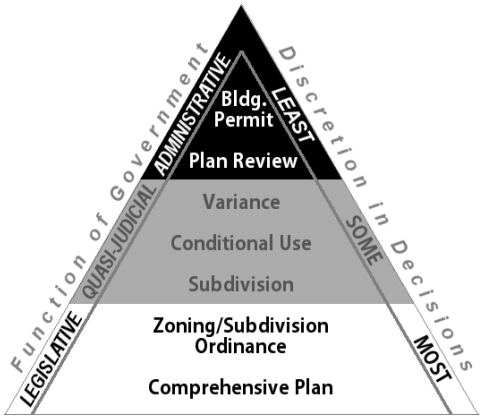
Planning File History: **PF359:** (1966 – 67) Comp Plan amendment, rezoning, and PUD application pertaining to the northern 80% of 2025 County Rd B, which became Midland Grove Condominiums. Initial proposal submitted in Oct. 1966 included about 100 apartment units in the northwestern portion of the site with about 40 townhouse units lining the southern and eastern sides as a transition to the abutting, lower-density properties. This was ultimately rejected by the Planning Commission in May 1967 over concerns that the townhouse units at the margins of the property would unfairly "commit the rest of the corner to townhouses and single family development." The Comp Plan amendment, rezoning, and PUD for Midland Grove, approximately 170 units, was approved in July 1967.

PF456: (1968) Approval of subdivision of the larger, former parcel into what became Midland Grove Condominiums and the property that continues to be addressed as 2025 County Rd B; approval of relocation of the house which stands on 2025 County Rd B from the parcel that became Midland Grove.

PF09-002: (2009) Comp Plan amendment, rezoning, and PUD for 4-story, 77-unit PUD. Planning Commission recommended approval (4 – 3); City Council vote (3 – 2) in favor of the Comp Plan failed to achieve the 4/5ths supermajority vote to pass.

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on proposed Comprehensive Plan and zoning amendments is **legislative** in nature; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community.



PROPOSAL

The requested comprehensive plan amendment (CPA) and rezoning would facilitate development of any of the permitted uses in the High-Density Residential-1 (HDR-1) zoning district with a maximum residential dwelling unit density of 24 units per acre. With a total area of about 2¼ acres, the subject property could potentially be developed with up to 54 dwelling units. The current proposal is to develop a 54-unit assisted living facility, but because rezoning actions cannot be tied to specific proposals, the following review will also address the potential impacts of a 54-unit general-occupancy multifamily development that is also permitted under the requested HDR-1 zoning.

ANALYSIS OF THE PROPOSED COMPREHENSIVE LAND USE PLAN CHANGE

The most significant effect of the proposed change would be to increase the allowed intensity of the residential development on the subject property. Because the subject, single-family property is directly adjacent to large multifamily and townhome developments, it stands out as an example of a rather abrupt transition from high intensity development to low intensity development, which the Comprehensive Plan advocates against. In particular, land use Goal 6 (pertaining to residential areas) encourages the community to "…ensure that adjacent uses are compatible with existing neighborhoods."

This stated goal may not be mandating the requested high-density residential guidance, but it does indicate that medium-density or high-density land use guidance in this location may be more appropriate than the existing low-density guidance. One additional factor to consider is the nature of the transition from land uses on the north side of County Road B to those on the south side of the street. Major roadways, like County Road B, can make for effective transitions between multifamily and single-family neighborhoods, but medium-density development on the subject property could be viewed as a transition that is more gradual. On balance, Planning Division staff believes that the proposed change would not be in conflict with the overall guidance of the Comprehensive Plan, but whether high-density development or medium-density development is the best fit in this location is a policy discussion to be held by the Planning Commission and, ultimately, the City Council.

ANALYSIS OF THE PROPOSED ZONING MAP CHANGE

The fundamental question with this application is whether the requested HR designation in the Comprehensive Plan is a suitable choice for this location. If the Planning Commission concludes that HR is a good fit and recommends approval of the request, State statute requires that a

community's zoning map be consistent with its comprehensive plan land use map. This means that rezoning the subject parcel to one of the HDR zoning districts would be a technical necessity to comply with the pertinent statute. Therefore, a recommendation to approve the proposed CPA would make it appropriate for the Planning Commission to recommend approval of the requested rezoning to HDR-1 District. Rezoning to the more intensive HDR-2 District would also be an option, but it is not being requested and Planning Division staff believes that the greater permitted density would be less well suited to this location. Alternatively, if the Planning Commission recommends denial of the CPA, it would also be appropriate to recommend denial of the proposed rezoning.

OUTSIDE AGENCY COMMENT

Because a rezoning opens the property to any development permitted in the new zoning district, we need to be mindful not only of the potential impacts of the proposed development, but also of the possibility of more intensive redevelopment in the future. The most significant potential impact of rezoning in this case seems to be related to traffic.

Ramsey County controls County Road B and Cleveland Avenue, south of County Road B. Vehicular access to the subject property is from Midland Grove Road. Increased residential density on the property would likely increase traffic at the intersection of County Road B and Midland Grove Road. From a cursory review, Ramsey County staff is mostly unconcerned by the additional volume of traffic anticipated from an assisted living facility as proposed. Because of the greater potential impact of a general-occupancy development in that location, however, Ramsey County staff wasn't able to offer guidance about that scenario without more detailed traffic analysis to better inform their opinion.

Minnesota Department of Transportation (MnDOT) controls the portion of Cleveland Avenue north of County Road B. At the time this report was prepared, Planning Division staff has not yet received comment from MnDOT.

PUBLIC COMMENT

The required open house meeting for this proposal was held by the applicant on October 22, 2015. An extensive summary of the discussion at the meeting, along with the meeting sign-in sheet, are included with this RPCA as part of Attachment C. Additionally, at the request of some of the attendees of the open house, the applicant had another informal meeting with them at the site; the applicant characterized the tone of the conversation at that meeting as "neutral to positive" recognizing that the tone of the meeting may not reflect the opinions of the attendees.

At the time this report was prepared, Planning Division staff has received several emails and letters from members of the public about the proposal; these written comments are included with this RPCA as Attachment D. Staff has also received a few phone calls about the proposal; some of the callers oppose the requested rezoning, and some were not opposed.

RECOMMENDED ACTIONS

By motion, make a recommendation to approve or deny the proposed Comprehensive Land Use Plan map change to re-designate property at 2025 County Road B from LR to HR, based on the comments and findings of this report, public input, and deliberation among the Commissioners. A successful motion to recommend approval of an amendment to the Comprehensive Plan requires a majority of at least 5/7ths of the Planning Commission. Despite

the broad discretion of the City in making this kind of land use decision, a recommendation to deny should be supported by specific findings of fact based on the Planning Commission's review of the application, applicable City Code regulations, and the public record.

By motion, make a recommendation to approve or deny the proposed rezoning of the property at 2025 County Road B from LDR-1 to HDR-1, based on the comments and findings of this report, public input, and the Commission's recommendation about the requested CPA.

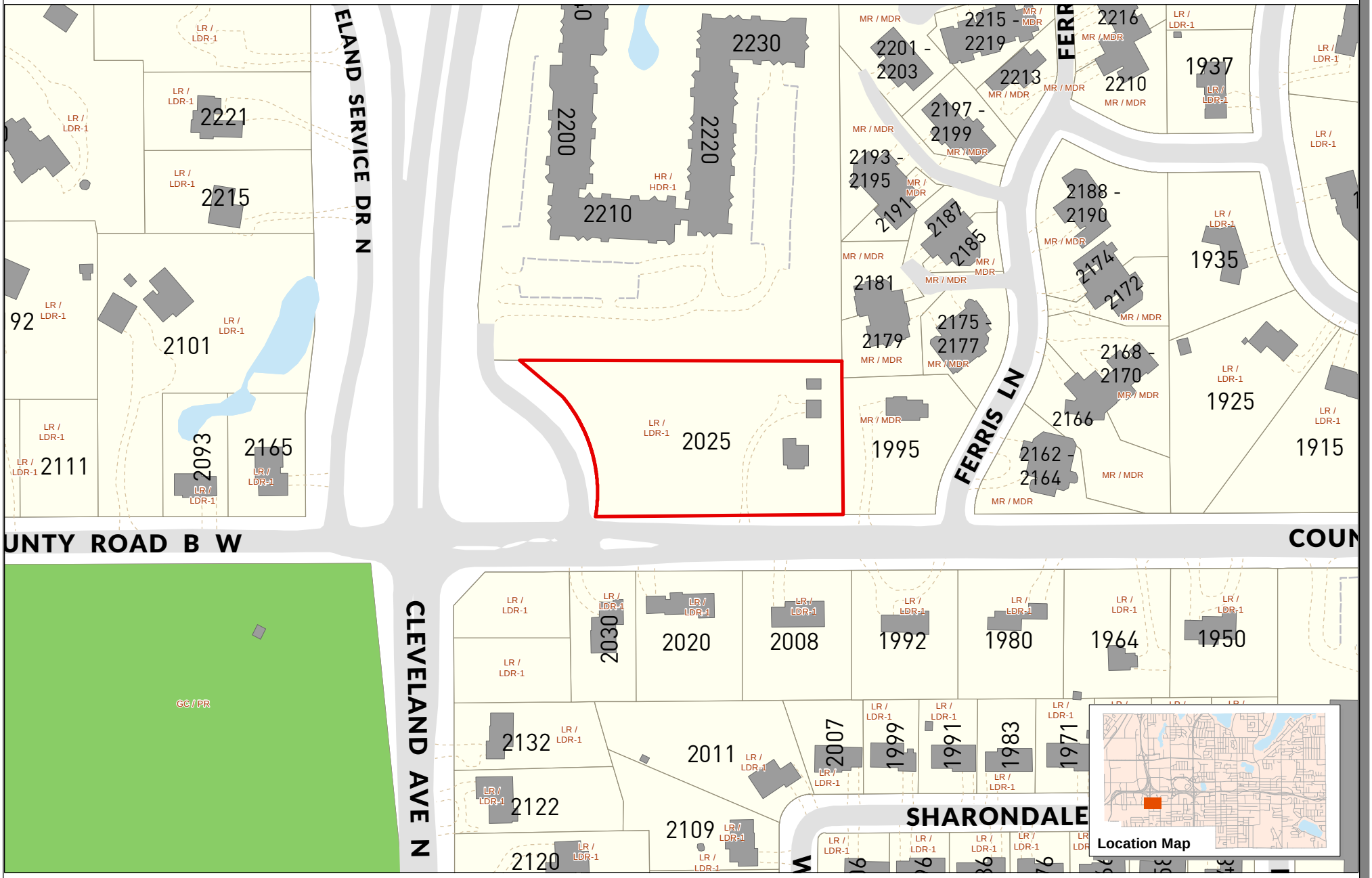
ALTERNATIVE ACTION

Pass a motion to table the request for future action. If the Planning Commission wishes to have additional information, such as analysis of the potential traffic impacts of a 54-unit apartment in light of the existing traffic and roadway infrastructure, discussion of the request can be tabled to allow the applicant time to prepare such information. Tabling beyond January 31, 2016 may require extension of the 60-day action deadline established in Minn. Stat. §15.99.

Attachments:
- A: Area map
- B: Aerial photo
- C: Open house materials and concept plans
- D: Public comment

Prepared by: Senior Planner Bryan Lloyd
651-792-7073
bryan.lloyd@cityofroseville.com

Attachment A for Planning File 16-001



ROSEVILLE

Prepared by:
Community Development Department
Printed: December 21, 2015

Site Location

Data Sources
* Ramsey County GIS Base Map (11/2/2015)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

0 100 200 Feet

N

mapdoc: planning_commission_location.mxd

Attachment B for Planning File 16-001



ROSEVILLE

Prepared by:
Community Development Department
Printed Date: Mar 21, 2015

Site Location

Data Sources
* Ramsey County GIS Base Map (12/1/2015)
* Aerial Data: MnGeo (4/2015)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

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October 1, 2015

You are cordially invited to an open house to discuss the proposed two story 54 unit assisted living and memory care facility at 2025 County Road B West, Roseville, Minnesota. Enclosed is a sketch of the proposed building elevations.

This open house meeting is an important source of feedback from nearby property owners and is a required step in the process of seeking City approval for the proposed Comprehensive Plan map and rezoning change, and a summary of the comments and questions raised at the open house meeting will be submitted to the City as part of the formal application.

This open house will take place from 7:00-9:00 PM on October 22, 2015 at:

Roseville City Hall
2660 Civic Center Drive
Roseville, MN
Willow Room (Lower level)

If you have any questions and are unable to attend this meeting, please contact me at [redacted] or my email: [redacted].

Thank you for your time.

Jon Bauer

White Pine Senior Living | Comforts of Home Senior Living | Gracewood Senior Living

We are proposing a 54 unit Assisted Living/Memory Care Facility at the property located at 2025 County Road B West, Roseville.

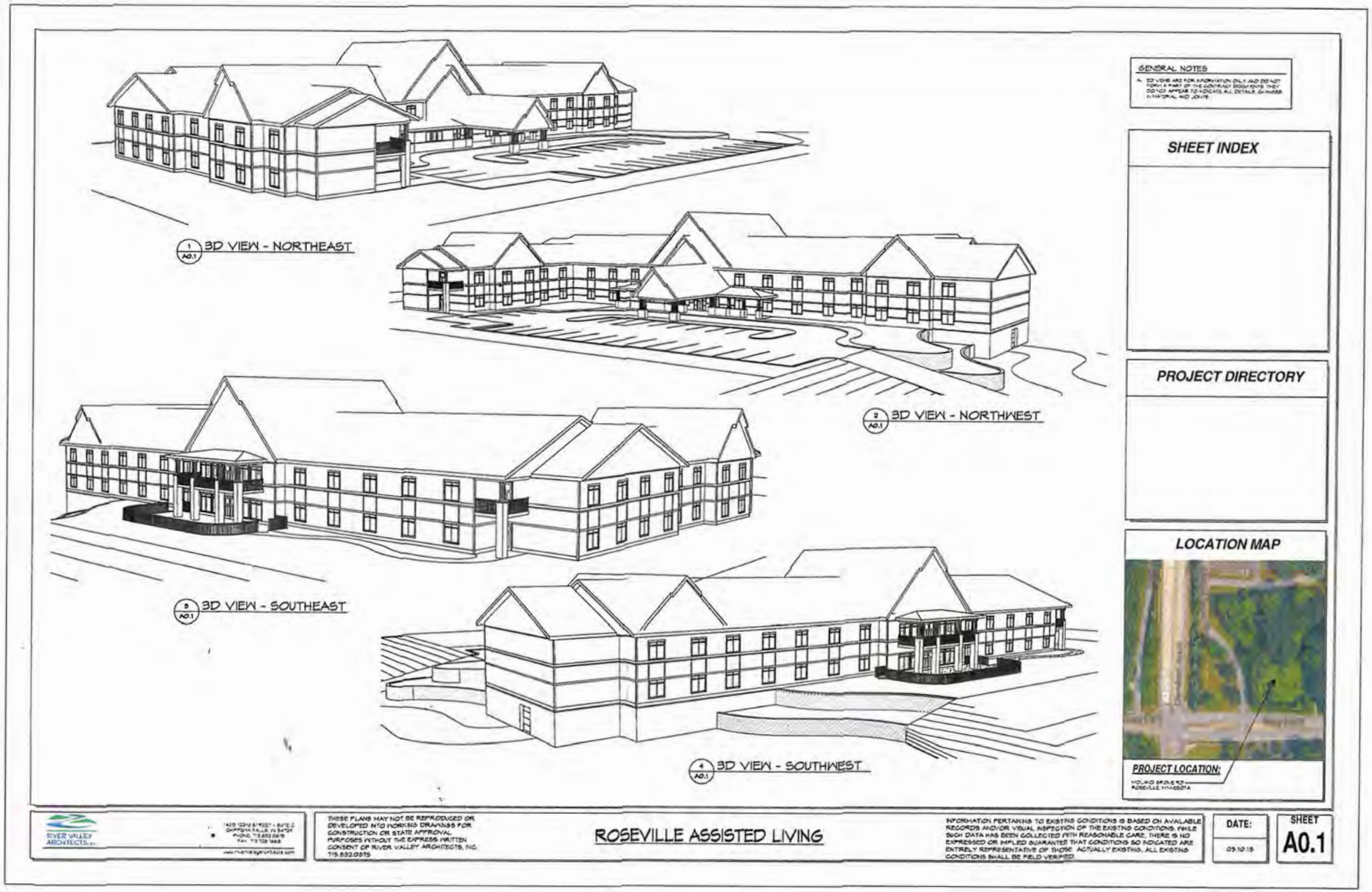
The current zoning is low density residential. We are asking to change this to high density residential which allows for 24 units per acre:
1 acre =43,560 square feet. Proposed site has 98,881 square feet divided by 43,560 =2.27 acres.
2.27 x 24 units = 54.47 units.

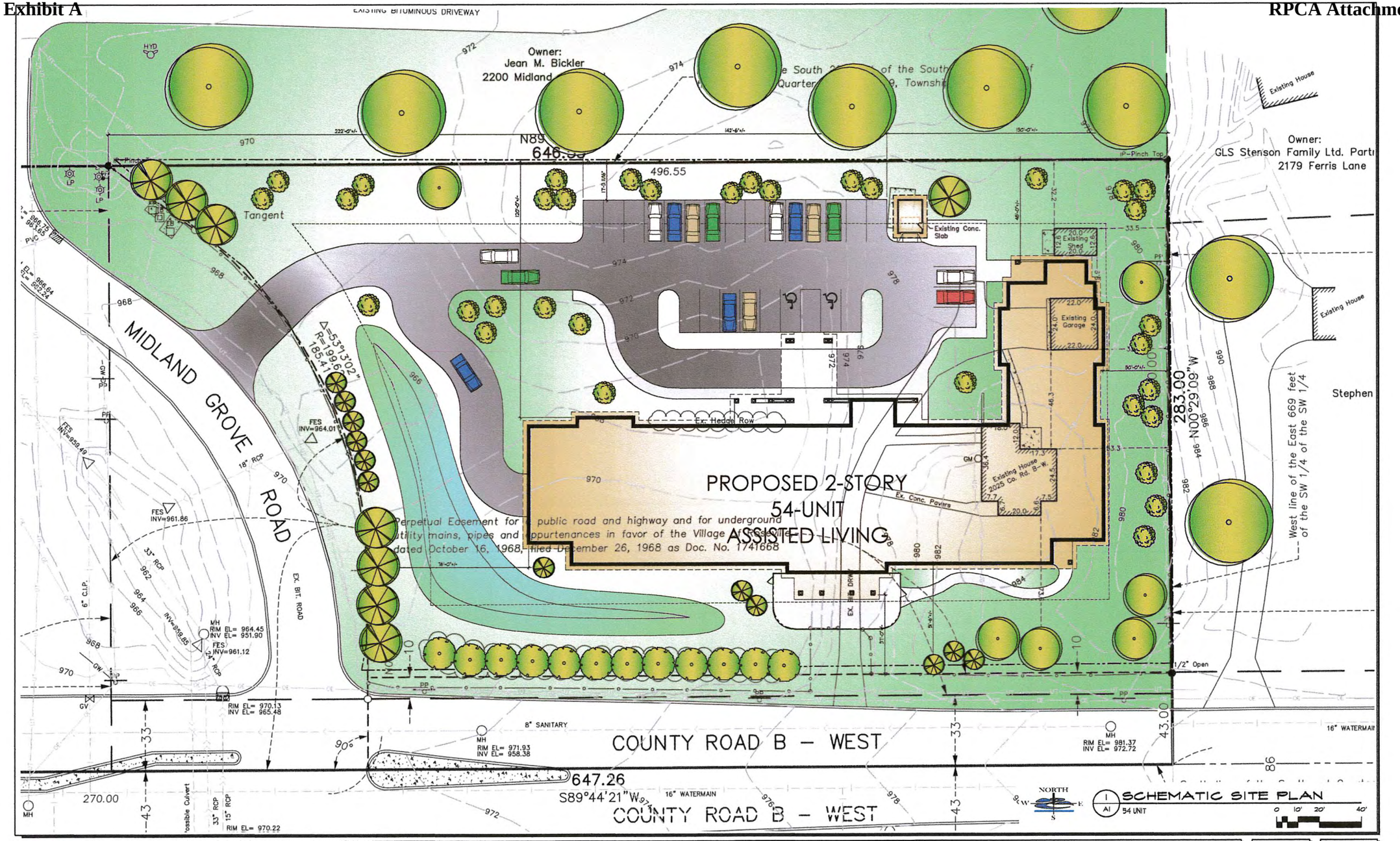
We are not asking for a variance as Building we are proposing is 54 unit. Adjoining property right to the north is zoned HDR and adjoining property to the east is zoned MR.

If you have any questions, please contact me at [redacted] or my email: [redacted].

Thank you for your time.

Jon Bauer


GENERAL NOTES
SHEET INDEX
PROJECT DIRECTORY
LOCATION MAP
PROJECT LOCATION:
1 A0.1 3D VIEW - NORTHEAST
2 A0.1 3D VIEW - NORTHWEST
3 A0.1 3D VIEW - SOUTHEAST
4 A0.1 3D VIEW - SOUTHWEST
RIVER VALLEY ARCHITECTS, P.A.
THESE PLANS MAY NOT BE REPRODUCED OR DEVELOPED INTO WORKING DRAWINGS FOR CONSTRUCTION OR STATE APPROVAL PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF RIVER VALLEY ARCHITECTS, INC. 715.552.0515
ROSEVILLE ASSISTED LIVING
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DATE:
05.10.19
SHEET
A0.1



RIVER VALLEY ARCHITECTS, INC.
1403 122nd STREET - SUITE C
CHIPPEWA FALLS, WI 54729
PHONE: 715.832.0875
FAX: 715.726.1668
www.rivervalleyarchitects.com

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ROSEVILLE ASSISTED LIVING

INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE ENTIRELY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED.

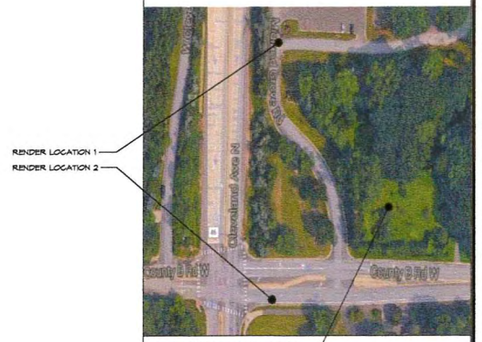
DATE: 11/13/2015

SHEET C1



1 A0.1 MIDLAND GROVE ROAD INTERSECTION
N.T.S.

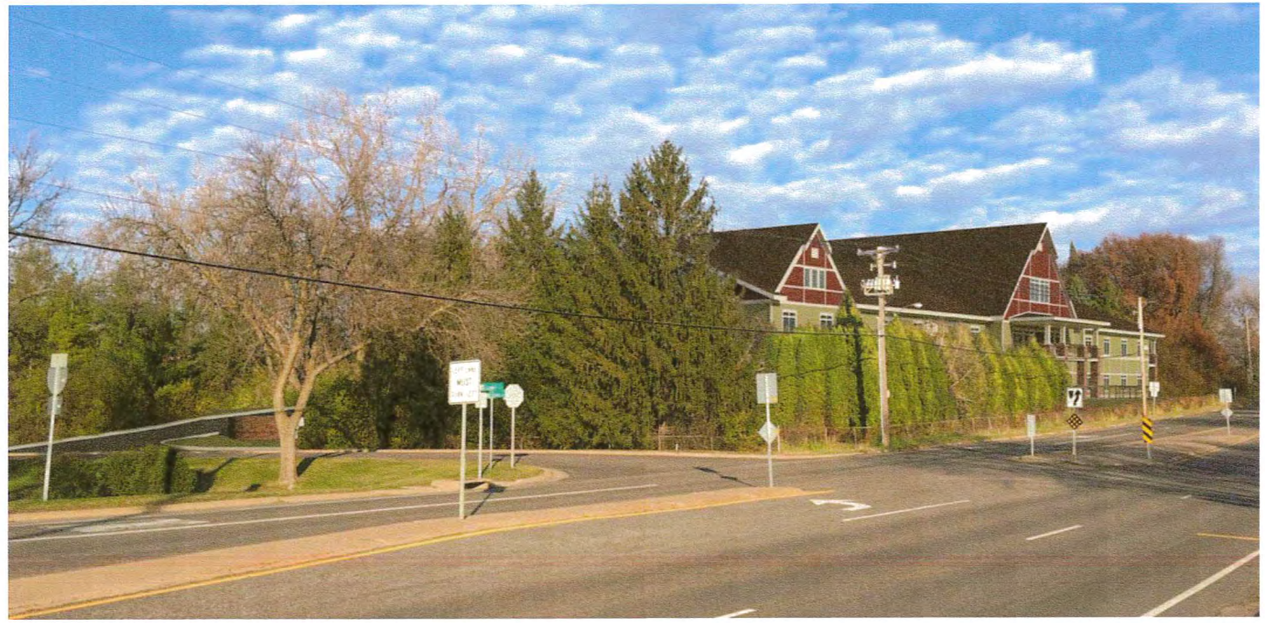
LOCATION MAP



PROJECT LOCATION:
MIDLAND GROVE RD
ROSEVILLE, MINNESOTA

GENERAL NOTES

A. 3D VIEWS ARE FOR INFORMATION ONLY AND DO NOT FORM A PART OF THE CONTRACT DOCUMENTS. THEY DO NOT APPEAR TO INDICATE ALL DETAILS, CHANGES IN MATERIAL AND JOINTS.



2 A0.1 COUNTY ROAD B - LOOKING EAST
N.T.S.

RIVER VALLEY ARCHITECTS, INC.
1403 122nd STREET - SUITE C
CHIPPEWA FALLS, WI 54729
PHONE: 715.832.0875
FAX: 715.726.1660
www.rivervalleyarchitects.com

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DATE: 12.01.2015

SHEET A0.1

GENERAL NOTES

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1 / A0.2 NORTHWEST 3D VIEW N.T.S.

RIVER VALLEY ARCHITECTS, INC.

1403 122nd STREET - SUITE C
CHIPPEWA FALLS, WI 54729
PHONE: 715.832.0575
FAX: 715.726.1660
www.rivervalleyarchitects.com

THESE PLANS MAY NOT BE REPRODUCED OR DEVELOPED INTO WORKING DRAWINGS FOR CONSTRUCTION OR STATE APPROVAL PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF RIVER VALLEY ARCHITECTS, INC. 715.832.0575

ROSEVILLE ASSISTED LIVING

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DATE: 12.01.2015

SHEET A0.2

White Pine, Comfort of Homes, Gracewood Assisted Living

Meeting Minutes

ATTENDEES: Dan Paulson, Developer
Jon Bauer, Developer
Jamey Bowe, River Valley Architects
See attached sign in sheet for Residents

DATE: October 22, 2015 (7pm)

PROJECT: Orchards of Roseville Assisted Living

Dan Paulson briefly introduced himself, Jon Bauer (business partner) and Jamey Bowe (Architect) and explained the photo boards they had present. These included preliminary site plan, floor plans, elevations and some colored photos showing other facilities to demonstrate *what kind of colors and building materials they typically use. He then opened it up for questions.*

Q: What is the number of proposed staff for the new facility? I heard that it would be around 45.
A: The proposed facility (54 rooms) is similar to our Fridley Facility (59 rooms). We have 22 staff members there. This would be similar. The most on a single shift is 13.

Q: Resident from Midland Grove noted their concern with midland grove road and traffic on County Road B. Wanted to know if the property could exit to County Road B.
A: It was pointed out that it was unlikely that MnDOT would allow access directly on to County Road B and that by doing so we would have to flip the building location on the site plan resulting in the building being closer to North property line.

Q: It was noted that a previous proposed project was shot down by council due to the height of the building. Would we be looking for variances for this project?
A: The architect briefly discussed the proposed building height and stated it was within the requirements for the new proposed zoning (high density) and that the developer is not looking for variances just zoning and comp plan changes.

Q: It was asked to the amount of lighting in the back parking lot and the amount of stalls.
A: A preliminary lighting plan was done showing for parking lot poles to comply with the City of Roseville lighting standards. There will also be some recessed perimeter lighting on the building and canopy. These will be non glare type fixtures as required by the city. There is 27 proposed parking stalls in the back lot and 25 underground spaces.

Q: There was concern about the level the parking lot was at compared to the midland grove

development to the North. He didn't want headlights shinning into their building. Suggested maybe a fence being installed.

A: The architect discussed that there were multiple options that can be looked at including fencing, berms, landscaping. It was noted that both properties would benefit from this and that it will be further developed as the project details are finalized.

Q: It was asked how far over the trees will the building show on the North side?
A: The proposed building is under 40' tall and most of the trees are mature and much taller.

Q: It was asked would there be more trees planted.
A: It was discussed that the City will have specific requirements and auditing process for the number of trees being removed and requirement for adding additional trees.

Q: Is there a requirement for a fence between the properties?
A: Not that we are aware of, but there currently is a chain link fence and that will probably remain.

Q: Does the property go to Cleveland Avenue?
A: No, there is an out lot between midland and Cleveland that is believed to be owned by the County.

Q: It was asked on how the drive elevates onto the property and how headlights would affect the neighbors.
A: It was noted that there is a rise in elevation from the access road to the parking area however, once up the hill traffic runs due East for the surface lot or back toward Co. Rd B to go to underground parking.

Q: Where does the site drainage go"
A: The natural drainage of the site is to the Southwest corner of the property. We will have to add a rain garden or something similar to address drainage. There is a current overflow culvert that drains onto the adjacent out lot across midland drive.

Q: It was asked in the back parking lot if the trees will block lighting?
A: It was noted as previously discussed, between elevation, trees, fencing or berms, something will be done to address it.

Q: Where are deliveries?
A: It was discussed that the deliveries are to the front door. It was noted that food, oxygen are delivered during normal business hours once a week by smaller type delivery trucks. Also meds are delivered by car.

Q: Will there be a retaining wall on the East side?
A: Not sure until plans are finalized. Will provide where required.

Q: Is there a tree plan for what stays?
A: The preliminary site plan transposed on digital image of the site was shown and discussed. It was noted that until plans are finalized and approved by the City that we

won't know for sure what trees will stay.

Q: Can the building move South/West to save trees?
A: It can a little but we have stay within the setback requirements and have to figure what is needed for site drainage. Plans are still preliminary.

Q: It was noted that rezoning is not a standard goal of the comp plan and what do you bring to us?
A: The Architect discussed that the property will eventually be developed and that this type of facility offers a good transition to the high density property to the North.

Q: It was asked how the number of units was determined.
A: our ideal model is in the 40-60 range. The number of units was chosen based on the maximum number of units allowed by the City's zoning ordinance for High density without a variance.

Q: How many are double rooms? How many residents?
A: There will be some companion rooms. I believe our license allow for a maximum of 20% additional residents.

Q: What is the Ownership organization for the proposed property and is it for profit?
A: Each property is an individual entity with a common management company.

Q: How will construction traffic work?
A: It may be allowed in the beginning off of Co Rd B via the existing driveway but eventually it will come off of midland drive.

Q: How long does construction last?
A: About 10 months depending on when it can get started.

Q: It was commented that people who work at these facilities don't' get paid much and can't make a decent living. What do you pay your employees not including the nurses or doctors? To they get benefits?
A: Many of our caregivers are part time and make in the teens for an hourly rate. As for benefits, we follow those guidelines provided under "Obama Care".

Q: Are you proposing adding a sidewalk on Co Rd B?
A: Not at this time.

Q: What is the name of the project?
A: We are currently considering "Orchards of Roseville", but nothing has been finalized.

Q: A concern regarding no side walk on Midland was voiced with the added traffic.
A: It was noted that this would have to be discussed with the City.

Q: There was a question as to whether or not the set back from Co Rd B was adequate.
A: It was discussed that the requirement is 30' and we will meet the City's requirements.

Q: Where is the AC units and what other noises will the facility generate?

A: The building will most likely utilize a residential style system with ground mounted condensing units on the South side of the property (with required screening). In addition, we utilize large residential style washer & dryers and there is a kitchen exhaust on the roof (low static).

Q: What will be the percentage of memory care to assisted living? How will that effect the staffing?

A: The staffing numbers we quoted were from our Fridley facility (59 units). 41 of which are memory care. We haven't determined the exact amount, but it will be no less than 20% of the facility.

Q: There was concerns voiced to the amount of staff that we are projected and that they had personal experience with loved ones in another brands facility that did not get the attention they needed.

A: We feel comfortable with our staffing projections.

Q: The concern of access onto Midland road was brought up stating that with 174 units, they already have trouble with their current access.

A: There was a lengthy discussion that there isn't really another option and that the proposed facility is as low of an impact as the previously proposed, eleven single family residential units.

Q: It was stated that the intersection at Midland & B needs a stop light.

A: That is a topic for the City and/or MnDOT.

Q: It was brought up that the city and county do not maintain the out lot or plow midland grove road and that the condo association pays to have it maintained. Will there be an agreement between this project and the condo association.

A: It was disconcerting to hear that since it is the responsibility of the City and County and would affect us as well. It will require additional discussion and investigation.

Q: Would we add trees?

A: The City has stringent requirements and we will add trees as required as discuss previously.

Q: Concern about long term changes were voiced stating that mixing memory care and assisted living will eventually drive out assisted living patients and thus end up with more memory care patients and needing additional staffing.

A: In the seven years we have been doing this we have not seen that happen. Typically, memory care patients are in a secured section or floor of the building and are not with the AL residents.

Q: Do the memory care have separate dining?

A: Yes.

Q: Where is the garbage?

A: Dumpster will be in garage.

Q: Can residents bring in their own furniture?
A: Yes, but we do offer a set up if they chose not to.

Q: How much do you charge a month?
A: It is dependent on the market and the amount of services required. Typically $3,800-$6,000.

Q: What is the next step?
A: File the application with the city for zoning and comp plan change. Then it goes through the City's process of hearings and reviews.

Q: Can we take a site tour to mark trees that will be preserved?
A: At this time we can't guarantee what trees can be saved. The plans are not that far along and it will have to go through the City approval process.

Q: A gentlemen was concerned about the level of detail that was done to date regarding the site for this project. Would like to have more developed architectural, civil and landscaping plans.
A: We are concerned about expending the dollars required for that level of detail without having a project. We feel confident that we can make a project work on the site and meet the City's requirements, but won't throw $100,000 + prior to getting the project rezoned to high density.

Q: It was brought up by a former architect that the ratio of hard surface area to soft areas will increase drastically by this project and that drainage will increase immensely.
A: As Owners, we realize that we will have to deal with our storm water management. Also, the City will have a lot of input regarding it as well. It is a project expense that we will have to deal with when/if we get to producing permitting documents.

At this point, Andy Weyer (the property owner) spoke and gave a detailed history of his family and the property. He also give specific information of the types of trees on the property and where he thought they could remain. He also stated that MnDOT would not allow access directly to County Road B due to the danger of coming over the rise ahead of the property. He discussed in detail how he has struggled for 9 years to try sell his property. Including the recent failed attempt at a residential neighborhood. He noted that he purchased the property from his grandmother and has a mortgage on it after someone had inferred that he inherited the land. Another gentlemen suggested he donate the property to the City and take a tax deduction. He responded that that would not leave him with a place to live.

Q: A resident asked if any of the history will be preserved in the facility.
A: yes, some items will be available to display within the facility regarding the history of the property and the family.

Meeting Adjourned at 9pm.

Open house Guest register

This sign in sheet will be submitted to the City of Roseville as part of the rezoning application requirements and may become public record.

Name: Lene' E Sukki
Address: 2240 Midland Grv. Rd #304
Phone: [redacted]

Name: Diana Lean
Address: 2250 Midland Grove Rd #308
Phone: [redacted]

Name: Thomas Tveit
Address: 2230 Midland Grove Rd #307
Phone: [redacted]

Name: Patt Kelly Hall
Address: 2220 MGR. #301
Phone: [redacted]

Name: Roxanne Roeller
Address: 2200 Midland Grove Rd 303
Phone: [redacted]

Name: Tom DeLong
Address: 2200 Midland Grove Rd 310
Phone: [redacted]

Name: Russ Stark
Address: 2240 Midland Grove - 306
Phone: [redacted]

Name: Carol Shook
Address: 2240 Midland Grove Rd. - 306
Phone: [redacted]

Name: Lucy Boden
Address: 2236 Ferris Lane
Phone:

Name: Gregg Klein
Address: 2220 Midland Grove Rd.
Phone: [redacted]

Open house Guest register

This sign in sheet will be submitted to the City of Roseville as part of the rezoning application requirements and may become public record.

Name: James A. Daire, Planning Commissioner
Address: 2456 Hamline Ave N., Roseville
Phone: [redacted]

Name: Carl + Charrie Willis
Address: 1885 Glenhill [redacted]
Phone: [redacted]
Please send us emails - we are not receiving them

Name: RICHARD ELLIOTT
Address: 2181 FARRYS LN ROSEVILLE
Phone: [redacted]

Name: Mariette Booth
Address: 2330 Midland Grove Rd #203 Roseville
Phone: [redacted]

Name: Dave + Tatii Spillyan
Address: 2191 Ferris Lane
Phone: Roseville Mn. 55113 [redacted]

Name: Bob + Nita Shagrin
Address: 2210 Midland Grove Rd #109 Roseville
Phone: [redacted]

Name: STEVE + KATHY GALE
Address: 1995 W CO RD B ROSEVILLE
Phone: [redacted]

Name: Cory Grefenberg
Address: 91 Mid Oaks Lane
Phone: [redacted]

Name: John + Sue Schmittdiel
Address: 1991 Shamrock Ave. MN 55112
Phone:

Name: Fred Christiansen
Address: 2220 Midland Grove Rd
Phone: [redacted]

Open house Guest register

This sign in sheet will be submitted to the City of Roseville as part of the rezoning application requirements and may become public record.

Name: Dick Olson
Address: 2110 Midland Grove Rd #202
Phone:

Name: Joyce Thiele
Address:
Phone:

Name: Sue Weyer
Address: 2025 County Rd B W
Phone:

Name: Andy Weyer
Address: 2025 County Rd B W
Phone:

Name:
Address:
Phone:

Name:
Address:
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Name:
Address:
Phone:

Bryan Lloyd

From: Bryan Lloyd
Sent: Monday, December 28, 2015 10:10 AM
To: 'David & Doris'
Subject: RE: Proposed rezone for White Pines facility

Thanks for your comments, Mr. and Mrs. Polson.

We agree that traffic from new development in that location has the greatest potential for adverse impacts, and staff from Roseville and Ramsey County are currently evaluating what those impacts might be. At the same time, it doesn't make much sense from zoning perspective to require that parcel to remain zoned just for single-family development when it is only a small corner in a much larger area that is zoned for medium-density and high-density development. Perhaps the proposed high-density zoning isn't the proper fit in that location, but I would be surprised if some sort of rezoning doesn't occur in the near future simply because the existing zoning is also somewhat unreasonable.

Nevertheless, you're correct that the Planning Commission meeting at which this proposal will be discussed is scheduled to begin at 6:30 p.m. on Wednesday, January 6, 2016.

Thanks again for your input, and I'll look forward to seeing you next week.

Bryan Lloyd
Senior Planner
City of Roseville
(651) 792-7073

From: David & Doris [redacted]
Sent: Thursday, December 24, 2015 6:51 PM
To: Bryan Lloyd
Subject: Proposed rezone for White Pines facility

Hi Bryan-
I sent this message on the city form to the Planning Commission this evening. Since you're the Planning Manager for this issue, I wanted to make sure you saw it too.

Here's what I wrote:
My husband and I are new residents (Aug 2015) of the Midland Grove condominiums. We're concerned about (and oppose) the proposed rezoning and possible construction approval for White Pines for these reasons:

- Increased traffic on what's already a busy access road (MG Rd) and very busy streets (B and Cleveland) within a very small distance.
- Potential loss of value of our unit due to cramming in the above referenced facility.
- Another high density unit with 54 patients and a minimum of 39 employees every day plus visitors will only add to traffic & increase the risk of traffic accidents.

I hope these reasons are included in the decision making process and given their due weight.

I think the next Planning meeting will be Jan 6, but I'd appreciate your confirmation of the date & time. We will be traveling for a few days but will be back by then. Our phone is [redacted].

Now for something completely different: Enjoy the Holidays!

Bryan Lloyd

From: nancy rouch [redacted]
Sent: Monday, December 21, 2015 5:13 PM
To: [redacted]; Thomas Paschke; Bryan Lloyd
Cc: nancy rouch
Subject: White Pines Senior Living

Dr. Sirs:

I am writing to you about the proposal of changing the zoning to allow the seller Andy Weyer to sell the property adjacent to Midland Grove property so a Senior high rise can go in there.

I am a resident of Midland Grove Condominiums for 8 years and I am not happy with any of you considering forcing this zoning and allowing a high density project to go into a small residential space.

Why can't Any Weyer create lots and sell it to individual home owners like the rest of the houses around the area? Why does he have to keep insisting on selling to a senior property management company?

I object to this proposal of rezoning and putting a senior building next to Midland Grove condominiums for a variety of reasons:

1. The traffic on Midland Grove Rd. will increase dramatically. People park their cars on this street near County Rd. B dropping off and picking up their kids to catch the bus making Midland Grove Road some days very congested. They are parking illegally but they insist on doing it. How are emergency vehicles let alone the increased traffic from this building going to help this congestion problem? It will create more problems!!!!

2. People on County Rd. B often take a U turn right in front of the Midland Grove driving way which already causing confusion and near-miss accidents. How is putting more traffic on this road going to solve this problem, it won't is will create more problems.

2. Leaving the property to go onto County Road B is very difficult especially during rush hour in the morning and evening. How is more traffic going in and out of this small curvy road going to help this problem? It will make it worse!!!

If you insist on putting this building into this tiny lot, why don't you change the direction of the building to face County Road B, have the entrance from County Rd. B (not Midland Grove Rd)? I don't understand why you have to use Midland Grove as an entrance when County Rd. B is a perfectly good entrance and that is where the existing driveway to this property is already on County Rd. B.

We live in a very tranquil setting, I don't need the hassle of nursing home employees or visitors getting lost and coming down to our condos, nor hearing emergency vehicles so

close by, or seniors who escape and come onto our property. We already have enough police calls to this property, don't need to add to your problem.

Would you want a nursing home facility so close by next to your home? NO!

I will move out of here and go somewhere else. I am not going to deal with the construction trucks etc.

So please, use some common sense and say no to Andy once and for all. This is the second time he has bothered us.

Thank you for your consideration. Nancy R.

Bryan Lloyd

From: Bryan Lloyd
Sent: Friday, December 18, 2015 4:10 PM
To: 'Vijay Pothapragada'
Subject: RE: White Pine

Hi, Vijay.

Thanks for your questions. The present application applies pretty strictly to rezoning the property, even though we have some conceptual details about the potential assisted living development. Some of the questions have very context-dependent answers that cannot fully be answered unless and until the rezoning is approved and we have an actual construction application to review. Nevertheless, I'll answer what I can and acknowledge what I can't.

1) I assume that the meeting you're referring to is the upcoming public hearing that will be held by the Planning Commission at its January 6, 2016 meeting. Anyone present at the meeting who wishes to speak will have the opportunity to speak. Furthermore, anyone who wishes to contribute feedback without attending the meeting may send me an email (or letter) with their comments; emails and letters that I receive before December 30 will be included with the packet of materials distributed to the Planning Commission members for their review. Written communications received after the packet has been distributed will still become part of the public record, but they may not be brought to the attention of the Commission members prior to the January 6 meeting.

2) If the developer's application is approved, the property would be rezoned to the HDR-1 District. ("R-3" used to be a Roseville zoning district, but a major update of the whole zoning code several years ago also changed the names of our zoning districts.) The HDR-1 District is the same as the Midland Grove property. For the full answer of what is allowed in that district, look for Table 1004-2 in the Residential Districts chapter of the City Code (here: http://www.cityofroseville.com/DocumentView.aspx?DID=4327). I'll offer the summary, though, that it's still a residential district and the most intensive development type would be an apartment or condominium project like yours, but allowing only about 1/3 as many units based on the smaller parcel size. We have no reason to doubt that the developer would follow through with his stated intention of building a 54-unit assisted living facility, but we're assuming that the property could someday be redeveloped as a 54-unit condominium under the HDR-1 zoning and we're evaluating the application based on that future possibility.

3) Here's where the specific answers get more difficult because they depend on what is being proposed. Generally, though, if the rezoning is approved, a development application for a permitted use (e.g., an assisted living facility, a townhouse development, or a condominium project) is reviewed by City staff in various departments to verify compliance with the applicable requirements. This becomes very much a technical exercise. Does the building meet the 30-foot (for example) minimum setback? Are there as many parking stalls as there are supposed to be? Is the storm water management system adequate to handle the proper amount of rainfall? If a development plan satisfies the whole spectrum of specific, objective requirements, we're obligated to issue the development permits. If a development plan fails to satisfy some of the requirements, those details must be revised to meet the requirements. For zoning requirements (e.g., minimum setbacks, maximum building height, and so on), a developer can seek a variance when she or he is having trouble meeting the requirements, but that would prompt a public hearing and review process much like this rezoning. Other requirements (e.g., storm water management, building codes, fire lane access, and the like), though, have no such variance process and must be met in order to be approved.

I know that doesn't directly answer all your questions, but I hope you find it helpful. Please let me know if you have any additional questions.

Bryan Lloyd
Senior Planner
City of Roseville
(651) 792-7073

From: Vijay Pothapragada
Sent: Friday, December 18, 2015 3:03 PM
To: Bryan Lloyd
Subject: White Pine

Several people at Midland Grove have questions regarding the White Pine Project, and the proposed meeting on the subject. I would appreciate it, terribly, if you could help us with these questions.

1) Does one have to be an owner to speak at the meeting? Most of us, like my wife and I, are owners but I would assume renters also have a say.

2) About what the Developer can develop after the Plan is approved. We understand that (your words, I'm told) "If a property is rezoned, that property is available for any development permitted by the newly-approved zoning district. Q: Just what is permitted under the "R-3" code?

3) But if they do not meet "all of the standard requirements about setbacks, parking, storm water management, landscaping, and everything else, then they won't be allowed to develop that 54-Unit project"

A) Just what are these requirements?
B) Who decides if they are met?
C) If there are exceptions or changes to be made, who approves them?
D) By what vote?

Thanks,
Vijay

City of Roseville
ATTN: Thomas Paschke, City Planner
Paul Bilotta, Community Development Director
Pat Trudgeon, City Manager
2660 Civic Center Drive
Roseville, Minnesota 55113

December 9, 2015

Subject: Development Proposal For Northeast Quadrant of Cleveland Avenue and County Road B (Proposed Development)

Dear Mr. Paschke:

I write on behalf of the Board of Directors of Ferriswood Condominium Association (FCA). FCA constitutes owners of 40 housing units lying to the east and north of the Proposed Development, with five of our owners having a view of the currently wooded property.

On October 22, 2015, White Pine Senior Living hosted an open house and described the Proposed Development as 54 units of assisted living and memory care facility, with 27 underground and 27 surface parking spaces. The schematic site plan and sketch drawings depicted a two story building, with peak roof height estimated at 37 feet. On November 10, the developer hosted a tour of the property. At the tour, we were provided an overlay of the schematic site plan on a current conditions survey. We are informed that the developer intended to submit an application by December 4, 2015. The Proposed Development requires a Comprehensive Plan Amendment to High Density and a rezoning to HDR-1 from the property's current designations of Low Density Residential and LDR-1. The developer has represented that no density, height, setback, or other variances are to be requested.

The plans to date fall far short of Roseville City Code requirements for Landscape Plan, Tree Preservation Plan, Parking Lot Landscape Plan, Buffer Area Screening, and Lighting. The developer's approach is to save money and say, "trust us" until after we pursue a high-density Comprehensive Plan amendment and rezoning. We request that reliable, scaled plans, meeting City Code specifications be prepared, reviewed by city staff, by FCA and other neighbors prior to, or concurrent with, Planning Commission or City Council consideration of the Proposed Development.

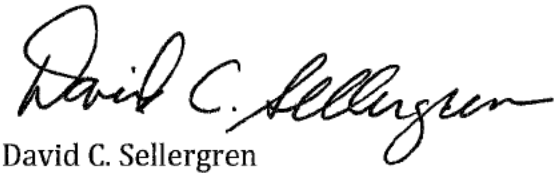
It is impossible to reasonably assess the merits of the Proposed Development in the absence of the rigorous site and development analyses that are inherent in the requested plans. The site is currently heavily wooded. It may be possible to develop this use and preserve or enhance the perimeter of the site; handle the storm water; screen the parking lot, security, and vehicle lights; preserve significant trees and bushes; etc. But, this essential information is impossible to know without the plans required by Chapter 1011 of the City Code. FCA, at the outset, is primarily concerned with visual impacts, both night and day, from our grounds and homes to the northeast.

Certainly, the dramatic step of considering Comprehensive Plan amendment and rezoning to higher density use should be preceded by detailed plans, thorough analysis, and a procedure that assures that what is presented is actually constructed. FCA objects to any process that considers action on this high-density proposal without knowing exactly what the developer proposes to do to the property. If the developer succeeds, the process should require a development contract that commits the developer to develop according to the submitted plans.

The FCA Board respectfully requests that no consideration of the Proposed Development proceed until the requisite information has been prepared, analyzed, and available for public review.

Please inform me of how this matter will be approached. We have made these requests clear to the developer on several previous occasions.

Sincerely Yours,



David C. Sellergren
President, Ferriswood Condominium Association
2191 Ferris Lane
Roseville, MN 55113

cc: White Pine Senior Living
FCA Board of Directors

Richard J. POESCHL

2220 Midland Grove Road, #111
Roseville, Minnesota 55113

Phone:
Fax:

November 23, 2015

City of Roseville
City Council
2660 Civic Center Drive
Roseville, Mn. 55113

Re: 54 Unit Assisted Living and Memory Care Facility at 2025 County Road B West, Roseville

Dear Mayor and City Council Members:

My name is Rick Poeschl and I live in the Midland Grove Condominium complex on County Road B and Cleveland Avenue in Roseville. I am writing to let you know that my wife and I are opposed to this project and to urge the council not to approve the project if it comes up for a vote. We have been Roseville residents since 1968 and Midland Grove residents since 2011.

Although Midland Grove is not strictly a residential complex as far a building code's go, it is residential in the sense that there are 174 units with people living in these units. Other than Midland Grove, both sides of County Road B are residential between Cleveland and Fairview Avenues – other than Corpus Christi School and Church. The Northeast corner of B and Cleveland is also residential and the Southeast corner of B and Cleveland is all woods being a part of Midland Hills Golf Club. The proposed 2-story 54 unit building bordering Midland Grove property immediately to the south would ruin the character of the neighborhood. We have a beautiful view of grass and trees looking South out of our dining room window. If this project is completed we will be looking at the back of a 2-story building. We feel this would reduce the value of our property. I spoke with a local Realtor, who for obvious reasons wishes not to be identified, who concurs with our opinion.

We also oppose the proposal for the traffic congestion and safety issues that would result if the building is built. During the construction period, I believe the builder said it will take about 12+ months there will be workmen and large semitrailer and cement trucks coming and going at all hours of the day. Today, it is sometimes hard to exit Midland Grove Road onto County Road B because of the traffic exiting Cleveland Avenue – both Northbound and Southbound and because it is hard to see to the left when exiting Midland Grove Road because of the rise on the West bound traffic lane of County Road B. Also, there are a fair number of children that wait for the School Bus at the intersection of Midland Grove Road and Cleveland Avenue and all the additional traffic would present safety issues for these children, some of which are very young.

Another traffic problem, although it does not bother me personally, is people who do not live in the Midland Grove complex who park their cars on both sides of Midland Grove Road (even though the sign says no parking) waiting for the School Bus to pick up or drop off their children. This could potentially be a big problem during the 12+ month construction period when large semitrailer and cement trucks are making deliveries to the construction site and also for all of the extra traffic noted in the next paragraph. .

At the open house meeting that was held at Roseville City Hall on Thursday October 22nd I believe the builder's said there would be 13 people employed in the building.. Since this is a memory care unit I assume they would require 24 hour care. This would require 3 shifts so this large group, perhaps 39 people would be driving into and 39 people would be driving out Midland Grove Road 3 times a day. Add to this the 54 residents of the building, visitors, doctors, nurses, ambulances, taxi cabs, Fed X, UPS, delivery vehicles, and the people living in the 174 units of Midland Grove and this would add up to quite a traffic problem for all involved. We may need a traffic light at the intersection of County Road B and Midland Grove Road.

We also oppose the project because of the large number of trees that would be lost and the possible drainage problem that may be caused by a large amount of cement and blacktop that would replace the natural ground cover that now exists.

Midland Grove is a beautiful, quite residential area. Before the Highway Department removed most of the trees on the east side of the Highway 35 exit to Cleveland Avenue you hardly knew that Midland Grove existed. We want to keep it that way.

There is a large vacant plot of land on the Southeast corner of County Road B and Cleveland Avenue. Our fear is that if the project in question is approved it would open the door to commercial development of this property.

We have a retired architect living in the Midland Grove complex who measured the property in question at 1.3 buildable acres and commented that this is a very small area for such a large building.

Thank you for your consideration.

Rick Poeschl

Rick Poeschl

Copy to: Roseville Planning Commission
Midland Grove Board of Directors

:

Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, January 6, 2016

1. Call to Order

Chair Michael Boguszewski called to order the regular meeting of the Planning Commission meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Chair Boguszewski, City Planner Thomas Paschke called the Roll.

Members Present: Chair Michael Boguszewski; Vice Chair Shannon Cunningham; Members James Daire, Robert Murphy, Chuck Gitzen, James Bull and David Stellmach

Staff Present: City Planner Thomas Paschke and Senior Planner Bryan Lloyd

3. Communications and Recognitions:

a. From the Public (Public Comment on items not on the agenda)

None.

b. From the Commission or Staff

City Planner Paschke noted that Members Daire and Boguszewski, in their role serving on the Zoning Notification Joint Task Force of the Community Engagement and Planning Commissions, were coordinating schedules for a meeting to finalize the Task Force's recommendations to the City Council.

At the request of Member Murphy, staff confirmed that 2016 dates for July and September had been scheduled at City Hall.

Chair Boguszewski expressed appreciation on behalf of the City of Roseville and Planning Commission for Member Gitzen's willingness to participate in online land use training sessions. With Member Gitzen's completion of this course over the holidays, Chair Boguszewski noted that the City received a significant deduction on its insurance premium when the Planning Commission Chair and one additional Commissioner completed the course.

4. Review of Minutes

a. December 2, 2015 Meeting Minutes

MOTION
Member Cunningham moved, seconded by Member Gitzen to approve the December 6, 2016 meeting minutes as amended.

Corrections:

- **Page 8, Line 400 (Gitzen)**

  Member Gitzen asked that the MPC employee recusing himself from this Planning File's discussions/actions be identified as Member Stellmach, since it wasn't acknowledged elsewhere other than in his abstention from the vote.

Ayes: 7
Nays: 0
Motion carried.

5. Public Hearings

Chair Boguszewski reviewed the protocol for public hearings and subsequent process.

a. PLANNING FILE 16-001

Request by the Gracewood Assisted Living for approval of an amendment to the Comprehensive Land Use Plan map to re-designate the property at 2025 County

Road B from LR to HR, and a corresponding rezoning from LDR-1 District to HDR-1 District

Chair Boguszewski opened the public hearing for Planning File 16-001 at approximately 6:40 p.m.

Senior Planner Bryan Lloyd provided a brief summary of the request as detailed in the staff report dated January 6, 2016. Mr. Lloyd noted that the request itself was for amendment of the comprehensive plan and rezoning to facilitate development of any permitted use in high-density residential-1 (HDR-1) zoning district allowing for a maximum residential dwelling unit density of 24 units per acre. Mr. Lloyd noted that, with the total area of the subject parcel at approximately 2.25 acres, a development of up to 54 dwelling units could be accommodated.

While the current concept proposal is for development of a 54-unit assisted living/memory care facility, Mr. Lloyd advised that rezoning actions cannot be tied to specific proposals, and therefore noted that the Commission perform their review accordingly and potential impacts of a 54-unit general-occupancy multi-family development, which would also be permitted under this requested HDR-1 zoning.

As detailed in the staff report dated January 6. 2016, Mr. Lloyd reviewed the concept site plan, current comprehensive plan designation for this area adjacent to County Road B and Midland Grove Road, and staff's analysis of the requested change in zoning designation and comprehensive plan designation. Mr. Lloyd reiterated that staff had performed no detailed zoning review at this time, noting the proposed development prompting this request remained in concept at this time without in-depth specific.

Member Daire asked if the comprehensive plan was amended and zoning subsequently changed, what next steps would allow for public review and input on the specific project as proposed; and whether a Preliminary and/or Final Plat would come before the Planning Commission and/or City Council.

In his response, Mr. Lloyd clarified that if this request is granted, neither a Preliminary or Final Plat would be required; and noted the purpose of this public hearing was to provide an opportunity for public input on the specific request, with approval providing the developer to then proceed with their proposal as a permitted use. Mr. Lloyd advised that, if the comprehensive plan amendment and rezoning are ultimately approved, the next steps would involve administrative review and analysis to ensure the project met all current city code and design requirements in the process and prior to any permits being issued.

Mr. Lloyd reviewed the City's planning file history for this area and natural characteristics of the subject property. However, Mr. Lloyd cautioned that the Commission's determination could not be based on a specific proposal prompting this requested action, but needed to rely on their determination as to the suitability of this location for such a use.

Mr. Lloyd noted that the comprehensive plan supported or advocated for such consideration as it recognized more intense land uses in the future. Mr. Lloyd noted that the only caveat for residential settings was in the comprehensive plan seeking to provide a buffer between single-family residential uses and HDR guided uses. In this instance, Mr. Lloyd noted that the medium density residential (MDR) located adjacent to the east of the subject parcel could be seen to serve as that buffer or transition between those designations. Within that guidance, Mr. Lloyd noted that the current designation as low density residential (LDR) would not be considered as appropriate today since it abuts currently designated HDR parcels. Mr. Lloyd noted that the comprehensive plan would therefore consider this property transitional for land uses north of County Road B on the south and east to Cleveland Avenue on the west, especially with the significant roadways represented typically used for more intense land uses. Mr. Lloyd opined that staff considered the subject parcel suitable for either MDR or LDR designation; and clarified

that the comprehensive plan showed no preference either beyond suggesting something other than LDR as being more appropriate for this parcel.

In staff's analysis, Mr. Lloyd advised that the main ramifications for the request seemed to be potential traffic impacts with additional residential dwelling units at this location. Mr. Lloyd reviewed the non-standard separation between Midland Grove Road and Cleveland Avenue, and its proximity to the Highway 36 northbound ramp, with traffic movements already known by those traversing that route to be short on time. Mr. Lloyd reviewed feedback staff was receiving about the current situation and difficult for vehicles to gauge Cleveland Avenue to County Road B traffic, currently creating tensions in that area. Mr. Lloyd noted that no traffic analysis had been provided or asked for with this application given the significant cost in performing such a study, and the preliminary nature of the application process at this point.

However, Mr. Lloyd advised that his rationale in mentioning it at this point was, should the Commission be inclined to approve this requested comprehensive plan designation amendment and subsequent zoning designation, given the number of units proposed and traffic associated with that number would be an important part of that conversation if HDR is approved.

Therefore, Mr. Lloyd suggested the Commission address that potential traffic situation in considering transitioning land use designations as part of their deliberations. If the Commission feels that MDR is a more suitable land use transition from the existing HDR parcels to the north (Midland Grove) and the LDR south of County Road B and its service as a buffering intersection for other properties to the west, Mr. Lloyd opined that then traffic ramifications would not need to be addressed at this time. Mr. Lloyd noted that part of that deliberation for the Commission could include whether or not significant roads are considered adequate buffers between more intense residential uses to the north and less intense residential uses to the south. If so, Mr. Lloyd suggested it would be important to ask the developer to commission a traffic study and for staff to review that traffic data between now and future discussions.

In conclusion, Mr. Lloyd again clarified that the Planning Commission's decision tonight was basically a policy discussion as to what seems an appropriate land use and density – HDR or MDR – for this subject parcel as a guide to this conversation. After making that determination, Mr. Lloyd suggested traffic could then be addressed in more detail at that point, or if determined to be suitable for MDR rather than HDR designation that traffic data may not be necessary. Mr. Lloyd noted the Commission could also determine that they found the current comprehensive plan guidance to be accurate, and current zoning as well.

Commission Discussion and Deliberation

At the request of Chair Boguszewski, Mr. Lloyd clarified that the comprehensive plan didn't specify a number of units but if the Commission recommended changing the designation to HDR, it would then be appropriate to zone the property in that same fashion, allowing for a maximum of 54 units based on a number of units per acre. In turn, if zoned to MDR, with a maximum density depending on development type of 12 units per acre, this approximate 2.5 acre parcel would support a maximum of 30 units.

Chair Boguszewski asked if this was a unique or rare situation across the city, in terms of existing areas zoned HDR adjacent to LDR, or if this preference for buffering zones apply in multiple situations.

Mr. Lloyd displayed the current comprehensive plan may for citywide review of HDR designated areas for future land use, indicating HDR now sometimes abuts against LDR, but noted that in some instances currently zoned Light Industrial properties had been rezoned, making it difficult to provide an accurate comparison. Using examples from past situations, Mr. Lloyd noted that as comprehensive plan updates evolved, the attempt was to provide for additional green space and/or roadways to serve as a buffer between HDR and LDR designations.

Chair Boguszewski noted that the subject parcel appears to be currently zoned low intensity, and when the original comprehensive plan and zoning designation were created, he presumed concerns about buffering could and should have been raised, and questioned whether or not that lack of buffering was an error carrying forward to this situation. Under that presumption, Chair Boguszewski questioned if actions such as this request would correct those adjacencies across the city, changing underlying zoning and comprehensive plan designations versus individual Conditional Use permits, and changing the actual capability of what that land could hold.

Chair Boguszewski sought confirmation from staff that, if the designation and subsequent zoning is changed and this particular proposed development doesn't work out, the land use designation and zoning remains changed; and other developers may present other proposals that may not be as palatable as this particular proposal.

Mr. Lloyd advised that similar questions had been fielded from the public by staff; basically if this development proposal doesn't work out after rezoning is approved, doe the city have a mechanism to initiate rezoning to move it back to today's designation and zoning for LDR (single-family use) independent of another developer or a property owner. Mr. Lloyd advised that guidance of the comprehensive plan and instances of multi-family zoning adjacent to single-family uses, review of the existing the comprehensive plan map and renewed community goals often served in large measure to compare what is now on the ground, and what may or may not prove the best future use for every single property in the city. However, Mr. Lloyd noted that, for the foreseeable future, he didn't anticipate any real wholesale, citywide change over the life span of this current comprehensive plan.

In staff's analysis of this property's planning commission history, as noted in a condensed version included in the staff report and from the time previous projects were first approved, and development occurred on the parcels north of this site (Midland Grove Condominiums), the entire parcel had been under one owner, with that first proposal including some multi-family units, with townhome buildings on the outer edges to serve as a transition from HDR, multi-family structures, to single-family (LDR). Mr. Lloyd observed that not many adjacent parcels are to the east and south, and at one time the Planning Commission had made an observation that, if the northern parcel was subdivided, an MDR townhome developments around the perimeter would serve as a good buffer. Mr. Lloyd opined that this choice at the time of that initial approval had served to shape the current comprehensive plan map and could have provided for more intentional changes going into that initial planning effort.

Mr. Paschke noted that, when the last comprehensive plan update had been reviewed in 2008, a thorough review of the map and a determination of specific areas of parcels needing to be addressed had been discussed collectively as to whether or not they were guided correctly or needed changing. However, Mr. Paschke advised that the general discussions didn't necessarily delve into specific sites, other than three major discussions highlighted: Twin lakes, Har Mar Mall, and Target #1 sites, to address current and appropriate future designations. Mr. Paschke admitted that many other sites could have been considered as well during that review (e.g. Old Highway 8), but hadn't been addressed and therefore were coming to the Commission's attention independently of that or future general updates.

Chair Boguszewski reviewed the mechanics of potential decisions before the Commission tonight: vote to table after the public hearing pending further analysis; or recommend approval of the comprehensive plan and zoning designation change as requested, requiring a super majority vote. Chair Boguszewski noted that the second option would go before the City Council for their review of the Commission's recommendation and the record of their deliberation, with the City Council still casting their own independent vote, also required for super majority approval by that body. However the Commission decided to proceed tonight – approval or denial – Chair

Boguszewski clarified for his colleagues that the request still goes to the City Council for their action and vote.

Given the requested action tonight to change comprehensive plan designation and subsequent zoning to reflect that, Member Daire listed several challenges he saw before the Commission. Member Daire opined that those challenges included what is the appropriate land use for this parcel and adjacent parcels and does the developer's proposal fit into what the Commission considered the ultimate land use for that subject parcel. While recognizing that the proposal was a separate consideration from the action before the Commission tonight, Member Daire noted that it had triggered this examination to determine the best land use for the property; and may prompt further discussion as to whether or not this proposal needed to mitigate other issues rather than letting the proposal drive land use designation.

Mr. Lloyd clarified that no part of tonight's conversation related to the proposed development for an assisted living facility, even though the property owner and developer have brought forward the request to change comprehensive plan and zoning designations, the city could not require any changes or mitigation to the concept development plan at this time. Mr. Lloyd noted that, if the Commission approved this requested change, this or some other HDR project may or may not be developed, and the concept plan was intended to serve only as proof that a facility of that size might fit that location, but did not involve in any larger part of the discussion a focus on details for an assisted living facility, or a potential 54-unit apartment or condominium building.

Member Daire questioned if tonight's conversation could proceed on the premise of what is the appropriate, desirable land use for this area and what that meant for the number of dwelling units on that parcel without taking formal action; and then an additional conversation to consider rationale for considering comprehensive plan and zoning designation changes for this particular assisted living project.

Mr. Lloyd responded that such conversations would NOT be appropriate, as the applicant did not need to have a development plan for rezoning or comprehensive plan amendment, even though it may have prompted the request. While changing that designation may make the land more valuable, whether or not the property owner planned to sell the property, Mr. Lloyd advised that the commission did not need any plans and noted that the concept plan for an assisted living facility may actually serve to confuse the issue. Mr. Lloyd advised that the concept plan should only serve to inform the commission of one illustration of their intent.

As to Member Daire's first question, Chair Boguszewski sought clarification from staff, pending commission and subsequent City Council action to approve this requested comprehensive plan designation and rezoning, unless a specific development required a variance or other action related to characteristics of a specific development, the proposal would not need to come before either body or the public for further vetting and only require administrative approval as to design development within the strictures of the city's current and city code and design standard requirements.

Chair Boguszewski noted that, while this concept proposal was for a 54-unit assisted living facility, with designation to HDR, anything fitting that land use could be developed on that site, even though another 54-unit development may create different and higher traffic volumes based on staffing, demographics, and other consequences that may or may not really be representative of this proposed development use.

Mr. Lloyd confirmed that clarification and potential situation, as long as the development was a permitted use in that district per city code.

Member Murphy questioned if it would be appropriate if the commission voted down the HDR, to take subsequent formal action if discussion lead to middle ground for MDR designation instead.

Mr. Lloyd questioned the validity of such action, since the only request currently before the body was for HDR designation, even though there may be other concept plans being considered by the property owner if LDR doesn't go through. However, Mr. Lloyd opined he didn't think it would be in order for the commission to consider some other land use designation at this time.

Member Murphy stated he was tending to side with Member Daire on the need to decide what is best for this parcel, and even if tonight's discussion concluded a different comprehensive plan and zoning designation, opined it would be good use of the commission's time.

Chair Boguszewski questioned the appropriate course of action for the commission to follow even if they decided MDR was more appropriate and recommended denial of HDR and the City Council agreed with that recommendation. Chair Boguszewski opined that it would then be up to the applicant to change their proposal and not implicit on the commission to move such a designation forward beyond making it known that the commission supported the general concept of buffer zones such as MDR between HDR and LDR land uses.

Mr. Paschke presented another option for the commission's consideration if their determination and formal action was to deny HDR based on their consensus that MDR was more appropriate. Mr. Paschke opined that this issue wasn't going to go away or stay the same, and suggested as a separate action the commission could recommend that the City Council consider re-designation to MDR if the City Council was in agreement with the commission, ask the City Council to direct staff to undertake steps to change that designation. Mr. Paschke noted that, she city-initiated request would then come before the commission again to hold a public hearing as to land use designation as appropriate. Mr. Paschke noted that the reality is that the designation is not dependent on a project, but has to stand on its own merits.

Member Daire asked if an individual Planning Commissioner could request such consideration of a change in comprehensive plan land use and subsequent zoning on a particular piece of land.

Mr. Paschke clarified that the individual commissioner could not request it as part of this consideration as a legal notice and public hearing process would need to be followed for that separate consideration to change designation from LDR. As previously clarified by Mr. Lloyd, Mr. Paschke reiterated that the formal action request before the commission tonight was to support or deny changing designation from LDR to HDR, after which they could begin the initiation informing a new application and/or process that would be legally noticed independent of this request.

If the commission decided MDR was more appropriate after tonight's discussion, Member Daire asked if it was appropriate for the commission to request staff to consider MDR designation or if that would be initiated by the City Council.

Mr. Paschke clarified that such a recommendation would carry separately to the City Council for their consideration whether or not they wanted to proceed, and if so they would then provide that direction to staff, eventually returning as a formal action before the commission.

Chair Boguszewski noted that this proposed development and its financial feasibility

was set up on designation from LDR to HDR.

Member Bull clarified that the approval process involved the Planning Commission's recommendation to the City Council as well as subsequent approval of the City Council as to that designation; with Mr. Paschke confirming that process.

Member Bull expressed his concern if land use and zoning designation was changed that permitted uses could be open to anything, since this concept development is not guaranteed. However, conversely, Member Bull noted that the developer had spent

considerable time and funding to-date in preparing this concept and use for this type of facility or one of similar purpose. Therefore, Member Bull stated he didn't want to simply ignore this concept as a possible use of the property over other possible uses if designated HDR. However, since the concept plan isn't locked in, Member Bull suggested other potential permitted land uses warranted some consideration as well.

Chair Boguszewski clarified that the ball was rolling on this concept use, and it was clearly the intent of the developer to proceed along the lines being presented here. Since the subject property is currently open land, Chair Boguszewski noted that a future imagined use will be perceived as worse than the current use, but realistically opined that something is likely to happen there. Therefore, while any development may be perceived as awful compared to no use as it currently exists; Chair Boguszewski suggested that provided development occurred within the city's established guidelines it may be preferable to what could potentially occur.

Member Bull noted that with the capacity for MDR development on a parcel this size for 30 units, it could exceed the proposed concept plan with only thirteen staff and cars per shift and create a higher traffic impact than this proposal.

At the request of Member Murphy, Mr. Lloyd clarified that road ownership of Midland Grove Road and where it was private and public between County Road B and public right-of-way for this parcel, not necessarily where signage indicates the private road starts. At the further request of Member Murphy, Mr. Lloyd also addressed jurisdictional ownership of roadways adjacent to the subject property whether state, county or city depending on their location.

Member Daire reported on his consultation with the City's Public Works Department earlier today confirming Mr. Lloyd's interpretation of the public street going all the way up to approximately the Midland Grove parking lot entrance. Member Daire further reported that, according to Public Works staff, even though Midland Grove may plow a portion of the public roadway based on them arriving on the scene before city staff does, the city repaired potholes and resurfaced the street on that portion signed as private road by the first bend, but actually the public segment. Member Daire suggested signage should be relocated accordingly for a more accurate delineation of public and private roadways.

At the request of Member Murphy on state or county standards for the proximity of access for the proposed development and any issues with the existing Midland Grove Road, Mr. Lloyd responded that they had been asked in general to address the property developing as HDR. Mr. Lloyd advised that their response had been that Midland Grove Road was considered non-standard by today's standards and would not be approved as it had been within standards in the 1960's when first installed. However, Mr. Lloyd advised that neither the Minnesota Department of Transportation (MnDOT) or Ramsey County indicated any problems, even though they were always reluctant to support anything of greater density without a detailed traffic study of current patterns and how current and proposed movements would impact traffic in an area.

At the request of Member Murphy, Mr. Lloyd confirmed that a traffic study would factor in proposed future uses, but noted a study may not be limited to only that impact.

Member Murphy asked if the county would consider the impact specific to HDR-1 designation or a specific project within that category.

Mr. Lloyd opined that they could most likely consider the requested zoning district and its density; but another option with density would be HDR-2 designation. However, Mr. Lloyd noted that it was hard to consider such a study since it was not being requested, and HDR-1 as requested would be used to inform any such traffic study.

At the request of Member Murphy, Mr. Lloyd advised that the height limitation for the concept development would be 65' height, but vary on the topography, grading required and type of roof elevation.

At the request of Member Murphy, Mr. Lloyd advised that lighting restrictions would be addressed as part of future design standards restricting minimal bleed (e.g. parking lot and exterior building lighting) from the property line, at the standard 0.50' candle.

At the request of Member Murphy, Mr. Lloyd addressed stormwater runoff for an HDR structure occupying the majority of this parcel's footprint, based on preliminary review at this point. Mr. Lloyd noted that stormwater was currently robust in this area and as with any development, would be held to current high standards for stormwater mitigation before flowing into the public system. As noted by Chair Boguszewski, Mr. Lloyd confirmed that the city had not received any detailed plans at this concept point and reiterated that they would not be part of this request anyway. Mr. Lloyd noted that he would be surprised if the development team hadn't done some preliminary studies up to this point, but none had been submitted to the city at this concept stage. After submission, Mr. Lloyd noted that the plans would need approval of the city as well as applicable watershed district before proceeding further.

As previously noted, Chair Boguszewski reminded the commission that that information was not part of this application request and any decision was not related to any project specifics or effects anyway.

At the request of Member Murphy, Mr. Lloyd addressed the application process and 60-day review period, with the city able to extend that review period if the commission determined it needed further information before rendering their judgment (e.g. traffic study), ideally completed in time for the February 2016 commission meeting.

In recognizing the existing Midland Grove access point, Member Stellmach questioned if that was the only viable access point for a new development, noting the existing driveway shown on the displayed map directly off County Road B and whether a new development could utilize that access.

Mr. Lloyd responded that access onto a county roadway would be under the control of Ramsey County, and based on past experience, he anticipated the county would be reluctant to allow more driveways coming onto County Road B, especially with the proximity to a major intersection, and particularly for anything more than a single-family use.

Mr. Paschke responded that even if a single-family development that had been considered by the city at one point in the past, Ramsey County would not be inclined to allow another separate access point or public road accessing County Road B, requiring a shared access for any future development.

Mr. Bull opined that grading for a road the drop in that area may be prohibitive for an access at that suggested point anyway.

Chair Boguszewski opined that he suspected Ramsey County would give that potential access point no consideration at all.

In his visit with the City's Public Works staff earlier today, Member Daire reported that they had confirmed that Ramsey County had been adamant regarding any additional access onto County Road B and their intent to channel access to avoid vehicles turning right and/or left and potentially crossing over traffic lanes and creating traffic issues in that area.

Mr. Lloyd confirmed that staff had hear similar comments back from MnDOT that specified no access to their rights-of-way as well.

Applicant Representatives

Dan Paulson UCC Weekly Update, Developer Partner with JAH, LLC, 4941 129th Street N, Hugo, MN 55038

Chair Boguszewski welcomed the development team and asked that they talk about where they were at currently in the development and planning process beyond their

concept project triggering this request for comprehensive plan and zoning re-designation and their perspective on changes or impacts to the immediate neighborhood.

Mr. Paulson referenced preliminary plans as submitted, clarifying that their intent was to develop no other project other than the proposed assisted living/memory care facility and confirmed that the development team had no desire to do anything beyond that facility. Mr. Paulson further noted that, up to this point, the project remained at the preliminary, schematic design level, and no finished drawings had been prepared for submission.

At the request of Chair Boguszewski and Member Daire, Mr. Paulson advised that their funding analysis was exploratory at this point but they were not anticipating any problems funding the proposed development.

While recognizing the broader scope of the commission's task in making their recommendation, Mr. Paulson presented their development proposal and responded to discussion of staff and the commissioners, with most of the information provided done so specific to the proposed project and current developer's desire to acquire the property and sought to mitigate the concerns voiced tonight.

Mr. Paulson noted this was for a new assisted or memory care facility as presented in concept on the site plan, proposed as a two-story building with 54 total units. Mr. Paulson noted that the current preliminary unit types and configuration was proposed at between 350 and 550 square feet for each unit. Mr. Paulson reviewed the property setbacks to the north (approximately 48' along the closest point) and to the south (approximately 51.6') with a closer dimension for an outdoor patio or courtyard area of the proposed facility, narrowed to 47' on the west and 76' on the east, averaging 30' setbacks. As depicted on the project rendering, Mr. Paulson noted the average roof height for the facility would be 35' at the very highest main ridge line along the entire building; and even though proposing 47', the actual height would be reduced due to the fairly significant slope.

Using current technology, Mr. Paulson displayed an actual rendering super-imposed behind topography at the end of the public road at Midland Grove Condominiums and the view to the south looking east on County Road B and depicting the actual view of those single-family homes across the north and facing the proposed development.

Mr. Paulson reviewed the proposed density, actually somewhat lower than allowed by current city code; the amenities proposed for resident rooms (e.g. nurse call systems and wander guards to avoid unsupervised exist from the building). Mr. Paulson also reviewed schematics and how each floor plan would lay out from the main entrance point adjacent to a common area for dining and gathering activities, with the perimeter of the building with natural lighting for applicable activities and private rooms; with the center used for support services, such as mechanicals, supply, storage and other day-to-day operations. Mr. Paulson noted that a commercial kitchen, providing three meals per day for residents, would also be on-site.

Based on the developer's experience, Chair Boguszewski asked Mr. Paulson to address typical traffic for this type of facility based on 365/year operations, including visitors, deliveries, staff and resident trips off-site (e.g. doctor appointments, etc.).

Mr. Paulson reported the map displaying 23 proposed at-grade parking stalls, 2 handicapped accessible stalls, and an additional below-grade (underground parking) proposed as part of this. Mr. Paulson further reported that the maximum number of staff at the building at any one time would be dependent on the level of care required for each resident, but historical averages for buildings of this size indicated a maximum staff of between 10 to 15; with deliveries by vans of small trailer tractors occurring approximately twice weekly (e.g. food or linens).

Mr. Paulson advised the facility anticipated 23 employees per day, with thirteen present at any given point, based on shift overlaps and scheduling adjustments, with no more than 6 coming or going at any one time. Therefore, Mr. Paulson reported that they

anticipated staff would generate 44 trips/day to and from the site during a 24 hour period. Mr. Paulson displayed and referenced additional studies of such facilities indicated frequency of visitors to residents varying from daily visitors and less frequency, equating to approximately 60 total trips in a 24-hour period, including the 44 trips per day by employees.

At the request of Member Daire, Mr. Paulson spoke directly to the facility's typical morning peak hour, opining that their staff turnover time would typically be between half of the employees arriving by 6:30 a.m. to serve the first meal of the day for residents, and the other five employees arriving at approximately 8:00 p.m. At the request of Member Murphy, Mr. Paulson noted that there may be Metro Mobility buses or taxis also accessing the site for resident appointments. Member Murphy opined that the daily estimated traffic to the site could considerably increase when other transportation needs were factored in across a day.

Mr. Paulson reviewed some of the previous development proposals for this site compared to this concept, some higher density and one showing 11 single-family residential units, permissible under current zoning code, and based on current zoning maximizing the site area, noted that there could be the potential of as many as 16 residential units by code on the site. Mr. Paulson reviewed a U. S. Department of Transportation study done for this area in 2009, and national household travel survey and a summary of trends, indicating an average household generates 10 trips/day. Mr. Paulson opined that compared to this proposed use, that could have added 110 trips versus this high estimate of potentially 60 trips per day.

Specific to stormwater issues raised by the commission, Mr. Paulson displayed the schematic site plan, advising that stormwater would be and was required to be managed on site. Mr. Paulson noted the intended use of a lower portion on the site with natural drainage already occurring that would allow for natural stormwater flow in that direction, and the developer's intention to take advantage of that natural topography.

Regarding trees and landscaping, Mr. Paulson assured the commission that both the developer and property owner were very sensitive to the mature trees on the site, intending at a minimum to retain those mature trees on the perimeter of the site and wherever possible, on the interior as well. Based on traditions of this management firm and their other operations, Mr. Paulson advised that their desire was to create homelike settings for their facilities, with that same intent to do so on this site and maintain as many mature trees as possible. Under city code, Mr. Paulson noted for those needing removed for construction and drainage, replacement would be at a 2/1 ratio. However, Mr. Paulson recognized the significant number of mature trees and their existing canopies, especially those buffering Midland Grove's parking lot on the north side of the subject site, that will remain as part of this proposed development.

Mr. Paulson addressed some of the concerns raised at the recent community informational meeting, specific to the parking lot abutting the north property line, currently at 17' setback. Mr. Paulson advised that the developer intended to take the opportunity to create a landscape buffer with decorative fencing or a landscape berm that would shield headlights from that property to the north.

Mr. Paulson displayed comparables with other developments by this firm, including Gracewood/White Pine Development in the Highland Park area of St. Paul, having similar zoning transitions with those seen in Roseville, with HDR transitioning into LDR, single-family residences. Mr. Paulson noted that the developer's intent would be to create as minimal impact to surrounding neighborhoods as possible. Based on their experience with their other developments, Mr. Paulson concluded by stating they felt this particular Roseville site would also prove successful.

Mr. Paulson reviewed other benefits to Roseville from this proposed development, including a significant increase to its tax base, the value of the services offered by this firm for assisted/memory care unmatched throughout the metropolitan area, and the

proximity to those residents at Midland Grove Condominiums being able to ease into their next level of housing as their age and health indicated, and ability to stay in the same neighborhood directly adjacent to their current homes. Mr. Paulson noted the development would also create additional jobs and opportunities for the broader spectrum of residents in Roseville.

Chair Boguszewski asked Mr. Paulson to speak to concerns heard related to unsupervised departments of residents and how often they found that happening at their other facilities.

Mr. Paulson advised that unfortunately it happened with this care level of dementia and memory care, but advised their firm used modern technologies to help mitigate that and reviewed some of those options helping to alleviate that problem.

Chair Boguszewski asked Mr. Paulson to address other traffic concerns for this type of facility, such as ambulances or emergency vehicles arriving "hot" (e.g. sirens and flashing red lights).

Jon Bauaer, Developer Partner with JAH, LLC, 4 Bat hill Road, Dellwood, MN 55110
Mr. Bauaer addressed this concern, noting the variables with many transports occurring without sirens or lights.

Based on his experience in the emergency industry, Member Murphy noted that most emergency vehicles are now equipped, including those in Roseville, to operate and control intersections and traffic control. From living adjacent to a similar facility, Member Murphy advised that he was not experiencing that, even with use of lights legally required to warn the public, they were well-managed by emergency crews.

Ms. Jamey Bowe, River Valley Architects, 1403 – 122nd Street, Chippewa Falls, WI, was also present representing the development team.

Public Comment

Rich J. Doeschl, 2220 Midland Grove Road
As a resident of Roseville since 1968 previously having resided on Ridgewood Lane close to Har Mar Mall and having relocated to a southeast unit at Midland Grove Condominiums in 2011, Mr. Doeschl noted the significant change in their experiences at those residences. With the peaceful, quiet view and lifestyle at Midland Grove, Mr. Doeschl stated he wouldn't want to see that change. Mr. Doeschl opined that this area was basically a residential area void of commercial activities and he would prefer to keep it that way.

Mr. Doeshl noted another concern is traffic, especially with young children now living at Midland Grove and waiting for the school bus at Cleveland Avenue and Midland Grove Road. Mr. Doeshl noted that parents parked on both sides of Midland Grove Road for drop-off/pick-up and expressed concern with any additional traffic from this proposed development on those children.

Mr. Doeschl further opined that putting a commercial or industrial use in the midst of a residential area would serve to reduce the properties for those 174 residents living at Midland Grove Condominiums, some aged 60 to 90 years old, and their largest asset being their home's equity.

Mr. Doeschl stated he didn't want to see any commercial development in this area, but would support single-family homes.

At the request of Member Daire, Mr. Doeschl responded that he considered the proposed assisted care facility to be commercial versus residential in nature, even though Member Bull pointed out with Mr. Doeschl understanding that the request for the proposed development would mimic that of Midland Grove, HDR.

Craig Stenson, 2179 Ferris Lane

Mr. Stenson noted that his home and property abuts the east side of this subject property, and he had two issues. Related to the zoning change itself, Mr. Stenson stated his gut reaction was "no," preferring the existing forest he currently viewed from his back yard. However, Mr. Stenson noted his understanding of real estate, since he worked in that field, and recognized that change wasn't always bad and this project would improve the tax base of the City of Roseville.

Mr. Stenson opined that the developer seemed to have things together, but asked that they reconsider their plans to shift the footprint toward Cleveland rather than his house, even though he was aware the requested action before the commission was only related to zoning. However, with the potential that a concerned developer could sell the city on this project, a future project may actually turn out to be for a six-story condominium with underground parking, and expressed his concern that the city may lose control of the situation if approving this zoning request, especially with no further public vetting of the final project specific to lighting and/or landscaping. Since his hot tub was located on that side of his property, Mr. Stenson stated that was of concern to him, and asked the commission to make those impacts to adjacent properties part of their decision-making.

Chair Boguszewski asked staff to address any development and how it related to city standards for light and sound mitigation, and what was allowable with this permitted use if the request for comprehensive plan amendment and rezoning was approved, and what may trigger a variance or other situation the public would get the opportunity to weigh in on. In general, Chair Boguszewski asked what regulations and safeguards were in place and considered adequate to address neighborhood concerns.

Mr. Paschke addressed current zoning and comprehensive plan guidance at LDR, allowing someone to come in and develop under those standards today without any public comment whatsoever, and no control for the public to voice their concerns. Mr. Paschke reminded the commission and public that this request was not seeking special approval of the project, but staff's analysis reviewed those things on a regular basis as they related to city code and design standards, and administratively determined what needed to be mitigated. For instance, when single-family residential properties (LDR) are adjacent to MDR, there are fewer screening or setback requirements or control mechanisms to control placement of buildings , but it was staff's role to understand and address those controls provided in city code no matter what development or redevelopment was occurring. Once a land use designation was approved, Mr. Paschke advised that the project had to meet those requirements, but clarified that something coming in at a higher density than allowed under current designations (e.g. size and height) could not happen under existing codes and design requirements and played a huge role in how things are laid out on a site based on those requirements and specific to each development and its zoning designation. Unless a development or project requires a Variance or Conditional Use, Mr. Paschke noted most were handled administratively by staff, with this proposed project no different than any other permitted use and the controls and protections embedded in city code required to be followed.

P. Carrington Ashton, 2200 Midland Grove Road

Mr. Ashton stated that he had some concerns, having lived in this immediate area for 43 years and initially surrounded by trees until the owner of buildings to the east had removed trees and gardens and built the condominiums, apartments and single-family homes. Mr. Ashton questioned who owned the road and grove of trees, noting more recent removal of Willow trees and later Russian Olive trees. Mr. Ashton addressed this latest threat of removing more trees and only having a fence, with rezoning on the other side of that fence. Mr. Ashton admitted he was confused with some of the issues being discussed, but questioned if the proposed rezoning was the same as that of Midland Grove Condominiums, to which Mr. Paschke responded affirmatively.

If zoned the same, Mr. Ashton questioned how a facility could move to a 54-bed home adjacent to private owners at Midland Grove Condominiums. Mr. Paschke clarified that the condominiums were guided HDR because that designation fit their number of units,

whether they were owned, rented or otherwise occupied, further clarifying that this ownership was not something the City of Roseville could dictate, but could only make that determination based on the number of units to the size of the acreage.

Mr. Ashton expressed his topographical concerns in removing more trees causing the residents at Midland Grove to look from their units directly onto traffic; and opined there was no way more sirens and lights wouldn't be experienced than now.

From an economical standpoint, Mr. Ashton predicted a more pronounced and genuine "community flight" threat if this facility is permitted for those older residents at Midland Grove without resolution other than to see their property value reduced. While younger people may have other options, Mr. Ashton stated that "90% of the residents don't want this;" and noted the nice surroundings that had made Midland Grove a grove and fairly middle-class place to live, even though property values had recently reduced as their property had been made more barren.

Specific to security concerns, while unable to prove statistically, Mr. Ashton questioned the accuracy of projected additional vehicles in and out onto County Road B and Midland Grove Road. As already spoken to by a previous speaker, Mr. Ashton noted children now living in their condominiums were at significantly higher danger; and noted there was no concept to determine who would be standing at those corners further endangering children. Even though Midland Grove was a senior facility in the past, Mr. Ashton noted there were now children involved crossing the streets, and any additional traffic would make it difficult for them to cross to the school bus stop.

From an historical perspective, and while the developer shared pictures of other facilities similar to this proposed facility, Mr. Ashton stated the immediate neighbors have no concept of what happened in those communities, or any concept of the concerns and resulting development in those communities. Mr. Ashton noted that Midland Grove represented a more concentrated community and that while some of its residents could not be present tonight due to transportation and other issues, he felt he represented at least some of them; and questioned what residents in those other communities had said when those facilities moved into their neighborhoods.

Mr. Ashton stated that he and some of his neighbors at Midland Grove had been threatened by others who tell them the Planning Commission has all power, and therefore noted his hesitation in coming before the body, having also been told he may as well not attend since the commission had all the power. If that is the case, Mr. Ashton questioned who put the commissioners in their seats, opining that was where the commission's powers lie. Mr. Ashton stated that all residents in Roseville we're part of a community, and stated if this facility comes in and his prediction of "community flight" happens, what will become of Midland Grove. Mr. Ashton stated he knew: values will decrease and if that happens directly north of this new facility, what would happen with it, and who would want to put their relative in a place with extremely low value.

Mr. Ashton stated that the Midland Grove Association had worked hard at maintaining their property and advised he was proud to live there, one of the reasons he'd stayed for 43 years, allowing him to travel for his career but have a home base residence that he could trust. If this new facility, as proposed, occurs, Mr. Ashton stated he was not sure he'd continue to maintain that trust, and in fact might be one involved in that "community flight."

In an effort to clarify for Mr. Ashton and other citizens concerned with the power of the Planning Commission, Chair Boguszewski clarified the mechanics of proceedings and land use decision-making process. Chair Boguszewski clarified that each commissioner was a volunteer citizen applying to the City Council to serve on this commission, and appointed by the City Council to serve a proscribed term. However, Chair Boguszewski clarified that the role of the commission was to make recommendation to the City Council and the authority ultimately rested with the City Council. If an individual commissioner chose to base their decisions on things thoughtless, inconsiderate or irrational and

beyond statutory dictates, Chair Boguszewski assured the public that the City Council reserved the right to remove any of those volunteers from the Planning Commission, or to not reappointment them. Chair Boguszewski further clarified the important distinction between the Planning Commission's advisory role in determining as defined by state statute whether or not a proposal or land use filled or did not fill those guidelines as established. Chair Boguszewski noted that the City Council's review and role as elected officials may address community concerns or political leanings, and may therefore take a different view than that the Planning Commission was able to undertake. While that may seem like a subtle difference, Chair Boguszewski noted it was an important difference between the roles of the City Council and Planning Commission, and offered several examples of situations. While some residents may wonder the Planning Commission's rationale in making some of their decisions, Chair Boguszewski stated it may have been because legally it had no factual reason to be able to deny, while the City Council could make those more political decisions at their discretion.

With that distinction, and some citizens making the Planning Commission out as a threat, Mr. Ashton suggested that needed to be published or brought to the public's attention.

Member Murphy reiterated that the role of the Planning Commission is to serve at the public hearing and listen to community concerns, which are then documented for benefit and as part of the Planning Commission's recommendation to the City Council's analysis and their deliberation, along with the standard public hearing notification requirements and reasonable recording of those meetings. Member Murphy noted that individual commissioners attempted to attend the informational meetings to further actively engage with and hear concerns of residents beyond their personal perspectives.

Regarding any member of the public feeling somewhat powerless coming before the Planning Commission, Member Cunningham stated the importance commissioners felt that residents show up and express their views, opining that is where the real power lies. While suggesting that commissioners should feel flattered they were perceived to have that power, Member Cunningham assured residents that wasn't true.

Mr. Ashton expressed his feeling that he was represented, but clarified that the word outside and at Midland Grove Association meetings was that was not how the process worked.

Jim (& Paula) Wright, 2210 Midland Grove Road
At the meeting he attended at Midland Grove on this issue, Mr. Wright noted everyone was talking about memory care, not assisted living, and questioned if there was a difference; and further noted that the maps and site plans displayed tonight all indicated an assisted living facility. Mr. Wright asked that the commission identify if there was a difference in the number of people who could live there with a memory care facility versus an assisted living facility.

Chair Boguszewski stated that there was no difference, and occupancy was determined by the number of units, whether for an assisted living or memory care occupant. Chair Boguszewski advised that the only difference was in the number of staff required for the care of those occupants based on their specific needs.

In referencing previous discussion tonight regarding alarms for residents and technological security, Mr. Wright noted that question had also come up at their informational meeting with attendees asking if there would people wandering around outside, but stated he didn't hear a clear answer at that meeting.

Chair Boguszewski clarified that there were safeguards in place and he would find it extremely rare if not negligible that residents could get out of the building on their own.

Mr. Wright questioned if the terminology between an assisted living or memory care facility made any difference with traffic, with Mr. Paschke responding that it would be immaterial for either facility as it related to tonight's consideration and requested action.

Member Murphy concurred, stating it would simply be a business decision on the part of the developer, and not part of Planning Commission deliberations tonight.

Mr. Wright noted concerns with children as previously stated, and noted that the road was signed "No Parking," but that was not observed by parents with school children, and suggested the School District needed to be involved.

Since Midland Grove was now an FHA-qualified building representing less than 37% of its units, Mr. Wright noted that many of those owners had rented out their units and were not involved in day-to-day happenings, but opined the school issue needed to be dealt with. Mr. Wright opined that small children should not be walking across the rod, and suggested they could be picked-up/dropped-off in the Midland Grove parking lot.

In general, Mr. Wright stated he and his wife were supportive of the proposal.

As a School District 623 Board member-elect, Chair Boguszewski encouraged residents to go to the District's website and send their concerns to board members, assuring those residents that he had noted their concern for his follow-up when his term starts.

Patricia Keely Hall, 2209 Midland Grove Road, #301
Ms. Hall thanked the Planning Commission staff for their response to her questions prior to this meeting. Ms. Hall stated that her original intent was to make a request, but with the comments of Mr. Carrington about opposition of the neighborhood to this development, Ms. Hall advised she needed to respond to that comment. While not having a vested interest in this development, as a demographer by trade, Ms. Hall clarified the results of the survey, noting that of 174 units, only 77 units responded – less than half of those living at Midland Grove; and of those 77 units, approximately 27 residents, or 35% response rate, Ms. Hall noted that 9 supported the development, while most responding left if blank or had no opinion. Ms. Hall opined that those opposed were basically committed to keeping the property as is and how they would like to see it. However, Ms. Hall further opined that those in opposition certainly didn't represent 90% of the residents living at Midland Grove.

Ms. Hall stated that 38% of those responding appeared worried about increased traffic, and she suggested if a traffic study was performed it could reassure neighbors or give them fuel to deal with their prospective new neighbors, Ramsey County and/or the City of Roseville to get those potential problems alleviated. Ms. Hall stated she would be very much in favor of a traffic study being performed.

As an employee of the U of MN in Dinkytown (Prospect Park), Ms. Hall noted that that neighborhood changed and looked nothing like it used to, with high rise apartment buildings installed and while not affiliated with the U of MN, some of those buildings were constructed under false pretenses, such as proposing a certain density of a project, but then the project switching to a greater density and height than that approved.

Member Daire noted that as a Planner with the City of Minneapolis at that time, he had been involved in that development project.

Ms. Hall opined that, even if this proposal didn't succeed, something would inevitably be built there. Ms. Hall stated that she wanted to be a good citizen and positive part of the community, but she also didn't want whatever developed to be ugly or end up large condominiums that would reduce area property values. If this proposal and this application to change the comprehensive plan and zoning don't succeed, Ms Hall asked if the Planning Commission would be willing to ask to rezone the property or move it away from HDR designation; or asked if there was a way citizens could ask for the property to be rezoned back to a lower density and use designation.

Mr. Paschke responded that there were a number of ways that could be addressed if the developer walks away from the project and the sale doesn't go through and the project is dead. From that perspective, Mr. Paschke stated that the city had the ability to change comprehensive plan guidance and zoning. However, Mr. Paschke noted that the end result may be that, once guided and zoned differently, any permitted use supported by

city code could be developed, false pretenses or not, it would become a difficult challenge with any proposal coming forward with no site plan approval or other approvals requiring public vetting beyond administrative review and approval. Under that scenario, Mr. Paschke noted that the designation would just be guiding the property for a certain density and rezoning for a density and design standards under code requirements, and not for a specific development. Realistically even under this proposal, and as much as the preference may be and support given for an assisted living facility, Mr. Paschke noted as staff there was no guarantee at this time that use would go forward.

Steve Enzler, 1995 W County Road B
As the next door neighbor to this property on the east, Mr. Enzler referenced his written comments to the Commission

Mr. Enzler provided an historic perspective on the property and previous subdivisions, and the net results for his adjacent single-family home. Mr. Enzler opined that one of the lessons learned from that past action was that comprehensive plan designation should not be done separately from zoning designations; and thanked the City Council for resolving that discrepancy in 2008. However, an unfortunate result of that last effort was his property would always have to remain a single-family residence, if for no other reason that the topography of his property made anything else difficult.

Specific to economic viability based on the intent of the comprehensive plan designation, Mr. Enzler stated that a buffer was important to his property and quality of life; and asked that as the Commission thought about buffers especially with this particular proposal's orientation toward single-family units such as his, they take that issue into their consideration. Specific to value of this and adjacent properties, Mr. Enzler noted that everyone can developer their property and he and the neighboring properties should be able to fully monetize their property, there needed to be a balance of how adjacent development impacted the economic worth of adjacent parcels. Mr. Enzler opined that he thought the intent of this property owner and developers were clear; and admitted that no one can determine impacts to property values until fully developed. However, Mr. Enzler noted his concerns with property values based on this development located closer to adjacent properties and providing less of a buffer, which created the most impact to properties and could result in those adjacent properties losing money from their pockets.

Mr. Enzler asked that the Commission consider whether or not this is the right land use at this site for the City of Roseville in the long-term (e.g. twenty years from now), and further noted that no matter what project is approved today, the use could convert to whatever made the most money in the future if assisted living was no longer viable for this facility.

Mr. Enzler admitted that he didn't envy the Commission's decision tonight. Mr. Enzler noted that this property is unique, and essentially was a box with the neighborhood having only one entry point due to topography, creating more of a challenge with more bodies potentially using that one access point. Mr. Enzler stated that he respected the Planning Commission and them volunteering their time in this often contentious decision-making role. However, Mr. Enzler begged the Commission to help the neighborhood come to a conclusion that is right for this area, including some green space, and once and for all address this issue for the neighbors and property owner before another nine years went by.

Jim Wright, 2210 Midland Grove Road
Mr. Wright noted that he and his wife would be viewing the property directly from their home. Mr. Wright noted that with this type of use it would not be uncommon for hearses to be accessing this property on a frequent basis, and suggested if that bothered any of the neighbors, not was the time to say so.

Tom DeLong, 2220 Midland Road, #310
Mr. DeLong opined that the road is barely wide enough to support the Midland Grove Condominiums, especially if a fire truck needed to access the property. If HDR designation is approved, Mr. DeLong opined that there is no way small tractor trailers

used for deliveries would have a side enough space to be able to turn off the road onto the site.

Mr. DeLong also expressed his concerns related to water drainage, noting the considerable funds spent at Midland Grove to fix their drainage problems, and asked that planners seriously look at that aspect, especially with the proposed drainage plane and plans for underground parking, given that Midland Grove experienced flooded basements.

Member Cunningham asked staff to address the road width and access for street plows, semi tractor-trailers, or vans, suggesting that this was probably the reason for "No Parking" designation on both sides to facilitate that.

Mr. Paschke responded that the issue will be with traffic volumes and at what point that became problematic for the intersection. However, Mr. Paschke noted that the current design capacity of that part of the road is already much higher than anyone was probably aware of, but it may be an issue to be addressed with a traffic study.

Specific to stormwater management and drainage problems experienced with Midland Grove Condominiums, Mr. Paschke advised that today's regulations had changed dramatically since the existing single-family homes and Midland Grove Condominiums had been constructed. Mr. Paschke noted that today's standards were very high and the site would now be required to meet many requirements before any runoff can leave the sites. While staff has yet to review those stormwater plans in detail due to the concept nature of the proposal at this point and not part of tonight's requested action, Mr. Paschke advised that those requirements would become part of the approval process of any development, and anticipated the developers had already worked a number of those considerations into their design even at this point. Mr. Paschke noted that heightened stormwater management issues were here to stay, and any development would need to meet not only city requirements, but also those of the applicable watershed district; and if not met, there would be no permit issued for development. Mr. Paschke noted that one of those requirements is that stormwater runoff leaving the site had to remain as it was today or prove less, and had to be controlled before leaving the site.

Rick Poeschl, 2220 Midland Grove Road, #111
Mr. Poeschl had provided his concerns via written comment, included in the meeting packet materials. Mr. Poeschl reiterated that Midland Grove had a water problem, and when it rained hard there was water in their garages and in the tunnel connecting them, as well as at the end of Midland Grove met their property. Mr. Poeschl questioned if this project would make that situation worse.

P. Carrington Ashton, 2200 Midland Grove Road
Mr. Ashton concurred with concerns about drainage, and opined that there would definitely be a serious problem with stormwater drainage and the additional traffic on the roadway. Given the amount of drainage and flooding issues with Midland Grove, Mr. Ashton questioned why drainage wasn't looked into before Midland Grove was built.

Mr. Paschke referenced his previous comments, and noted that regulations had changed since the 1960's and construction of Midland Grove. Mr. Paschke stated that the development met standards in place at that time, but since then and during his 17 years tenure in the City's Planning Department, stormwater management standards had changed at least 12 times. Mr. Paschke noted that those standards had been changed to protect adjacent properties as well as the development site itself to avoid putting any additional pressure on existing infrastructure and those adjacent properties.

Fred Christiansen, 2200 Midland Grove Road
As a retired architect being familiar with buildings, design and site development, Mr. Christiansen opined that a lot of mistakes had been made when Midland Grove was constructed. Mr. Christiansen further opined that part of that was the two architects who did the preliminary plan but then hadn't been paid, ending up with the facility built without any architectural expertise or oversight.

Mr. Christiansen stated that given this request for a change in zoning tells him that something was wrong with the city's planning, and questioned why the zoning should be changed, since it was just done so a few years ago. Mr. Christiansen opined that it was unnecessary to do so again, and while this was a nice piece of real estate, and there were a number of homes already in this neighborhood without any problems, he questioned why single-family homes couldn't also be constructed on this site (e.g. 3-4 homes) and prove much easier for Midland Grove Road access, widening it to create two parking areas, as well as providing additional green space and some nice homes for this neighborhood.

However, Mr. Christiansen opined that putting a health care facility on this site was not a good idea. As an architect working all over the world in the past, specifically with hospital consultants and construction of health care facilities, Mr. Christiansen stated this isn't a very good site for such a site. For instance, if residents of the facility are ambulatory, Mr. Christiansen asked where they would walk as there were no sidewalks, and how would the cross a busy 4-lane road at Cleveland Avenue and County Road B. With those things under consideration, Mr. Christiansen opined that it made no sense to develop this type of proposed facility, and suggested the zoning designation be left as is allowing low density uses to develop on this residential property.

Mr. Christiansen thanked the Planning Commission for their service to the community.

Kevin Schultz, 2250 Midland Grove
As a resident in the area since 1983, Mr. Schultz noted that the neighborhood had been through a similar rezoning process several years ago, and questioned what had changed unless it was the number of proposed stories.

At the request of Mr. Schultz, Mr. Paschke confirmed that if this parcel developed as single-family residences there would be no need to change the current comprehensive plan or zoning designation.

Chair Boguszewski noted that to-date no one owning the subject property was interested in developing the site for such use; and while recognizing this was a difficult decision, he also noted that an earlier development proposal for this site actually had proposed 77 units rather than the 54 with this proposal.

Mr. Paschke confirmed that a previous development proposal was for 77 units, coming forward approximately 7-8 years ago as a Planned Unit Development (PUD) that predated the 2008 change to the city's zoning code.

Chair Boguszewski noted, confirmed by Mr. Paschke, that the Commission recommended approval of that proposed project, with subsequent denial by the City Council.

Wayne Mostick, 2250 Midland Grove
Mr. Mostick stated he was opposed to the project, opining that more green space was needed. Also, Mr. Mostick opined that, with more kids waiting for buses, the area could be developed into a nice area for kids. Mr. Mostick referenced his attendance at a meeting of the Midland Grove Board of Directors, where residents were told they'd better accept this project or when the City of Roseville did its next comprehensive plan update, they could approve Section 8 housing for the site, along with other scare tactics expressed that night that he personally resented. Mr. Mostick also expressed concern about a potential "bait and switch" situation, even though the presenters of the project appear to be above-board and this seems like a good project. However, Mr. Mostick stated his confidence that if this proposal didn't go through, what may take its place.

Lucy Botzis, 2236 Ferriswood Lane
Ms. Botzis referenced a letter in tonight's meeting packet from David Sellergren, President of Ferriswood Condominium Association, 2191 Ferris Lane, (FCA) written on behalf of their Board of Directors voicing their numerous concerns. Having served on the

Planning Commission in another community for eight years, Ms. Botzis expressed her empathy to the Commission.

As a volunteer mediator in the past for another Roseville project working for six months with the facility owners and adjacent neighbors, Ms. Botzis noted the result, due in part to a responsive City Council, was a settlement to address neighborhood concerns. Ms. Botzis noted she had only been a Roseville resident since this last spring, and also as an employee in Roseville, expressed her love for the community, and Ferris Lane, opining that the immediate area was very compact and unique.

Ms. Botzis recognized the considerable decision-making before the Commission, and noted the passionate comments heard during tonight's public testimony, giving them a lot to consider, both statutorily and from that public comment. Ms. Botzis noted the fear and uncertainty expressed by the neighbors, and their concerns with loss of control over their future, and lack of trust expressed for a variety of reasons and directed at a variety of places.

Ms. Botzis suggested that, at a minimum, the consensus appeared to be that a traffic study was needed, which should serve to alleviate some of that uncertainty, and hopefully avoiding another mediated situation, since she found a lot of similarities in these development projects. While not directly impacted by this proposal, Ms. Botzis noted that other of her Ferriswood neighbors and their separate Association are affected.

Peggy Doi, 2220 Midland Grove Road, #310
Ms. Doi referenced previous comments made about the last comprehensive plan update and designation as HDR, questioning if higher density was allowed, how that impacted this particular parcel and if they could add to that density.

Before responding directly to Ms. Doi's question Mr. Paschke stated that there was a lot of speculation and misperceptions being brought forward tonight. However, he attempted to clarify those things under the control of the City and those things beyond municipal control, such as Section 8 housing, stipulating owner-occupied housing, or other types of housing units not under municipal control. Mr. Paschke clarified that those things were under the federal domain affecting housing rights and/or association rules, but not under municipal domain.

As to Ms. Doi's question, Mr. Paschke stated that he was not aware of any discussion by the developer or property owner to increase density, and clarified that density wouldn't increase as part of land use guidance under the comprehensive plan, but would be addressed with zoning designation. If such a higher density was requested, such as HDR-2, Mr. Paschke advised that it would also come with additional design standards and strings attached accordingly. While anything can happen, Mr. Paschke focused the requested action tonight; and noted HDR-1 or HDR-2 density requirements were more than sufficient to serve most areas and situations in Roseville such as this proposal.

Chair Boguszewski asked staff to address opportunities for citizen involvement in the comprehensive plan update process.

Mr. Paschke noted that the process itself and its timing was still being addressed, and suggested citizens stay tuned to how that process moves forward. Mr. Paschke noted that the issue would come back to the Planning Commission a number of times before solidifying it and recommending its move to the City Council for their consideration, and would provide numerous opportunities for citizen input at both levels.

Andy Weyer, 2025 County Road B-2 W
As owner of the subject property, and a 46-year resident of Roseville, Mr. Weyer spoke to some of the comments made tonight during public comment that were not accurate or were misinformed. Mr. Weyer provided a history of his family who moved to Roseville from Oregon in approximately 1906 and their purchase of the entire 30 acres on which this subject parcel and surrounding parcels had been included. Mr. Weyer reviewed the transitions of the property, utility assessments on three sides that required the family to

sell half of the property to pay for those assessments, and the portion sold to construct Midland Grove Condominiums.

Mr. Weyer stated he held no animosity for those speaking tonight, but expressed his interest in making the land work historically for his family. Mr. Weyer reviewed some of the options considered, including that proposal 9 years ago, with each of those development proposals costing considerable money to create. Mr. Weyer noted that the last proposal for eleven single-family homes went through the planning process, but the developer ultimately couldn't make it work financially, even though he had pursued that type of development based on the neighborhood revolt to a senior living in the past.

Therefore, Mr. Weyer stated that when these developers approached him with this proposal he reviewed their other facilities, and had been impressed with how well-vetted their proposal was and the work invested by them to-date beyond that done for their other projects, including underground parking to lessen the impact for the neighborhoods and decision to not seek approval through a PUD process.

Mr. Weyer stated he was encouraged by this project, and noted he had met with residents and Board members of Midland Grove Condominiums for a walk-through of the property, and announced another walk-through was planned this coming Saturday at 1:00 p.m., and invited anyone to attend to view where the proposed facility would be located. Mr. Weyer stated it was important to him to make residents aware of the proposed project, and for him and adjacent neighbors to be here tonight to speak.

Specific to Midland Grove Road, Mr. Weyer noted it was crowned, and was at least 24' wide and would be more than sufficient to handle additional traffic, especially with the proposed assisted living/memory care facility, that wouldn't have a big impact since those residents didn't drive. Mr. Weyer opined that his grandmother, a former owner of the property, would have loved to have such a facility on her property and not have to leave it, and know it was still owned by their family.

Mr. Weyer opined that this also fit the comprehensive plan designation, since it had already been labeled as HDR at one point. Mr. Weyer admitted he would love to stall have all 30 acres of his family's property and plant more apple trees, but also admitted he needed to sell this property, and that the zoning change was needed to facilitate the project and make it viable. Given the other options considered for this parcel, and financial viability involved, Mr. Weyer opined that this is the only project that will work here; and noted the considerable money expended by the developer over the last two years in working with him to develop this project.

Specific to tree preservation, Mr. Weyer admitted that the construction of the building would be less expensive if located elsewhere on the site and additional trees removed, but noted this seemed the least impactful site for the neighborhood allowing for sufficient setbacks and major trees remaining on the perimeter.

Mr. Weyer noted that this developer had tried very hard to make a project that Midland Grove Condominium residents would agree with, and advised the developer had tried very, very hard to address their issues. Mr. Weyer noted he had also opened up his property to allow those with concerns to voice them and walked the site with them to help them better understand the site and project.

Mr. Weyer recognized that these meetings get passionate, but also noted the request involved his life and livelihood; and noted he wasn't proposing development of a halfway house, but an assisted living/memory care facility, a proven need in the community in this day and age, and for development of it by a viable, respected company. Mr. Weyer noted that the business plan developed by them worked for a 54-unit facility, thus the requested comprehensive plan designation and rezoning application. Mr. Weyer assured the Commission and residents that this developer had successfully done this type of project before and wanted to do so again in Roseville.

Mr. Weyer expressed his understanding for some of the concerns expressed by some neighbors who would prefer he do nothing with his remaining property, but also noted he had the right to develop his property, putting him at the mercy of the Commission's and City Council's determination. Mr. Weyer stated that he couldn't stress enough to the Commission how hard it had been to sit in the audience and listen to the negative neighborhood comments and their attempt to try to vote a development down yet again. Mr. Weyer opined that he deserved the opportunity to develop his property, and further opined that this development would not prove a high impact on people. Mr. Weyer asked that the Commission take all things into consideration in their deliberation and ultimate recommendation, offered his willingness to answer any of their questions, and invited them to walk through the property and see the markings where the development components will be to help everyone understand the proposal. Mr. Weyer opined that this type of facility is needed, based on his personal family experience. If individual commissioners had any serious concerns, Mr. Weyer asked that they not vote "no" without talking things out first, especially given the number of years he'd been attempting to develop this site and other options proven not viable. Mr. Weyer asked for the Commission's honest consideration, and that they not be swayed by emotions or politics, but be open to work through any concerns to find some common ground to allow him the ability to make things work for his family, opining that wasn't too much to ask.

Liz Eisler, 2230 Midland Grove Road

Ms. Eisler expressed her concerns about traffic, whether the units would be single or double-occupancy affecting traffic from visitors and family; whether additional amenities would be available on-site (e.g. dental office, barber shop) or residents would need to be transported for those amenities; whether food and/or medicine deliveries would be weekly or more frequently; traffic from physical therapists and others caring for residents beyond on-site staff; and additional traffic from busses to transport residents for outings; and traffic from random visitors to the facility to lead social activities.

As a younger property owner at Midland Grove Condominiums, Ms. Eisler noted that she was one of the owners who could leave as Mr. Ashton spoke to "community flight," but she stated she didn't want to leave and appreciated her community and noted it would be hard to leave it. However, Ms. Eisler opined that the economic value of her property would likely decrease if this development proceeds; and further opined that young families would be needed to replace those older members of the community being lost. Ms. Eisler advised that Midland Grove was updating their building to encourage younger families, but questioned if their location would be as enticing for them with an assisted living facility located in the immediate neighborhood.

Ms. Eisler addressed the hill off Ferris Lane onto Midland Grove Road that created some confusion for vehicles thinking they were accessing Highway 36, but creating a huge traffic issue for those making that mistake, going the wrong way and having to loop and turn around. Ms. Eisler noted there were considerable issues already with traffic, and they would only increase with additional visitors and deliveries created with this project. If Ramsey County has an access point in place, but wasn't willing to bring additional traffic onto it, Ms. Eisler asked what made the option 20' from there a better option, especially with this road so close to the freeway ramp, and already experiencing considerable traffic issues.

Jim Eisler, 2230 Midland Grove Road

Using his experience in real estate, Mr. Eisler opined that this was a volunteer sport for the property owner, and reviewed the ownership and valuation history of the property, with the current owner acquiring the property in 2001. Mr. Eisler addressed Mr. Weyer's point that he also believed in property rights, but also believed in zoning and using a property as it was intended.

Mr. Eisler admitted this was a very difficult property to develop, as evidenced by the number of times it had come forward to this body with development proposals for the small site. Mr. Eisler referenced some of the Planning Commission's findings in 2009

related to density, flow and other issues; noting that on an ideal site, you'd come into the middle and bring traffic sufficiently address ingress/egress flow, but questioned how that flow would be accomplished when using access at the end of the property as proposed. Mr. Eisler stated there was no way someone could deliver food by semi onto this site.

Mr. Eisler noted that there were many issues with the property, and while recognizing that Mr. Weyer owned the property and was understandably emotional about its use, but also noted the need to ensure it was developed with an appropriate use. While these conversations often become circular, Mr. Eisler noted the need to zone first and then receive any development plan; and opined that the proposed use as an assisted living facility was a business use, not residential use and that for a for-profit business by the developer, even though residential uses were surrounding the site.

Mr. Eisler agreed that traffic was already problematic in this area and opined that the proposed use would only exacerbate the issue.

Mr. Eisler disagreed with the project architect regarding referenced statistical visitor traffic dated 2009-2010, and questioned its relevancy to 2016 traffic patterns, opining that traffic will only become more of a major issue.

Mr. Eisler concluded by stating his preference to retain zoning as is, noting that the property owner had the right to sell the parcel as another option especially given developers haven't been successful to-date in making a project work. As the Commission moves forward tonight, and with the good overview provided by the developer, but lacking sufficient detail based on his experience, especially related to traffic circulation, Mr. Eisler opined the developer needed to take that risk to determine that impact and provide a traffic study at a minimum.

Chair Boguszewski closed the public hearing at approximately 9:40 p.m.

Commission Discussion and Deliberation

Member Murphy stated his partiality for completion of a traffic study before continuing with this request; and therefore asked if anything was to be gained by having further discussion without that in play and having a more informed discussion from Ramsey County.

Chair Boguszewski clarified the question was whether the Commission wanted a traffic study before further deliberation. Chair Boguszewski noted the same situation frequently occurred when a site was vacant and then proposed for envisioned alternative or development. Chair Boguszewski noted that the Commission already had background information available from past development proposals for the site for a 77-unit development, and for eleven single-family home development; and asked if we accepted the subsequent estimates presented by the applicant for 60 additional vehicles trips per day and whether it was valid.

Member Murphy reiterated his interest in a traffic study.

Chair Boguszewski questioned if that study states 60 or less vehicle trips daily, did that speak on its own merits or if this proposal proved to be a great project for an area zoned HDR, did a traffic study further impact the Commission's decision to change zoning to HDR. Also, Chair Boguszewski noted that hypothetically in a clean and sterile world, with this project at hand, he believed there was a very low risk that the City Council would ultimately approve HDR and then the developers abandon this development for Section 8 housing; expressing his confidence that they intended to develop what they proposed to do. If the use at hand is cogent to a decision to change designation to HDR, Chair Boguszewski opined that a traffic study would then have valid impact on Commission deliberations on the process. Therefore, Chair Boguszewski expressed his willingness to support a traffic study before the Commission's decision if it was important to the body, unless there was a sterile separation in zoning and this proposed project.

Member Bull echoed those comments, and stated that in his review of traffic data from other projects and as noted in staff's initial analysis, opined that this development made

the most sense for traffic in this already congested area. However, Member Bull stated that a traffic study was not a critical issue for him in making his decision.

Member Gitzen stated he believed a traffic study would be beneficial, and as the apparent key point and issue in the neighborhood, would provide the Commission with a more factual background in considering this zoning change. Member Gitzen stated that the more information he had available the easier it would make his decision versus relying on conjecture.

Member Cunningham noted multiple comprehensive plan changes having come before the Commission to-date; and her take was that it was important and their responsibility to look not at the project but the new comprehensive plan designation. Member Cunningham stated that she had 99.9% trust that the current owner and developer are moving forward with this project, but opined the Commission would be remiss to not consider that other things could happen that may make this project no longer feasible. If the Commission decided to change designation to HDR for this project, without having made a fully-educated decision, including the traffic patterns very much attached to this project, Member Cunningham stated a traffic study may help, but she didn't feel it was necessary in her decision-making. Member Cunningham stated that she thought this project would prove a great use of this land, but noted nothing would guarantee it may or may not be on the land in the short- or long-term future.

Member Daire referenced uses east of this subject parcel and Mr. Lloyd's comments related to MDR ringing this HDR project at Midland Grove, noting it would be desired and made sense to buffer those existing parcels with MDR based on land use principles and intermediate density use. However, from a theoretical standpoint, Member Daire stated he saw this property if MDR precluding any project being discussed yet increasing over what had been a past option (single-family housing) that would increase the density of dwelling units and trips/day, amounting to a possible 300 trips/day in and out of the entrance to Midland Grove Road. If moving to HDR and a potential future drop in the real estate market, or people deciding to age in place in Roseville versus moving to an assisted living and memory care facility, Member Daire opined that it was conceivable that the project's character could change, even though there was no way the City could control that. If 54 units were translated into apartment units, Member Daire noted that could translate into as many as 540 trips/day, this may provide some return on the land, but not as high as Mr. Weyer is expecting, while still higher than single-family residential with only room for 13 homes.

Member Daire noted his quandary in having to deal with the proposal asking for HDR zoning and land use for this 2.5 acre parcel, while at the same time, trying to determine what was in the best interest for the rest of the community. Member Daire stated this caused him to lean toward MDR between the existing HDR and LDR designations. Member Daire reviewed development along Ferris Lane and if MDR is a better use overall in the community for that parcel indicating the comprehensive plan should be changed to reflect that and zoning code changed accordingly; but creating a dilemma for him. Member Daire reiterated that his preference would be to go with MDR on that parcel, but since he as an individual commissioner could not initiate that process and could only recommend that staff ask the City Council to consider it, which they may or may not agree with, he stated his decision was between the proposal currently before him that seems solid for HDR thinking even though he thought it was HDR was an inappropriate land use designation for this site.

Chair Boguszewski noted a third option would be to table action on the request tonight pending a traffic study, which would at least inform that decision-making process.

Member Daire stated that a traffic study wouldn't help him much, but suggested removal of the private road sign installed by the parking lot of Midland Grove designating where it actually became private versus where it was currently located on the city's road segment may prove helpful to avoid future confusion.

Member Daire further noted making sure children were not abducted from corners and making sure parents were not parking in "No Parking" areas was a discussion for the School Board and its transportation people, and suggested opening the parking lot to Midland Grove for routing that student and parent traffic there may be a solution.

Chair Boguszewski suggested that would be an issue for the city's traffic enforcement department, not the Planning Commission.

At this point, Member Daire stated he would lean toward voting "no" and asking staff to take a recommendation to the City Council to seek a study for MDR designation instead of HDR for this parcel.

Member Stellmach stated that the majority of his thoughts had been expressed already by his colleagues, and while liking the project itself, agreed that the focus for tonight's decision needed to be on the comprehensive plan and zoning designation. Member Stellmach questioned if a traffic study would really address all of his concerns, and having driven through the neighborhood earlier today and seeing the parking problems already evidenced, opined it may be that any added traffic might acerbate the problem, even though he was unsure of its solution. As far as whether or not to approve the requested re-designation to HDR, Member Stellmach admitted he was still undecided at this point.

Member Murphy stated he was prepared to make a motion; and noted that his first Roseville address as a resident was 2240 Midland Grove Road, Apt. #302 back when they were still apartments; and therefore he was well aware of the dampness issues with the garages and tunnel going back many years.

MOTION
Member Murphy moved to delay consideration of the requested comprehensive plan land use map changes to re-designate the property at 2025 County Road B from LDR to HDR; and recommend to the City Council that the developer provide a traffic study of the immediate area.

Mr. Paschke sought clarification of the proposed motion, noting that if the recommendation is to table this request pending traffic study, it would not go to the City Council, but ordered and paid for by the developer. Mr. Paschke advised that the process would be that action stopped at this point, and staff asked the developer to obtain a traffic study. Mr. Paschke further clarified that the study wouldn't study existing traffic, but only that projected by modeling a permitted MDR or HDR use based on generalized standards, not the project itself, but based on maximum densities allowed under either designation. Mr. Paschke noted that the traffic study would address maximum densities allowed, and consider chances to develop parcels to the maximum beyond the proposal currently before the Commission. While it as unlikely that the parcel would ever develop to the maximum, Mr. Paschke noted that the study's scope would depend on the direction provided by the Commission and suggested the scope for the developer include a review of other intersections in the immediate vicinity and identify certain other related things.

Chair Boguszewski asked if the motion received a second, could it look at current traffic as well and future traffic on a hypothetical basis, since it wasn't justified that the site remain undeveloped forever, but could include incremental changes over and above existing traffic. Chair Boguszewski noted that one testifier spoke about the high levels of current traffic, and suggested different scenarios may prove beneficial versus the current vacant status.

Mr. Paschke clarified that the traffic study models would identify a base line for existing traffic on County Road B, the access road, Cleveland Avenue and other intersections in the area occurring now; and then elaborate on the IST model projections based on this proposed development.

As a point of information, Member Daire asked staff if the current square footage of the proposed units of this development's footprint changed to market rate rentals or condominiums, would the building footprint be increased beyond that of this proposal.

Mr. Paschke advised that, while he had no substantiated answer, any market rate development would have many other amenities and based on the size of those units (1 – 2 bedrooms and other things such as dens, etc.) would need to include space for those amenities and probably reduce the number of units available in that footprint. However, Mr. Paschke noted that the building would have to be financially viable in today's market place, which was demanding many amenities. Using the level of amenities in the existing townhome development compared today's market demands, whether bigger, higher quality design standards, or interior amenities, Mr. Paschke noted they would all need to be factored in, causing him to anticipate units would be much larger than those proposed today and within this footprint, especially based on code compliance requirements for setback and green space. Therefore, Mr. Paschke questioned how many of those type units could be developed under MDR or HDR designations.

Member Murphy moved, seconded by Member Gitzen to TABLE to a date uncertain consideration of requested comprehensive plan land use map changes to re-designate the property at 2025 County Road B from LDR to HDR, pending a traffic study of the immediate area.

Chair Boguszewski asked that, if voting in favor of this motion, it be done because the majority really believed it would help make their decision, and not simply be used as a delaying tactic. Chair Boguszewski opined that, if this motion fails, it seemed to him incumbent upon the Commission to make a decision to tonight one way or the other.

Mr. Lloyd clarified that if the motion to table carries, the intent is not to see the request go away, but prompting staff to extend the City's timeline for review, with staff providing written notice to the applicant formally extending that review period, roughly through the end of March of 2016, and hopefully being able to address it at the February Commission meeting.

Ayes: 4 (Gitzen, Boguszewski, Stellmach, Murphy)
Nays: 3 (Daire, Cunningham, Bull)
Motion carried.

Discussion ensued regarding next steps if and when the Commission should decide to ask the City Council to consider changing this site to MDR or whether it would be appropriate to delay that step until resolution of this request for HDR designation and based on results of the pending traffic study before proceeding and to avoid countering the current request before the body.

Mr. Paschke advised that he didn't feel it was appropriate to consider asking for a change to MDR designation when jus taking action to study traffic with this requested action still incomplete. Mr. Paschke opined it was inappropriate to run another designation concurrent to this or to consider another option before this requested action is completed, and suggested the Commission wait until resolution of this requested action before proceeding.

Chair Boguszewski concurred with staff, and as the Chair, unless he was overridden by one or more of the commissioners with a resulting super-majority vote to do so, stated the request was out of order until this request has been voted up or done.

Member Bull noted that, should this proposal eventually fail at the City Council level no matter the Commission's recommendation, the City would be undertaking an update of its comprehensive plan in the near future, and through that process, zoning of this parcel and any others could be considered at that time as well.

6. Adjourn

Chair Boguszewski adjourned at approximately 9:48 p.m.

REQUEST FOR PLANNING COMMISSION ACTION Agenda Date: 4/6/2016
Agenda Item: 6b

Item Description: Continuation of the request for approval of an amendment to the Comprehensive Land Use Plan map to re-designate property from LR to HR, and a corresponding rezoning from LDR-1 District to HDR-1 District **(PF16-001)**

APPLICATION INFORMATION

Applicant:	Gracewood Assisted Living
Location:	2025 County Road B
Property Owner:	Gracewood Assisted Living (under purchase agreement with Andrew and Sue Ellen Weyer)
Open House Meeting:	held October 22, 2015
Application Submission:	received and considered complete on December 2, 2015
City Action Deadline:	April 30, 2016, per applicant's request for extension to allow time for preparation and review of traffic study

SUMMARY OF PROPOSAL AND REVIEW TO DATE

The requested comprehensive plan amendment (CPA) and rezoning would facilitate development of any of the permitted uses in the High-Density Residential-1 (HDR-1) zoning district with a maximum residential dwelling unit density of 24 units per acre. With a total area of about 2¼ acres, the subject property could potentially be developed with up to 54 dwelling units. The current proposal is to develop a 54-unit assisted living facility, but rezoning actions cannot be tied to specific proposals.

The public hearing for this application was held by the Planning Commission on January 6, 2016. The full RPCA and supporting attachments presented and discussed on January 6, and the minutes of that public hearing and the subsequent discussion among the Planning Commissioners are included with this RPCA as Attachment A.

Prior to taking action on the application, the discussion was tabled to allow the applicant to commission a traffic study so that the traffic impacts of various development scenarios (i.e., the proposed development, a generic multi-family development under the proposed HDR-1 zoning, and a generic residential development under Roseville's Medium-Density Residential zoning district). That study has been completed; this report will provide some comments from City of Roseville and Ramsey County engineers, and the report itself is included as Attachment B.

Because the date on which the Planning Commission's review of this application was to resume was difficult to predict and turned out to be significantly long after the January 6 public hearing, Planning Division staff mailed courtesy notifications of the April 6 continuation of the review to the same addresses that received the official notice of the January 6 public hearing.

Roseville Public Works Response to Traffic Study

According to the traffic study, no roadway network improvements are necessary for any development scenarios. Both scenarios will have an acceptable level of service at all intersections in the project area.

Ramsey County is still reviewing the traffic study.

Other Agency Comment

Minnesota Department of Transportation (MnDOT) controls the portion of Cleveland Avenue north of County Road B. MnDOT is not concerned about traffic from development in that location, but would want to review a site plan so that they can comment on issues related to drainage, permitting, and noise.

Recommended Actions

By motion, make a recommendation to approve or deny the proposed Comprehensive Land Use Plan map change to re-designate property at 2025 County Road B from LR to HR, based on the comments and findings of this report, input from the public hearing, and deliberation among the Commissioners. A successful motion to recommend approval of an amendment to the Comprehensive Plan requires a majority of at least 5/7ths of the Planning Commission. Despite the broad discretion of the City in making this kind of land use decision, a recommendation to deny should be supported by specific findings of fact based on the Planning Commission's review of the application, applicable City Code regulations, and the public record.

By motion, make a recommendation to approve or deny the proposed rezoning of the property at 2025 County Road B from LDR-1 to HDR-1, based on the comments and findings of this report, input from the public hearing, and the Commission's recommendation about the requested CPA.

Alternative Action

Pass a motion to table the request for future action. If the Planning Commission wishes to have additional information, discussion of the request can be further tabled to allow the applicant time to prepare such information. Tabling beyond April 30, 2016 will require the applicant's consent to further extend action deadline established in Minn. Stat. §15.99.

Attachments: A: January 6, 2016, RPCA packet and public hearing minutes
B: Gracewood Traffic Study report

Attachment A not included with RCA Exhibit B

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SRF Consulting Group, Inc. | Engineers Planners Designers

Memorandum

SRF No. 0169155

To: Jesse Freihammer PE
City Engineer/Assistant Public Works Director
City of Roseville

From: Emily Gross, PE, Senior Engineer
Matt Pacyna, PE, Senior Associate

Date: April 19, 2016

Subject: Gracewood Traffic Study

Introduction

As requested, SRF has completed a traffic study for the proposed Gracewood assisted living development located in the northeast quadrant of the County Road B/Midland Grove Road intersection in the City of Roseville (see Figure 1: Project Location). This study will evaluate the trip generation and traffic impacts of three land use scenarios associated with the rezoning from low-density residential to high-density residential. The main objectives of the study are to review existing operations, evaluate potential traffic impacts of the development scenarios, and recommend improvements to ensure safe and efficient operations. The following information provides the assumptions, analysis, and study recommendations offered for consideration.

Existing Conditions

The existing conditions were reviewed to establish a baseline to compare and determine any future impacts associated with the proposed development. The evaluation of existing conditions includes peak hour intersection turning movement counts, field observations and an intersection capacity analysis.

Data Collection

Weekday a.m. and p.m. peak period intersection turning movement and pedestrian/bicyclist counts were collected at the following study intersections on Thursday, February 11, 2016:

- County Road B/Cleveland Avenue
- County Road B/Midland Grove Road

Historical and year 2015 annual average daily traffic (AADT) volumes provided by the Minnesota Department of Transportation (MnDOT) within the study area were also reviewed.



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Project Location

Gracewood Traffic Study
Roseville, MN

Figure 1

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May 2016

Observations were completed to identify roadway characteristics within the study area (i.e. roadway geometry, posted speed limits, and traffic controls). Currently, County Road B is a two-lane roadway west of Cleveland Avenue with a posted speed limit of 40 miles per hour (mph) and a four-lane roadway east of Cleveland Avenue with a posted speed limit of 35 mph. Cleveland Avenue is a four-lane divided roadway north of County Road B and transitions to a three-lane roadway south of County Road B. Cleveland Avenue has a posted speed limit of 40 mph. Midland Grove Road is a two-lane undivided roadway with a posted speed limit of 15 mph.

The County Road B/Cleveland Avenue intersection is signalized and the County Road B/ Midland Grove Road intersection is unsignalized with side-street stop control. Existing geometrics, traffic controls, and traffic volumes are shown in Figure 2.

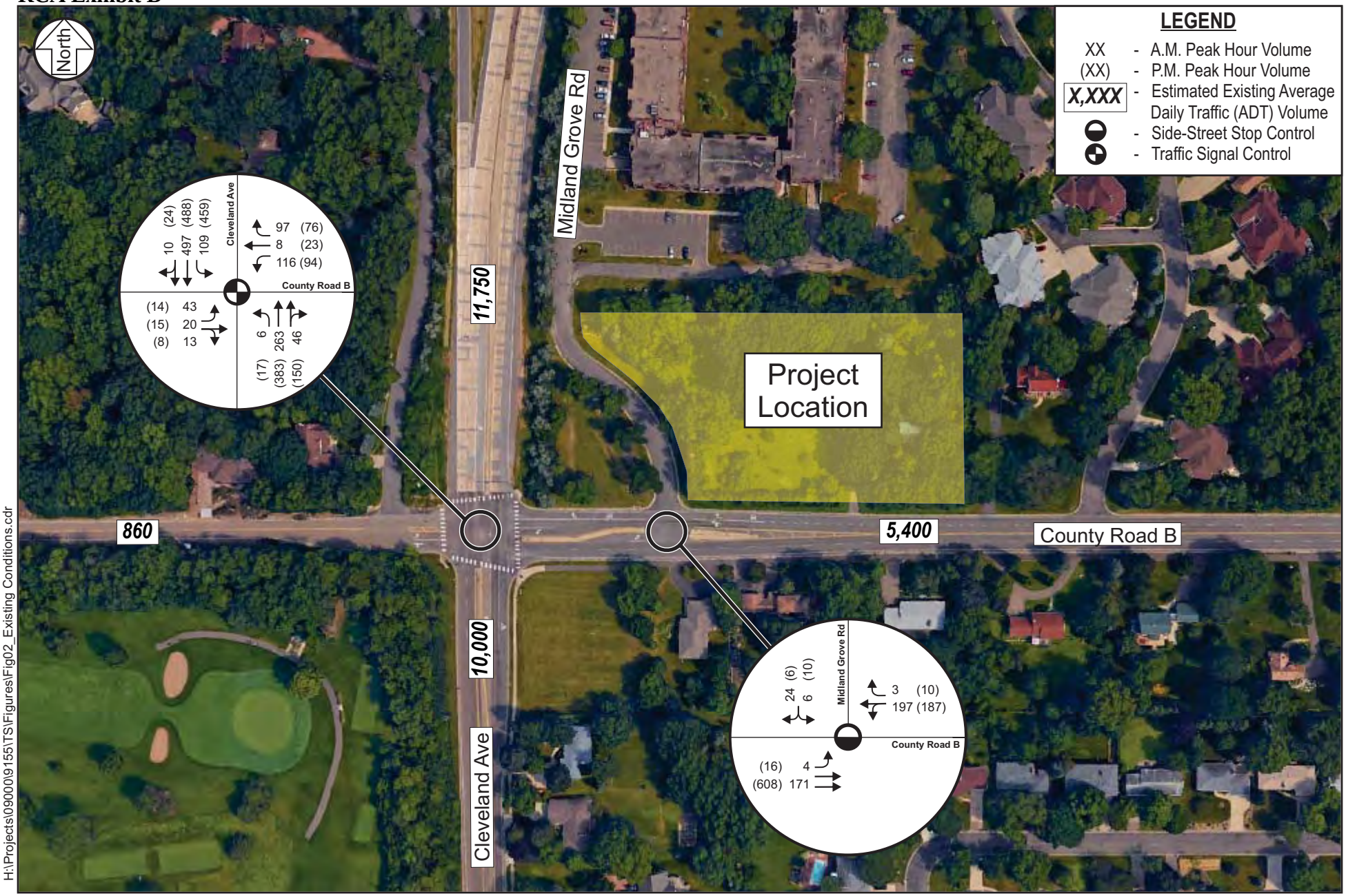
Intersection Operations Analysis

An operations analysis was conducted to determine how traffic is currently operating at the study intersections. All intersections were analyzed using Synchro/SimTraffic and the Highway Capacity Manual (HCM). Capacity analysis results identify a Level of Service (LOS) which indicates how well an intersection is operating. Intersections are ranked from LOS A through LOS F. The LOS results are based on average delay per vehicle results from SimTraffic, which correspond to the delay threshold values shown in Table 1. LOS A indicates the best traffic operation and LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A through D is generally considered acceptable by drivers in the Twin Cities Metropolitan Area.

Table 1. Level of Service Criteria for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersection Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50

For side-street stop controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes.



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Existing Conditions

Gracewood Traffic Study
Roseville, MN

Figure 2

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March 2016

Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, the majority of delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high levels of delay (poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

Results of the existing operations analysis shown in Table 2 indicate that both study intersections currently operate at an acceptable overall LOS B or better during the a.m. and p.m. peak hours with the existing traffic control and geometric layout. It should be noted that westbound queues from the County Road B/Cleveland Avenue intersection were not observed to extend to Midland Grove Road. Overall, no significant side-street delays or queuing issues were observed in the field or the traffic simulation at the study intersections.

Table 2. Existing Peak Hour Capacity Analysis

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
County Road B/Cleveland Avenue	A	9 Sec.	B	13 Sec.
County Road B/Midland Grove Road (1)	A/A	9 Sec.	A/B	12 Sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

Proposed Development

The proposed Gracewood development is located in the northeast quadrant of the County Road B/ Midland Grove Road intersection. The project area is approximately 2.5 acres and is planning direct access to Midland Grove Road, as shown in Figure 3. As currently proposed, the site consists of a 54-unit assisted living center.

The site is currently zoned as low-density residential. In order to evaluate the proposed land use rezoning from low-density residential to high-density residential, this traffic study considered three land use scenarios:

- ***Scenario 1*** – 60 residential units (high density)
- ***Scenario 2*** – 30 residential units (medium density)
- ***Scenario 3*** – 54-assisted living units (proposed development)

Land use assumptions for Scenario 1 and Scenario 2 were based on the maximum allowable units per acre for the respective land use based on the City Comprehensive Plan.



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Site Plan

Gracewood Traffic Study
Roseville, MN

Figure 3

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March 2016

Traffic Forecasts

The proposed development is expected to be constructed in the year 2017. Therefore, traffic forecasts were developed for year 2018 build conditions (one year after construction). To account for general background growth in the area, an annual growth rate of one-half percent was applied to the existing peak hour traffic volumes to develop year 2018 background traffic forecasts. This growth rate is consistent with historical traffic growth in the area.

Trip generation estimates for the weekday a.m. and p.m. peak hours and a daily basis were developed using the *ITE Trip Generation Manual, 9th Edition* for the three land use scenarios. It should be noted that the ITE trip data for assisted living centers is based on the number of beds. However, since the number of proposed beds has not yet been determined, local data at similar facilities was used to estimate the number of beds for a 54-unit facility, which equates to approximately 68 beds. In addition, local assisted living trip center data was used to validate the ITE trip estimates.

Results of the trip generation estimates, shown in Table 3, indicate that Scenario 1 (high density residential) is expected to generate 30 a.m. peak hour, 37 p.m. peak hour, and 399 daily trips. Scenario 2 (medium density residential) is expected to generate 13 a.m. peak hour, 15 p.m. peak hour, and 174 daily trips. Scenario 3 (proposed assisted living center) is expected to generate nine (9) a.m. peak hour, 15 p.m. peak hour, and 181 daily trips.

Table 3. Trip Generation Estimates

Land Use Type *(ITE Code)*	Size	A.M. Trips		P.M. Trips		Daily Trips
		In	Out	In	Out	
Scenario 1 – High Density Residential (220)	60-unts	6	24	24	13	399
Scenario 2 – Medium Density Residential (230)	30-unts	2	11	10	5	174
Scenario 3 – Assisted Living Center (254)	68 beds	6	3	7	8	181

Trips for each scenario were distributed to the adjacent roadway network based on the directional distribution shown in Figure 4. The directional distribution was developed based on a review of existing travel patterns and engineering judgment.

The resultant year 2018 traffic volumes for Scenario 1 (high density residential), Scenario 2 (medium density residential), and Scenario 3 (proposed assisted living center), are shown in Figures 5, 6, and 7, respectively. This includes a combination of background traffic and trips generated by each land use scenario.



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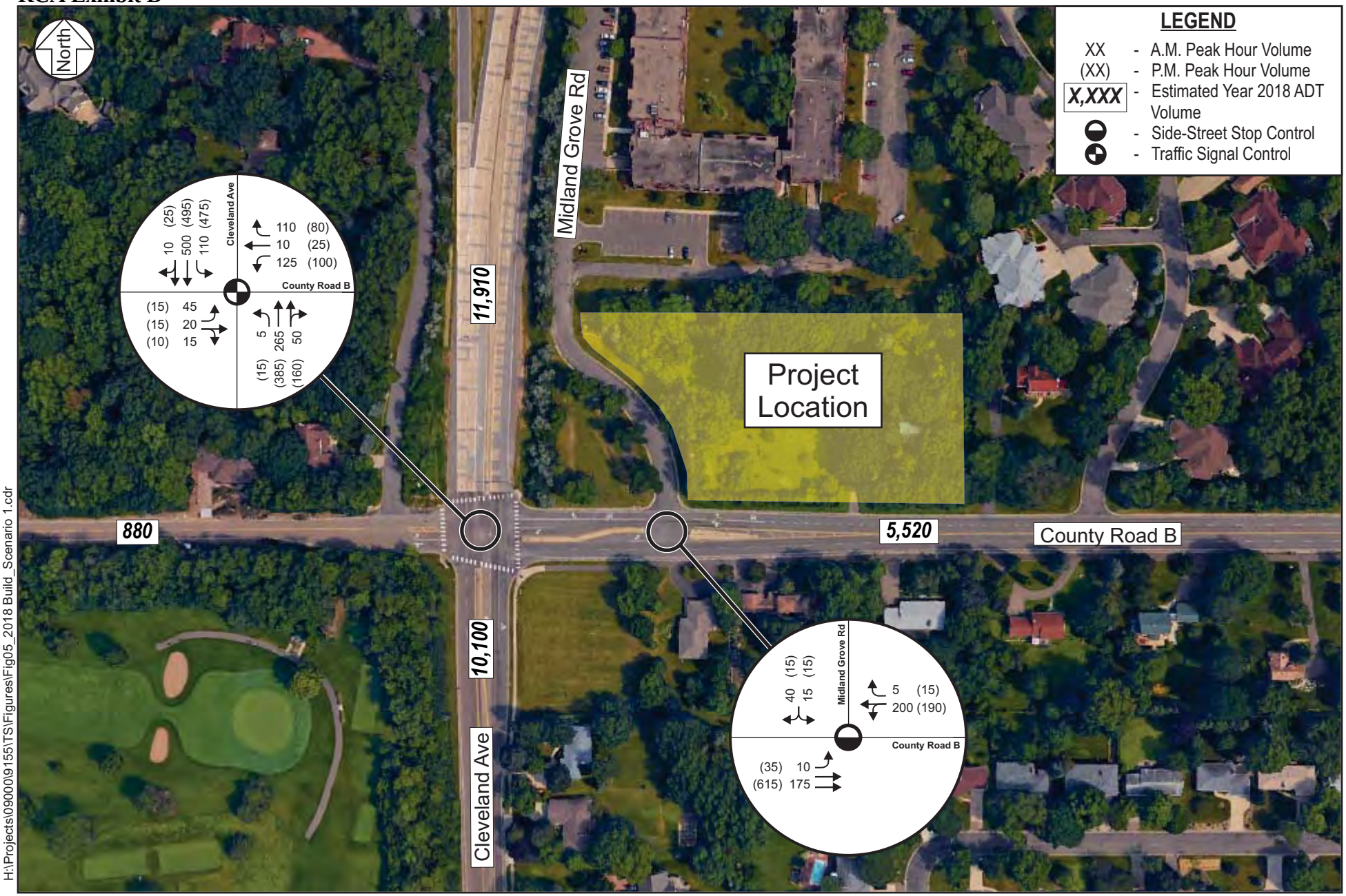
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Directional Distribution

Gracewood Traffic Study
Roseville, MN

Figure 4

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May 2016



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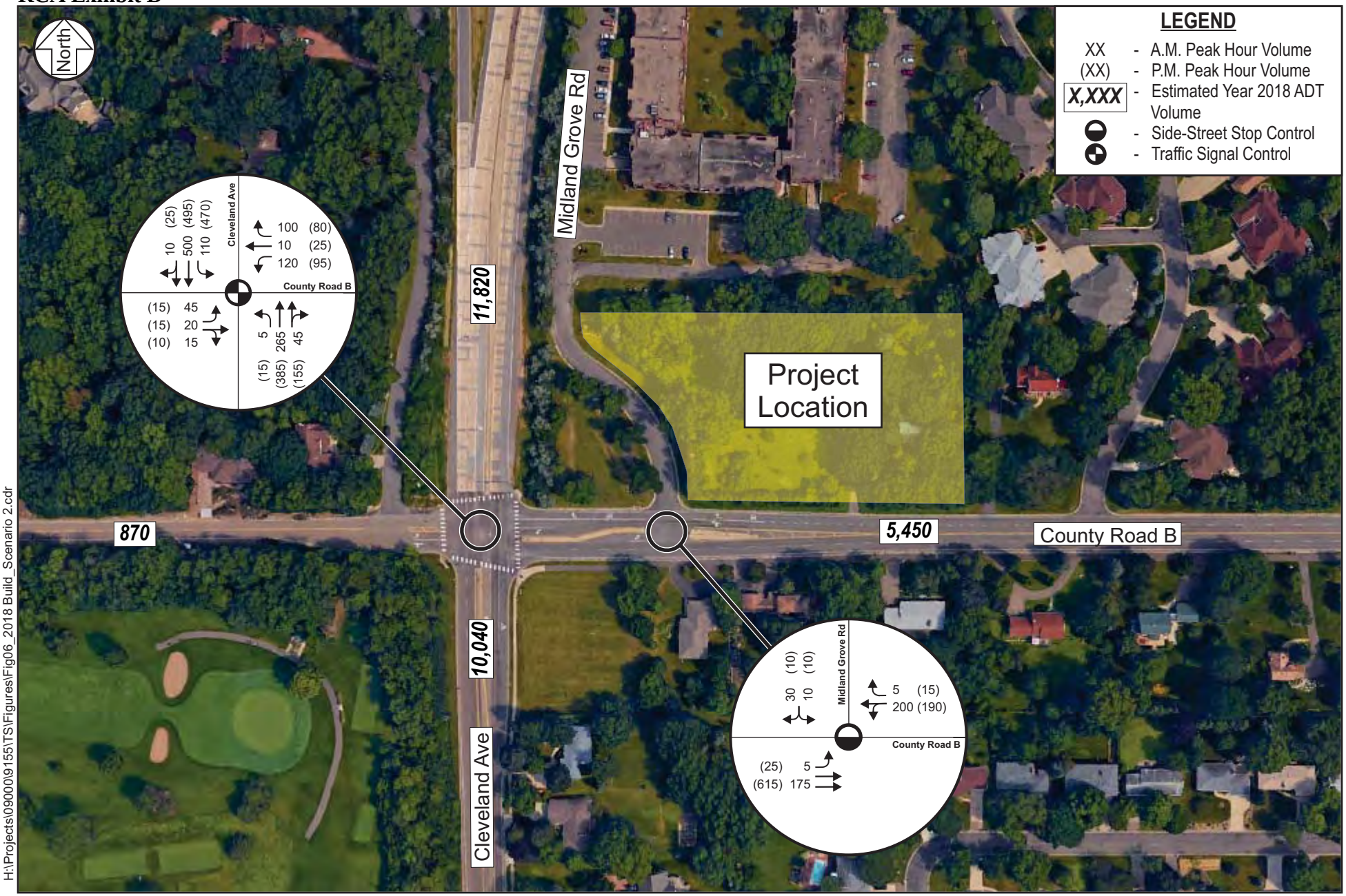
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Year 2018 Build - Scenario 1: High-Density Residential

Gracewood Traffic Study
Roseville, MN

Figure 5

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March 2014



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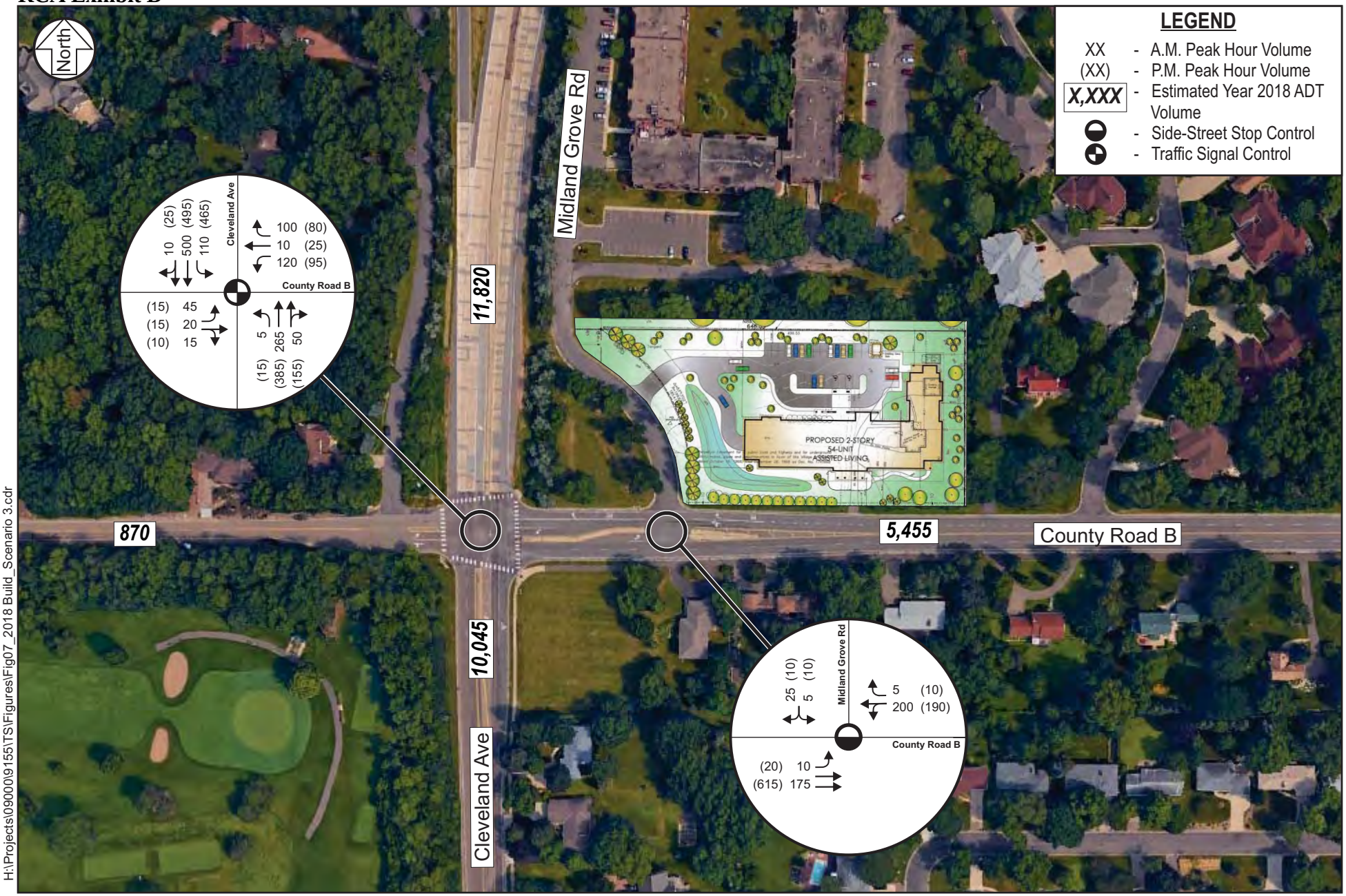
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Year 2018 Build - Scenario 2: Medium-Density Residential

Gracewood Traffic Study
Roseville, MN

Figure 6

0169155
March 2017



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SRF Consulting Group, Inc.

Year 2018 Build - Scenario 3: Assisted Living Center

Gracewood Traffic Study
Roseville, MN

Figure 7

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Year 2018 Build Condition

Intersection Operations Analysis

To determine if the existing roadway network can accommodate year 2018 build traffic forecasts, a detailed traffic operations analysis was completed for all three land use scenarios. The study intersections were once again analyzed using Synchro/SimTraffic.

Results of the year 2018 build operations analysis shown in Table 4 indicate that all study intersections are expected to operate at an acceptable overall LOS B or better during the a.m. and p.m. peak hours with the existing geometric layout and traffic control. No significant side-street delays or queuing issues are expected. Given the minimal overall impact of any of the three land use scenarios, roadway network improvements are not anticipated to be needed as a result of the newly generated traffic.

Table 4. Year 2018 Build Condition Peak Hour Capacity Analysis

Intersection	A.M. Peak		P.M. Peak	
	LOS	Delay	LOS	Delay
Scenario 1 – High Density Residential				
County Road B/Cleveland Avenue	A	9 sec.	B	12 sec.
County Road B/Midland Grove Road (1)	A/B	10 sec.	A/B	12 sec.
Scenario 2– Medium Density Residential				
County Road B/Cleveland Avenue	A	9 sec.	B	12 sec.
County Road B/Midland Grove Road (1)	A/B	10 sec.	A/B	12 sec.
Scenario 3 – Proposed Assisted Living Center				
County Road B/Cleveland Avenue	A	9 sec.	B	12 sec.
County Road B/Midland Grove Road (1)	A/B	10 sec.	A/B	12 sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

Site Review

A review of the proposed assisted living development site plan was completed to identify any issues and recommend potential improvements with regard to intersection sight distance, traffic control and circulation. Based on field observations, there is adequate sight distance at the proposed access locations on Midland Grove and County Road B to clearly identify approaching vehicles. Special consideration should be made to limit any sight distance impacts from future landscaping and signing. No other traffic control or circulation issues are expected.

The proposed development plans to provide direct access onto Midland Grove Road approximately 150 feet north of County Road B. As part of the proposed development, an existing single-family home and its associated residential driveway on County Road B will be removed.

Other Considerations

As previously mentioned, improvements are not anticipated to be needed as a result of the newly generated traffic by the proposed development. However, this segment of County Road B could be considered for a roadway diet in order to provide additional turn lanes and/or pedestrian/bicyclist accommodations. Current daily traffic volumes on County Road B east of Cleveland Avenue are approximately 5,400 vehicles per day (vpd) and are expected to increase slightly with construction of the proposed development. Based on current daily volumes and traffic operations, a four-lane roadway is not needed on County Road B between Cleveland Avenue and Fairview Avenue. A two-lane roadway with turn lanes or three-lane roadway is expected to provide adequate capacity. However, further discussion with MnDOT and the County should occur to determine if there are long-term plans to reconstruct the Cleveland Avenue/County Road B intersection to provide dual southbound left-turn lanes (current p.m. peak hour volumes are approximately 460 vehicles).

In addition, consider removing the raised median on County Road B at the east approach of the Midland Grove Road intersection. Removal of the median would provide space for a short westbound left-turn lane into the single-family home driveway. While this is not needed based on current traffic operations, this modification would improve safety and traffic flow.

Summary and Conclusions

Based on the analysis, the following conclusions and recommendations are offered for your consideration:

1. Results of the existing operations analysis indicate that both study intersections currently operate at an acceptable overall LOS B or better during the a.m. and p.m. peak hours. No significant side-street delays or queuing issues were observed in the field or the traffic simulation at the study intersections.
2. The proposed development consists of a 54-unit assisted living center. As part of the development proposal, the site is proposing a land use rezoning from low-density residential to high-density residential.
3. To evaluate the trip generation and traffic impacts of the proposed land use rezoning three land use scenarios were reviewed:
    - ***Scenario 1*** – 60 units of high density residential
    - ***Scenario 2*** – 30-units of medium density residential
    - ***Scenario 3*** – 54-unit assisted living center (proposed conditions)
4. Results of the trip generation analysis indicate each scenario is expected to generate the following:
    - ***Scenario 1*** – 30 a.m. peak hour, 37 p.m. peak hour, and 399 daily trips
    - ***Scenario 2*** – 13 a.m. peak hour, 15 p.m. peak hour, and 174 daily trips
    - ***Scenario 3*** – nine (9) a.m. peak hour, 15 p.m. peak hour, and 181 daily trips

5. Results of the year 2018 build operations analysis indicate that all study intersections are expected to operate at an acceptable overall LOS B or better during the a.m. and p.m. peak hours.
6. Given the minimal overall impact of any of the three land use scenarios, roadway network improvements are not anticipated to be needed as a result of the newly generated traffic.
7. Special consideration should be made to limit any sight distance impacts from future landscaping and signing. No other traffic control or circulation issues are expected.

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b. **PLANNING FILE 16-001**

Request by Gracewood Assisted Living for approval of an AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP to re-designate the property at 2025 County Road B form LR to HR and a corresponding REZONING from LDR-1 District to HDR-1 District

MOTION
Member Cunningham moved, seconded by Member Gitzen to TAKE FROM THE TABLE Planning Case PF16-001.

Ayes: 7
Nays: 0
Motion carried.

Senior Planner Bryan Lloyd reviewed the request as detailed in the staff report and attachments. Mr. Lloyd noted that the rationale in tabling this action at the January Planning Commission was to allow the applicant to commission a traffic study to determine impacts of various development scenarios. Mr. Lloyd noted that part of this concern was based on the location of the subject site north of County Road B at the intersection of Midland Grove Road (a public street) and adjacent to Cleveland Avenue.

Mr. Lloyd referenced the SRF traffic analysis (Attachment B) dated March 22, 2016 providing each of those scenarios. While the applicant was responsible for two of the scenarios (e.g. proposed development and a generic multi-family development under HDR-1 zoning, Mr. Lloyd advised that the city broadened that scope by also requesting a third scenario at city expense specific to a generic residential development under MDR zoning.

Mr. Lloyd reviewed the levels of service (LOS) for each scenario from the study and functionality categories of intersections during morning and/or evening peak hours. Mr. Lloyd advised that the results indicated that under any of the three various scenarios, a 9 to 12 second delay would be realized, similar to today's functionality and therefore would not impact existing traffic flow.

Commission Discussion/Deliberation

Recognizing that Member Murphy had suggested the traffic study, Chair Boguszewski asked if he was satisfied with this additional information or if other concerns remained.

Member Murphy clarified that his suggestion for the traffic study was to address a number of concerns raised during public comment at the January meeting, whether anecdotal or individual concerns. Now that the complete set of facts for three different development scenarios are available, Member Murphy spoke in support of moving forward, opining that his expectations were exceeded and thanked the consultant for making the information available.

MOTION (COMPREHENSIVE PLAN AMENDMENT)
Member Bull moved, seconded by Member Murphy to recommend to the City Council approval of the COMPREHENSIVE PLAN LAND USE MAP CHANGE to re-designate property at 2025 County Road B from LR (Light Density Residential) to HR (High Density Residential); based on public input, Planning Commission deliberation, and the comments and findings contained in the staff report dated April 6, 2016; *amended as follows*

While not in opposition to what she considered a wonderful project, Member Cunningham expressed ongoing concerns if she supported this request, she would be

going against past advice that the commission not change the comprehensive plan designation for a specific project. Even if this was for another use, Member Cunningham stated that she would have the same concerns, and therefore would be voting in opposition.

Member Bull stated his basis for the motion and support of this request was based on staff's acknowledgement that the current designation of LR is not appropriate in respect to surrounding properties. From his perspective, Member Bull further noted that other HDR and MDR designated developments are already in this area, and provided a sufficient buffer from County Road B to properties on the south.

Member Murphy recognized that even though the motion before the body was to change the comprehensive plan designation and it was not tied to any particular development, there was simply a "for instance" proposal that went with the request to change the comprehensive land use plan map re-designating the property. Member Murphy stated that his support for this request was not based on a particular proposal, but in his review of the map and HDR to the north and MDR to the east, with four lanes of roadway separating this subject property from single-family residential properties on the south, he found no issues from his perspective. Member Murphy noted that there had been concerns expressed during public comment in January and discussion about negative impacts to the neighborhood by allowing this project. However, Member Murphy noted that in his review of the address change book, similar HDR developments throughout the city were found immediately across the street or back yard from single-family residents. Based on his familiarity with this corner parcel, results of the traffic study, and how well this proposed development fit on this location, Member Murphy opined that the HR designation was justified and therefore he would support the request.

At the request of Member Gitzen, Member Murphy clarified that this action was separate from the rezoning request to follow; with the City Council and Metropolitan Council also needing to approve the re-designation after the Commission's recommendation to the City Council.

Chair Boguszewski further clarified that this would require super majority support of the commission and city council to support this recommended change in the comprehensive plan designation; and admitted he would support the request as he could find no potential findings for supporting denial.

Since this item had been tabled but not under a previous motion, Member Kimble advised that she would not abstain from the vote on this motion; and offered her support for the motion. Member Kimble spoke in support of HDR to the north, and agreed with arguments made by her colleagues for this and future development at this major intersection.

Member Bull stated that he was in support before the traffic study, and it only served to further his support for this request. While anticipating the developer would proceed with their particular development, Member Bull opined that the property would support either MDR or HDR going forward.

Ayes: 6
Nays: 1 (Cunningham)
Motion carried

MOTION (REZONING)
Member Murphy moved, seconded by Member Kimble to recommend to the City Council approval of the proposed REZONING of the property located at 2025

County Road B from LDR-1 (Low Density Residential-1) to HDR-1 (High Density Residential-1); based on public input, Planning Commission deliberation, and the comments and findings contained in the staff report dated April 6, 2016.

Member Bull noted that zoning designation needed to be in compliance with the comprehensive plan.

Ayes: 7
Nays: 0
Motion carried

Bryan Lloyd

From: Elliott, Richard F
Sent: Wednesday, April 6, 2016 8:59 PM
To: RV Planning
Subject: 2025 County Road B property re-designation

Importance: High

Dear Mr. Lloyd,

We are neighbors (directly behind) the subject property that will be discussed before the planning commission on Wednesday, April 6, 2016. We will be in attendance at the meeting. We wanted to give you written input about this request.

We have witnessed several proposals to convert this property from LR to HR and a corresponding rezoning from LDR-1 to HDR-1. In each proposal the property owner has met with significant opposition from our Ferris Woods neighborhood and from the owners of Midland Grove Condominiums, and the Planning Commission has elected not to approve the projects and proceed with approval for land use and zoning changes.

This latest proposal to build an assisted living facility is, perhaps, the less benign high density use of this land proposed, although we still stand in opposition to it because of the increased light, noise, visual pollution to our tranquil setting, and increased traffic patterns.

Our great concern, though, is that the developer is seeking a zoning density change prior to the submittal of (1) a lighting plan, (b) a landscaping plan, and (c) a written car parking and on-property traffic plan. It appears that the developer is asking for a zoning change without investing in these items. In essence, the developer is attempting to minimize his "skin in the game" while trying to get the rezoning approved. As a neighbor of this property development I am concerned that the Planning Commission and the City Council will approve these zoning and land use changes without clearly understanding the full impact on the neighbors of the property provided by this increased documentation. Additionally, since the developer has invested very little in this project, he may not be fully committed to going through with the development as proposed. If this happens, the rezoning and land use change would have already been approved. Any new development plan, which may be more offensive to the neighbors, would not have to go through the process to change the land use and achieve a rezoning.

I ask that the Planning Commission require the developer to provide more extensive plans (lighting, landscaping, etc.) that the neighbors can see before we will be supportive of this project.

Yours truly,

Dick & Bobbie Elliott
2181 Ferris Lane
Roseville MN 55113
Cell:

RCA Exhibit C

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, State of Minnesota, was held on the 25th day of April 2016 at 6:00 p.m.

The following Members were present: _____;
and _____ was absent.

Council Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____
A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN MAP FROM LOW-DENSITY RESIDENTIAL (LR) TO HIGH-DENSITY RESIDENTIAL (HR) AT 2025 COUNTY ROAD B (PF16-001)

WHEREAS, City of Roseville has received a valid application to change the Comprehensive Plan's land use guidance pertaining to the entirety of the subject property, assigned Ramsey County Parcel Identification Number 09-29-23-33-0006; and

WHEREAS, the Roseville Planning Commission held the public hearing regarding the requested Comprehensive Land Use Plan map change on January 6, 2016, tabled action until a traffic study was presented on April 6, 2016, and ultimately voted 6 – 1 to recommend approval of the request based on the information and findings provided with the staff report prepared for said public hearing, as well as testimony offered at the public hearing, and review of the traffic analysis.

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, approve the amendment to the Comprehensive Land Use Plan map from "LR" (Low-Density Residential), to "HR" (High-Density Residential) for the subject property, subject to the following subsequent actions:

a. Review and comment by the Metropolitan Council; and

b. Passage and publication of an ordinance properly and consistently rezoning the subject parcels.

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

WHEREUPON said resolution was declared duly passed and adopted.

Resolution approving CPA at 2025 County Road B (PF16-001)

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 25th day of April 2016 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 25th day of April 2016.

_____
Patrick Trudgeon, City Manager

REQUEST FOR COUNCIL ACTION

Date: April 25, 2016
Item No.: 14.f

Department Approval

City Manager Approval

Item Description: Ramsey County Library Roseville Branch Hamline Ave Access Discussion

BACKGROUND

In 2011 Ramsey County Library opened a new expanded library in Roseville at the intersection of Hamline Avenue and County Road B. The new library extended the parking lot to the north side of the library building and added a new full access to the library on the far north end of the extended parking lot.

The new access onto Hamline Avenue is approximately 130 feet south of the stop bar for the signalized intersection at Hamline Avenue and Commerce Street West. This places the access in the taper of the northbound left turn lane for the signalized intersection.

The location of this full access creates operational conflicts for southbound vehicles turning left into the north library access. Many of the southbound left turning vehicles will move into the northbound left turn lane as they are turning which then presents a conflict for northbound left turning vehicles. The southbound left turning vehicles that do not use the northbound left turn lane block the southbound through movement which then queues into the signalized intersection.

Ramsey County Public Works uses access spacing guidelines for minor arterial roadways which have been adopted by the Metropolitan Council and most of the Counties and Cities in the State of Minnesota. These spacing guidelines recommend one quarter mile spacing (1,320 feet) between full movement access points on a minor arterial and about 600 feet for partial movement access (i.e. right in/right out). While City staff recommends reviewing each individual development on its own merits for necessary access points and balancing internal circulation with desired access spacing, this particular access clearly creates several conflict points and several operational issues for Hamline Avenue and the signalized intersection just north of this access point.

Staff has had conversations in the past with Ramsey County Public Works and Ramsey County Library about this access point. Ramsey County Public Works supports a modification of the access (either restriction to a right in/right out or relocating the full access) but Ramsey County Library has been firm that this access is crucial for their internal circulation needs particularly in regards to the location of the book drop location on the north side of the building.

City staff has also reviewed crash data for this area since 2011 and there does not appear to be any documented crashes that can be directly linked to operational issues at this access point. However, staff members and some Councilmembers have witnessed several “close calls” and certainly congestion that has resulted from vehicles entering and exiting this access.

Councilmember Laliberte recently expressed heightened concern over this access given the upcoming closure of Lexington Avenue for the Trunk Highway 36 Bridge Replacement Project now underway and the increase in traffic on Hamline Avenue that will result due to this closure.

Staff has prepared a Resolution requesting Ramsey County Library take temporary and long term action on this access point. The temporary action would use traffic control devices such as barrels and other barriers to prevent vehicles from turning left into or out of the north access. Long term action would involve either relocating the access point or using a concrete splitter island at the access to prevent the left turns.

FINANCIAL IMPACTS

The modification of the access would be the responsibility of Ramsey County Library, therefore there is no financial impact to the City of Roseville. However, through negotiations with the Library, a request may be received from the library for some cost share on the City's part. The City does not have any dedicated funds for items of this nature so the use of reserve funds or Street Maintenance Funds would be necessary if a cost share was agreed to.

STAFF RECOMMENDATION

Staff recommends that the City Council participate in a discussion on the north access of the Ramsey County Library Roseville Branch and direct staff for further action. A resolution is included for the Council to consider and adopt if so desired.

REQUESTED COUNCIL ACTION

If the Council agrees that action is needed and would like to formally request action on the part of Ramsey County Library, the City Council should adopt a Resolution requesting Ramsey County Library modify the north access at the Roseville Branch.

Prepared by: Marc Culver, Public Works Director
Attachments: A: Resolution
B: Library Site Figure

EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE

* * * * * * * * * * * * * * * * * * * *

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was duly held on the 25th day of April, 2016, at 6:00 p.m.

The following members were present: ; and and the following were absent: .

Member introduced the following resolution and moved its adoption:

RESOLUTION No.

RESOLUTION REQUESTING RAMSEY COUNTY LIBRARY MODIFY THE NORTH ACCESS AT THE ROSEVILLE BRANCH

WHEREAS, the Ramsey County Library Roseville Branch was rebuilt and reopened in 2011; and

WHEREAS, the parking lot and vehicular access to the library was substantially changed at that time including the construction of a new full access onto Hamline Avenue on the north end of the library property; and

WHEREAS, the north Hamline Ave access is located approximately 115 feet south of the stop bar for the signalized intersection of Hamline Ave and Commerce Street West; and

WHEREAS, southbound vehicles turning left into the Ramsey County library using said north access often times wait partially or fully in the northbound left turn lane for the aforementioned signalized intersection causing operational and safety issues; and

WHEREAS, queues in the northbound left turn lane for the aforementioned signalized intersection back up into and/or beyond said north access restricting inbound and outbound left turns which creates operational and safety issues; and

WHEREAS, the closure of Lexington Avenue for the replacement of the Trunk Highway 36 bridge at Lexington will increase traffic volumes and congestion on Hamline Avenue in this area which will amplify the operational and safety issues at this access.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, Minnesota:

1. The City Council formally requests that Ramsey County Library modify the existing north access onto Hamline Avenue at the Roseville Branch so that only right turns are allowed into or out of said access or move the full access so that it uses the east leg of the signalized intersection at Hamline Avenue and Commerce Street West.

2. Temporary traffic control shall be installed as soon as possible to restrict left turns into and out of this access to address the increased traffic on Hamline Avenue due to the Lexington Ave Bridge Project.
3. This new and temporary access shall be reviewed and approved by the Ramsey County Public Works department.

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 and the following voted against the same: .

WHEREUPON said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 25th day of April, 2016, with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 25th day of April, 2016.

_____
Patrick Trudgeon, City Manager

(SEAL)



Ramsey County Library Access

ROSEVILLE

Prepared by:
Engineering Department
April 20, 2016

Data Sources and Contacts:
* Ramsey County GIS Base Map (4/4/16)
* City of Roseville Engineering Department
For further information regarding the contents of this map contact:
City of Roseville, Engineering Department,
2660 Civic Center Drive, Roseville MN

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