



Osseo City Council Meeting

AGENDA

REGULAR MEETING
Monday, September 26, 2022
7:00 p.m., Council Chambers

MAYOR: DUANE POPPE | COUNCILMEMBERS: JULIANA HULTSTROM, HAROLD E. JOHNSON, LARRY STELMACH, ALICIA VICKERMAN

1. **Call to Order**
2. **Roll Call** [quorum is 3]
3. **Pledge of Allegiance**
4. **Approval of Agenda** [requires unanimous additions]
5. **Consent Agenda** [requires unanimous approval]
 - A. Receive September 12 EDA Minutes
 - B. Approve September 12 Council Minutes
 - C. Receive September 19 Planning Minutes
 - D. Receive August Fire Association Activity Report
 - E. Receive August Hockey Association Gambling Report
6. **Matters from the Floor**

Members of the public can submit comments online at www.DiscoverOsseo.com/virtual-meeting
7. **Special Business**
 - A. Accept Donations (Resolution)
 - B. Proclaim October as Domestic Abuse Awareness Month
8. **Public Hearings**
9. **Old Business**
10. **New Business**
 - A. Approve Site Plan Application for 600 Block of Central Ave (Hall Sweeney Housing Project) – (Resolution)
 - B. Accept Quotes and Approve Contract for Topsoil and Sod Replacement for 2020 Street Project– Alyson Fauske, WSB & Associates (Resolution)
 - C. Approve Accounts Payable
11. **Administrator Report**
12. **Council and Attorney Reports**
13. **Announcements**

Farmers Market
Osseo Trolley
Candidate Forum
14. **Adjournment**

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
September 12, 2022**

1. ROLL CALL

President Poppe called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, September 12, 2022.

Members present: Teresa Aho, Harold E. Johnson, Ashlee Mueller, Kenny Nelson, Duane Poppe, and Larry Stelmach.

Members absent: Deanna Burke.

Staff present: Executive Director Riley Grams and City Attorney Mary Tietjen.

2. APPROVAL OF AGENDA

A motion was made by Stelmach, seconded by Mueller, to approve the Agenda as presented. The motion carried 6-0.

3. APPROVAL OF MINUTES – AUGUST 8, 2022

A motion was made by Mueller, seconded by Johnson, to approve the minutes of August 8, 2022, as presented. The motion carried 6-0.

4. MATTERS FROM THE FLOOR – None

5. PUBLIC HEARINGS – None

6. ACCOUNTS PAYABLE

Grams presented the EDA Accounts Payable listing.

A motion was made by Johnson, seconded by Aho, to approve the Accounts Payable. The motion carried 6-0.

7. OLD BUSINESS – None

8. NEW BUSINESS

A. OSSEO URBAN TOWNHOME UPDATE – Mary Tietjen, City Attorney

City Attorney Tietjen provided the EDA with an update on the Osseo Urban Townhomes. She stated in 2003 the Hennepin County HRA provided the EDA with a loan in the amount of \$190,000 to assist with the development of 15 townhome units. She reported the length of this loan was 30 years. She indicated the loan documents and the payback period has come into question. She reported Sherry Murdock recently sold her unit and there was question as to who was entitled to the payoff funds. She stated she was working with a real estate attorney to address this matter and would provide the EDA with a more detailed memorandum at the October meeting.

Johnson questioned how many of the units still have their original owner. City Attorney Tietjen explained three units still had the original owner. She reiterated that she would have more information regarding these townhome units for the EDA in October.

Johnson asked if the City could take action against the closing companies because they have not acted properly. City Attorney Tietjen stated perhaps this could occur, but without proper documentation, it would be difficult for the City to take action. Grams commented on the two refinances that the City was aware of.

Johnson was of the opinion the County had mishandled this program and he did not believe it was the EDA's responsibility to pay back these funds.

Poppe commented he recalled the Council discussing this matter in 2010 or 2011. City Attorney Tietjen stated she would look into this further.

Stelmach asked if action was required on the Murdock sale. City Attorney Tietjen explained she has been in contact with the County.

Stelmach questioned if the City's legal fees would be paid by the County because the City has done their due diligence. City Attorney Tietjen stated this was a good question, but noted the default rule was that each party pays their own legal fees.

Nelson inquired what the \$190,000 was used for. City Attorney Tietjen reported the \$190,000 was used to assist with the construction of the 15 townhome units.

Johnson thanked City Attorney Tietjen for all of her work on this matter.

B. UPDATE ON HALL SWEENEY APARTMENT PROJECT

Grams stated the developers, Hall Sweeney, for the proposed apartment project located on the 600 block of Central Ave are continuing to make progress towards the final approvals for the development. Staff has met with the developer and their architects and engineers, over the course of the last few months to produce an acceptable development proposal to the City. In late August, the developer officially submitted site plans and development concept plans to

the City. Staff has been busy reviewing those plans and communicating with the developer throughout the review process.

Grams explained the next step is for the site and concept plans to go to the Planning Commission at their September 19, 2022, meeting for consideration. The Planning Commission will be charged with reviewing the plans for general site improvements and other zoning related issues. The Planning Commission would then be expected to provide a recommendation for approval or denial to the City Council. The Council would then review the plans at their September 26, 2022, meeting for final approval of the development.

Grams reported the EDA will be charged with considering and approving the creation of a TIF district to support the development as well as approving the final development agreement between the EDA and the developer that would spell out the specifics of the TIF agreement. Early next week, a letter drafted by Ehlers will be sent to the County Commissioner giving notice of a potential redevelopment TIF district. Staff and Ehlers will continue to review the proposed TIF documents provided by the developer as the City moves forward towards the creation of the new district and development agreement. At the October 10, 2022, meeting, the EDA will consider a Resolution adopting the plans in connection with the creation of the TIF district and consider an Interfund Loan Resolution. The Council would then hold the official public hearing at the October 24, 2022, meeting on the creation of the TIF district and considers a Resolution approving the official plans.

Grams indicated the EDA would next consider the draft development agreement between the EDA and the developer at the November 14, 2022, meeting. Assuming that is approved by the EDA, the Council would consider the final approvals of the development agreement by the end of the year, which would be the final approval step for the EDA and City. From there, the developer has indicated that they would prefer to demo the buildings on the site immediately so that the site is prepped and ready for construction to begin as soon as the frost allows in 2023. The total construction timeframe is expected to take about 12 to 14 months, which would put construction completion and occupancy sometime in the spring of 2024.

Aho asked what buildings would be demolished. Grams discussed what buildings would be demolished in order to complete this project.

Nelson commented there may be an alleyway easement on one of these properties. Grams stated he would look into this further.

Johnson discussed potential grant opportunities for this project and encouraged Staff to speak with the applicant regarding this matter.

Stelmach stated he was excited to see this project moving forward.

Johnson explained he was impressed by the applicant and by the presentation they made to the City. Grams agreed stating this was a great applicant that had a good working relationship with their architect and engineers.

Johnson questioned if the applicant understood the relocation requirements. He reported he did not want the EDA getting involved in this. Grams reported the EDA would not have to be involved in this process because a private entity would be purchasing the properties.

9. REPORTS OR COMMENTS: Executive Director, President, Members

Grams thanked all of the EDA members that attended Lions Roar.

City Attorney Tietjen stated she enjoyed participating in the 5K at Lions Roar.

Aho agreed Lions Roar was a great weekend for the community.

Mueller thanked the Osseo Lions for another great Lions Roar.

Johnson stated he appreciated how many people come back to Osseo for Lions Roar.

10. ADJOURNMENT

A motion was made by Mueller, seconded by Aho, to adjourn at 6:41 p.m. The motion carried 6-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial

**OSSEO CITY COUNCIL
REGULAR MEETING MINUTES
September 12, 2022**

1. CALL TO ORDER

Mayor Duane Poppe called the regular meeting of the Osseo City Council to order at 7:00 p.m. on Monday, September 12, 2022.

2. ROLL CALL

Members present: Councilmembers Juliana Hultstrom, Harold E. Johnson, Larry Stelmach, Alicia Vickerman and Mayor Duane Poppe.

Staff present: City Administrator Riley Grams, Police Chief Shane Mikkelsen, Monica Hile, Vice President WSB & Associates, Emily Brown, WBS & Associates, and City Attorney Mary Tietjen.

Others present: Jason Alexander, City Resident; Tiffany Briggs, City Resident; Kelsey Schwartz, City Resident; JP Awad, City Resident; John Hall, City Resident; Sonita Nelson, City Resident; Kenny Nelson, City Resident; Jason Rotler, City Resident; Katie Rotler, City Resident; Lee Fundanet, City Resident; Lettie Fundanet, City Resident; Tom Johnson, City Resident; Sheryl Johnson, City Resident; Jim Mikolai, City Resident; Cary Rasmussen, City Resident; Joe Todd, City Resident

3. PLEDGE OF ALLEGIANCE

Poppe led the Pledge of Allegiance.

4. APPROVAL OF AGENDA [Additions - Deletions]

Poppe asked for additions or deletions to the Agenda.

A motion was made by Stelmach, seconded by Hultstrom, to accept the Agenda as presented. The motion carried 5-0.

5. CONSENT AGENDA

- A. Approve August 22 Council Minutes
- B. Approve August 23 Work Session Minutes
- C. Approve August 29 Work Session Minutes
- D. Approve Hire of Laura Busse for Temporary Elections Assistant Position
- E. Receive July and August Building Reports
- F. Receive August Lions Club Gambling Report
- G. Receive August American Legion Gambling Report
- H. Accept Resignation of Police Reserve Officer Zach Prokosch

A motion was made by Johnson, seconded by Hultstrom, to approve the Consent Agenda. The motion carried 5-0.

6. MATTERS FROM THE FLOOR

John Hall, 808 Third Street NE, stated the City recently changed the refuse hauler. He questioned how much it would cost the City to join the Maple Grove Yard Waste Recycling Center. He indicated this may be a better option for Osseo residents because Walter's has restrictions on yard waste. He discussed the City's enterprise funds and how the utility rates had increased. He stated it now cost Osseo residents more to get rid of their waste water than to bring it to their house. He commented on the rates charged by neighboring cities and encouraged the Council to see if any improvements could be made. He discussed the sidewalks that were being considered in the 2023 Street Reconstruction project and noted he was against them. He explained there were very few people that walked down his street and recommended they not be pursued. He commented on the ADA requirements and indicated any sidewalk that had risen one-quarter of an inch was a trip hazard. He believed there were trip and fall hazards all over the City. He questioned who would be responsible if someone were to trip and fall on a residential property. He anticipated the City would be at fault. He encouraged the City to take care of the sidewalks they already had in place or to install sidewalks surrounding the high school versus installing sidewalks that go nowhere.

Kenny Nelson, 509 Third Avenue NE, asked if sod would be replaced for everyone within the 2019 street project or just on the boulevard. He questioned if MNDOT has looked to increase the street base given how much heavier electric vehicles would be versus gas vehicles. He inquired if the City had looked to a rolled curb versus the existing curb.

Lee Fundanet, 25 Eighth Avenue NE, stated he and his wife walk a lot in the community and they talk about sidewalks in the City. He explained he appreciated the fact he could voice his opinion about this matter and noted he and his neighbors were against the sidewalks along his street. He commented on the disrepair of the existing sidewalks in the City. He recommended the City put the proposed sidewalks on pause and install them elsewhere in the community.

Joe Todd, 16 Eighth Avenue NE, stated he agreed with Mr. Hall. He questioned what thought went into the sidewalks and where they would be placed. He asked if the water shut offs would be within the sidewalk. He stated he was concerned about having to shovel a sidewalk if it was back to curb. He recommended further thought go into the proposed sidewalks give the cost to properly upkeep and maintain the sidewalk system.

Jason Alexander, 801 Broadway Street, explained he lived next to Joe and adjacent to the freeway. He reported he has asked people to not walk along the freeway because this scared his children. He discussed how he has maintained this property for the past 17 years and believed a sidewalk in this location was a waste of money.

Katie Butler, 109 Eighth Avenue NE, stated she had two children and she did not believe they would ever use sidewalks if installed on her street. She explained her children biked the neighborhood on the streets. She believed the City should spend its resources elsewhere and should not install sidewalks along her street.

7. SPECIAL BUSINESS

A. ACCEPT DONATIONS

Grams stated the City has received the following donations:

Donor	Amount/Item	Designated Fund
Harold E. Johnson	\$750	Beautification
Osseo Fire Relief Association	\$225	Fire Equipment

Staff recommended the Council accept the donations.

A motion was made by Stelmach, seconded by Hultstrom, to adopt Resolution No. 2022-50, accepting a donation from Harold E. Johnson and the Osseo Fire Relief Association. The motion carried 5-0.

8. PUBLIC HEARINGS – None

9. OLD BUSINESS – None

10. NEW BUSINESS

A. CONFIRM EDA ACTIONS OF SEPTEMBER 12, 2022

Grams discussed the actions of the EDA. He noted the EDA approved accounts payable, received an update on the Osseo Urban Townhomes and received an update on the proposed Hall Sweeney apartment development.

A motion was made by Johnson, seconded by Vickerman, to Confirm the EDA Actions of September 12, 2022. The motion carried 5-0.

B. APPROVE FEASIBILITY REPORT FOR 2023 STREET RECONSTRUCTION PROJECT – Emily Brown, WSB & Associates

Emily Brown, WSB & Associates, stated the 2023 Street Reconstruction Project consists of replacement of the pavement, full curb replacement and minor utility improvements to the following streets:

8th Avenue NE	9th Avenue NE	3rd Street NE
1st Street NE	Broadway Street E	North Oaks Drive

Ms. Brown stated the Feasibility Report includes an option to install a new sidewalk on 3rd Street NE, 8th Avenue NE, 1st Street NE and 9th Avenue NE. The project also includes pavement replacement for 1½ Street NE and the mill and overlay of the County Road 81 Service Road and 1st Street NW. The optional sidewalk installation analysis was reviewed in detail. The estimated project costs and funding were discussed. The project timeline was reviewed. She commented further on the utility improvements that would be completed and recommended the Council receive the feasibility report and call for the improvement hearing for the 2023 Street Reconstruction Project.

Hultstrom clarified that the City does not own the land between the sound wall along Broadway Street. Ms. Brown reported she understood this property was owned by MNDOT.

Hultstrom commented she did not support a sidewalk being installed along the soundwall. She anticipated public works would have a difficult time clearing this sidewalk. She was of the opinion the proposed sidewalks for this project did not make sense because the sidewalks would lead to dead-ends. She suggested a mill and overlay project be considered for this entire project area. She noted the proposed assessments were 33% higher than the assessments from 2020. She feared how residents would be impacted by these assessments. She expressed concern with the issues the City has had with the last few projects WSB has completed for the City. She wanted to see all of the issues that were discussed at a recent work session meeting, August 23, 2022, being resolved to the residents satisfaction. In addition, she recommended the proposed project be pushed back a year or that it be a full mill and overlay.

Vickerman questioned why Staff had recommended a reconstruction versus a mill and overlay for some of the streets. Ms. Brown stated this was due to the existing conditions of the streets. She described how a mill and overlay takes off the top two inches of a roadway and if cracking went below those two inches a mill and overlay was not effective. In addition, there were issues with settlement issues along the curbs.

Vickerman asked when the comp plan was approved that addressed sidewalk installation. Grams reported this was done in 2017. He explained a section within the comp plan addresses walkability. He indicated the plan that was brought before the Council included options with sidewalk and without sidewalk.

Vickerman requested further information regarding the vacation of 1½ Street and 1st Street NW. Grams stated 1½ Street looks like an extended parking lot but was a street. He reported this roadway was in very rough shape. He indicated the City would look to vacate this roadway after it was improved. He stated 1st Street NW was by Heinen's and poses more challenges with a vacation due to the location of utilities.

Vickerman inquired what the risk may be of waiting to do this project for another year or two. Ms. Brown stated it was likely that the costs would be proportional with inflation if the project were pushed off until 2024.

Vickerman commented she did not believe the project should be pushed off because costs would continue to increase. She stated she also did not support sidewalks because they did not make sense.

Stelmach discussed the historic prices for oil and gas and how they impacted the price of pavement. He stated gas prices were extremely high at this time which was impacting cost for this project. He explained he was on the bubble of postponing this project given the high price of gas and inflation rates. He stated he was also on the bubble about if the sidewalks should move forward. He commented on the budget that was proposed for 2023 stating the City was facing drastic increases.

Johnson commented he was not ready to move forward with the 2023 project until all 2022 project issues have been addressed. He was of the opinion WSB completely

neglected the 2022 alleyway project. He suggested the money that was bonded for this project be invested until the project can be completed in 2024. In addition, he did not support a sidewalk in this project.

Stelmach clarified for the record that WSB cannot dictate how a contractor installs an alleyway or sidewalk. He thanked Staff for working hours and hours to address the concerns of the residents. He reported the vendor would be coming back to address the matters that were their responsibility. He stated he was happy that the City would be addressing the concerns from the 2022 project, but he did not believe the City had to stop moving forward because of the concerns from the 2022 alleyway project.

Further discussion ensued regarding the poor quality of the alleys that were installed in 2022.

Hultstrom expressed concern with the fact residents would be assessed for the 2023 Street project but the businesses along 1st Street would not be. Grams explained 1st Street NW would not be assessed because this was a mill and overlay project.

Poppe reported he was an advocate for sidewalks, but believed they did not make sense in this part of town. He stated he could support pushing this project off to 2024.

Vickerman questioned if these streets would remain drivable for the next year or two. Grams indicated he spoke to public works and explained patching would have to be done in these areas to keep the roads drivable.

Poppe asked what the Council's course of action should be. City Attorney Tietjen stated the Council could receive the feasibility report and call for the improvement hearing, and after the hearing the Council could postpone action on the project, or the Council could postpone action on the project this evening.

A motion was made by Johnson, seconded by Hultstrom, to postpone action on the 2023 Street Reconstruction Project until a later date.

Vickerman asked if this pushes the sidewalk question off. Grams stated the sidewalk question is part of the feasibility report and if no action was being taken on the feasibility report, this would mean the sidewalk issue would be addressed at a future date. He stated if the Council wanted clarity on the sidewalk issue, the feasibility report would have to be accepted.

Stelmach commented three Councilmembers supported sidewalks not being included in the feasibility report at this time.

Hultstrom recommended the Council amend the motion on the table to accept the feasibility study without sidewalks for the 2023 Street Reconstruction Project with the project being pushed out to 2024.

Johnson withdrew his motion.

Hultstrom withdrew her second.

A motion was made by Hultstrom, seconded by Vickerman, to adopt Resolution No. 2022-51, accepting the Feasibility Study for a future Street Reconstruction Project, without sidewalks.

The motion carried 4-1 (Stelmach opposed).

A motion was made by Johnson, seconded by Hultstrom, to recommend the 2023 Street Reconstruction Project be delayed to a future date.

Hultstrom stated she spoke with future Councilmember Schulz and noted he supported this project being pushed back.

The motion carried 5-0.

C. APPROVE TOPSOIL AND SOD REPLACEMENT QUOTE PREPARATION AND BID FOR 2020 STREET PROJECT – Emily Brown, WSB & Associates

Emily Brown, WSB & Associates, stated the sod that the contractor originally placed in July 2020 died and was replaced in October 2020. Based on inspections from November 2020 and the spring of 2021 portions of the boulevard sod was replaced at 525, 533 and 632 2nd Avenue NE in June 2022. This year several property owners reached out with concerns about the dead sod, settlement within the restored area, and the soil used. At the August 23, 2022, work session the council indicated a desire to solicit quotes to replace the topsoil and sod in these areas. Following the work session the project site was visited and 150 cubic yards of topsoil and 1,112 square yards of sod is proposed to be replaced and consist of areas meeting one or more of the following criteria:

1. Sod has died
2. Restoration area is less than 75% green
3. Restoration area is weedy
4. Boulevard area is at least 0.5" lower than the adjacent curb

Johnson asked how the City would pay for this project. Grams reported the City would pay for this out of the project funds, given the fact this project came in \$25,000 under budget.

Johnson questioned what kind of topsoil would be put under the soil. Ms. Brown reported the City would have spec requirements for the topsoil and the City could take tickets when the topsoil was brought in.

Hultstrom asked if the City should consider seeding these areas versus bringing in sod. She expressed concern with the fact the 2022 contractor had not been properly watering the sod that was installed this year. She stated she was concerned with the change orders the City had to keep approving and asked if WSB could stand by what they are required to do. Monica Hile, WSB & Associates, explained WSB acted as observers on behalf of the City. She reported the contractor, who entered into an agreement with the City, was responsible for maintaining the sod for a period of 30 days. In the absence of any other natural precipitation, they are going to have to apply water, but this does not have to be done every day. If the sod fails to establish after 30 days, WSB would speak to the contractor to ensure the situation was remedied.

Hultstrom expressed frustration with the fact the City was having to deal with change orders and replacing sod when this could have been addressed in 2020. She was overwhelmed by how bad these projects were going and commented on the number of complaints the Council was receiving from residents. Ms. Hile stated she understood this wasn't easy. She noted the Council was out twice and made replacements after 30 days. However, 2020 was an unusually warm summer with very little rain which was not good for the sod.

Hultstrom anticipated the inferior soil was also a concern to her. She questioned if she could trust WSB to follow through with the project specs. She reported the mulch that is used on the side of a highway was not the same as the topsoil that should be used under sod. Ms. Hile explained she would have loved to have addressed this concern when the sod was being installed back in 2020 and encouraged residents to contact WSB with concerns or questions they may have.

Hultstrom questioned why WSB did not have people onsite to oversee this work. Ms. Hile reported she does have observers onsite.

Johnson commented the boulevards are full of decayed mulch and wood.

Hultstrom feared the City may need to look at another engineering firm if this project cannot be properly completed. Ms. Hile stated she understood the City's frustrations and the trust issues that have been raised. She explained she could provide the Council with specification references for the topsoil that would be used for this project.

Hultstrom explained she wanted to be able to trust WSB going forward and to be able to believe that work was going to be performed as promised.

A motion was made by Vickerman, seconded by Stelmach, to adopt Resolution No. 2022-52, authorizing the preparation and distribution of a quote package to replace topsoil and sod at various locations within the 2020 Street Reconstruction Project.

Johnson encouraged WSB to see that this work was properly completed on behalf of the City.

The motion carried 5-0.

D. APPROVE 2022 ALLEY PROJECT CHANGE ORDER NO. 1 – Emily Brown, WSB & Associates

Monica Hile, WSB & Associates, stated the project includes reconstruction of several alleys throughout the city, including "Alley 5" between 4th Avenue NE and 5th Avenue NE from 93rd Avenue N to 4th Street NE. The original design increased the elevation of the northern portion of this alley to increase the cover over the storm pipe on the north side of the alley resulting in a back-pitched driveway and a fence gate that can no longer swing open into the alley. As discussed at the 8/23/2022 work session this portion of Alley 5 is proposed to be reconstructed to the preconstruction elevation at no cost to the city. At the work session it was discussed that this work would be done as a Change Order to the current project in order to get the work done this construction season.

Staff commented further on the proposed changes, noting the City would be reimbursed by WSB for the expense of this change order and recommended approval.

Stelmach asked if WSB could tell the contractor how to put the alley in. Ms. Hile stated means and methods would be determined by the contractor.

Johnson explained the other end of this alley was quite high and there was water that was backing up from the street. He asked if this issue was going to be addressed through the change order. Emily Brown, WSB & Associates, reported this was a punch list item that would be addressed by the contractor.

Poppe opened the meeting for public comments.

Jim Mikolai, 633 5th Avenue NE, stated he had a productive meeting last Tuesday with WSB. He reported all of his questions have been answered and he hoped the change order would address all of the elevations concerns.

Poppe closed the meeting for public comments.

A motion was made by Vickerman, seconded by Johnson, to adopt Resolution No. 2022-53, approving Change Order No. 1 for the 2022 Alley Reconstruction Project. The motion carried 5-0.

E. CONSIDER ABATEMENT FOR 124 1ST AVENUE NE

Police Chief Mikkelsen stated the police department has received many complaints about the overgrown bushes and vegetation at 124 1st Avenue NE. On July 21, 2022, Officer Smith sent a letter to the owner of 124 1st Avenue NE, Deborah Cameron. Deborah Cameron currently lives at 9553 Pilgrim Lane in Maple Grove. The letter states that Officer Smith had received a complaint about the property and then went to the property and verified that there was an issue. Officer Smith gave Cameron until July 31, 2022, to fix the issue. Officer Smith, in the meantime, has been out of the workplace, so Chief Mikkelsen followed up on some of his open cases. Chief Mikkelsen then went to the residence on August 24, 2022, and found that the noxious weeds had not been trimmed or cut down. Several pictures of the violation were taken and then an abatement order was issued to the property and a citation for the violation of City ordinances.

Police Chief Mikkelsen explained a copy of the abatement order was posted to the property's front door. Chief Mikkelsen tried to deliver the documents to Cameron at her address in Maple Grove but was unable to contact her in person. Chief Mikkelsen then sent a copy of the citation and the abatement order via the mail. On September 8, 2022, the letter and citation were returned by the Post Office stating that the house was vacant, and they could not be delivered. That same day Chief Mikkelsen drove to the residence and found that the home was not vacant since it was full of healthy animals; the envelope containing the abatement letter and the citation were left on the door. Chief Mikkelsen returned to the home after midnight on September 8, 2022, and found that the blinds had been closed and the dogs had been put into kennels. He stated that someone is living at the residence and is taking care of the animals. He provided the

Council with further information on the situation and requested approval of the abatement.

Stelmach asked if the Council had the right to approve the abatement. City Attorney Tietjen reported based on her review of the information all criteria have been met and the Council could move forward with this abatement.

Johnson questioned if City Staff would complete this work. Police Chief Mikkelson explained the work would be completed by public works and their time would be charged back to the property owner.

Stelmach encouraged the police department to properly document all of the work that was done. Grams stated the police department would complete this work.

A motion was made by Hultstrom, seconded by Stelmach, to approve the abatement of 124 1st Avenue NE.

Johnson questioned if this property was up to date on its utilities and property taxes. Police Chief Mikkelson reported the property was current on both its property taxes and utilities.

The motion carried 5-0.

A motion was made by Hultstrom, seconded by Stelmach, to adjourn to a Closed Session meeting at 8:55 p.m. The motion carried 5-0.

F. CLOSED SESSION – APPROVE CONTRACT WITH LELS LOCAL #182 FOR LAW ENFORCEMENT SERVICES FOR 2023-2025

The Council met in closed session pursuant to Minnesota State Statute 13D.03 Sub 3 to discuss the LELS Local #182 law enforcement services contract for years 2023 through 2025.

A motion was made by Hultstrom, seconded by Stelmach, to reconvene the City Council meeting at 9:22 p.m. The motion carried 5-0.

A motion was made by Vickerman, seconded by Hultstrom, to approve a contract with LELS Local #182 for Law Enforcement Services for 2023-2025. The motion carried 5-0.

G. ADOPT FY2023 PRELIMINARY CITY BUDGET AND TAX LEVY (Resolution)

Grams stated the Council previously reviewed the preliminary 2023 budget developed by Staff at the work session meeting on August 29, 2022. Many of the recommendations made by the Council at the work session meeting have been incorporated into the proposed budget attached to this agenda item, however, a majority of the Council directed Staff to bring the preliminary budget largely as presented back to the Council for preliminary approval at the September 12, 2022, meeting. The proposed preliminary 2023 city budget shows a full balanced budget between expenditures and revenue. The total proposed expenditures budget for 2023 is \$3,370,306. This represents an increase

of 9.37% over the 2022 adopted budget (\$288,836 total increase). Staff reviewed the budget for each department in further detail with the Council.

Grams explained in addition to approving the 2023 preliminary budget, the Council will also need to approve the General Fund Levy amount. This is the amount that the City needs to collect from tax paying properties within City limits to balance the preliminary budget. The proposed General Fund Levy and General Obligation Bond amounts are:

General Fund Levy	\$2,008,055
General Obligation Bond 2016B	\$ 135,000

Grams reported the General Fund Levy amount includes \$49,113 added to satisfy the general fund balance policy. The current expenditures budget, including taxes levied for debt and fiscal disparities, results in a tax levy increase of 15.04% increase (\$262,501). This means that to fully balance the budget, we will ask the property owners of Osseo to pay \$262,501 more in taxes to cover all the services the City offers. The expected tax capacity rate will increase slightly in 2023 from 57.20% to 57.78% (an increase of 0.58% from 2022, and a total decrease of 19.57% since 2013). The Council should consider the preliminary 2023 budget and direct Staff accordingly. The preliminary budget must be approved no later than September 30, 2022, which is when the General Tax Levy amounts are due and certified to Hennepin County for preparation of preliminary property tax statements. Staff commented further on the preliminary budget and tax levy and recommended approval.

Hultstrom stated she would like to see the \$10,000 contingency written back into budget. The Council supported this recommendation.

Hultstrom thanked Staff for all of the work on the budget and tax levy.

Johnson indicated the 15% tax levy increase was too high for him and he would not be able support this item moving forward.

Stelmach reiterated that the preliminary levy was a high water mark and while he was not thrilled with seeing a double digit increase, he would be offering his support.

Hultstrom questioned if pushing the 2023 Street Project back a year or two would impact the budget. Grams reported the City would still have to make the bond payments, but noted all other project expenses would freeze. He clarified that all of the expenses for this project were paid for out of bond proceeds and not the general fund.

Johnson encouraged the Council to consider having a proper fund balance in place in order to support the proposed budget.

A motion was made by Hultstrom, seconded by Vickerman, to adopt Resolution No. 2022-54, approving the 2023 budget and property tax levy with the stated change to the contingency reserve fund.

Johnson commented he has never voted against a budget in the past, but noted he would not be able to support this budget.

Stelmach reported this budget was a high-water mark and as more information comes to Staff in the coming months, adjustments and reductions will be made.

The motion carried 4-1 (Johnson opposed).

A motion was made by Hultstrom, seconded by Vickerman, to adopt Resolution No. 2022-55, reducing debt service tax levies for 2023. The motion carried 5-0.

H. APPROVE ACCOUNTS PAYABLE

Grams reviewed the Accounts Payable with the Council.

Johnson requested Staff further investigate the workers compensation payment.

A motion was made by Johnson, seconded by Vickerman, to approve the Accounts Payable as amended, looking into the workers compensation payment before mailing the check. The motion carried 5-0.

11. ADMINISTRATOR REPORT

Grams thanked all of the volunteers, Staff members and Lions Club members who work to make the Lions Roar a tremendous community event.

12. COUNCIL AND ATTORNEY REPORTS

Hultstrom thanked the Lions, volunteers, and Staff members who made Lions Roar great again this year. She also thanked the Osseo Police Department for their work over the past weekend.

Hultstrom commented she would be attending her final League of Minnesota Policy Human Resources and Data Practices meeting.

Johnson stated he looked forward to attending Lions Roar every year, as do many former residents of Osseo. He thanked the Lions for all of their great work on behalf of the community.

Vickerman thanked the Lions for all of their efforts to make Lions Roar a great community event. She thanked public works for all of their efforts as well.

13. ANNOUNCEMENTS

Poppe encouraged residents to take advantage of the Osseo Trolley which was available Monday through Thursday from 9:00 a.m. to 2:30 p.m.

Poppe invited the public to visit the Osseo Farmers Market on Tuesday from 3:00 p.m. to 6:30 p.m. through September 27.

14. ADJOURNMENT

A motion was made by Hultstrom, seconded by Johnson, to adjourn the City Council meeting at 9:50 p.m. The motion carried 5-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial

Unapproved

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
September 19, 2022**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Mueller at 6:00 pm, Monday, September 19, 2022.

2. ROLL CALL

Present: Commission members Dee Bonn, Chris Carrigan, Kenny Nelson, Michael Olkives, and Chair Ashlee Mueller

Absent: Commission member Deanna Burke and Kerstin Schulz.

Others present: Community Management Coordinator Joe Amerman, City Administrator Riley Grams and Councilmember Harold Johnson

3. APPROVAL OF AGENDA

A motion was made by Bonn, seconded by Olkives, to approve the Agenda as presented. The motion carried 4-1 (Nelson opposed).

4. APPROVAL OF MINUTES

A. Approve June 20, 2022, Minutes

A motion was made by Olkives, seconded by Bonn, to approve the June 20, 2022, minutes. The motion carried 5-0.

5. PUBLIC COMMENTS

Chair Mueller advised this is the time for public comments for items that are not on the agenda for tonight's meeting. There were no comments from the public.

6. PUBLIC HEARINGS

A. Site Plan Application for 600 Central Avenue

A motion was made by Nelson to table action on this item because the City's website was not updated prior to this meeting. The motion failed for lack of a second.

Amerman stated Hall Sweeney Properties is proposing to combine five properties into a single lot and redevelopment the site into a 143-unit apartment building at 600-632 Central Avenue. Currently there are five lots with uses including several commercial buildings, single family home, and a vacant lot. The redeveloped property will total 1.25 acres. Staff commented further on the proposed request, discussed the objectives within the Edge Mixed Use District and recommended approval with conditions.

A motion was made by Bonn, seconded by Carrigan, to open the Public Hearing at 6:16 p.m. The motion carried 4-1 (Nelson opposed).

Nelson requested staff provide him with a copy of the Conditional Use Permit for 5 Central. Grams reported 5 Central was not required to have a CUP. Amerman commented he would be able to provide a copy of the case file to Commissioner Nelson after the meeting.

A motion was made by Olkives, seconded by Bonn, to close the public hearing at 6:18 p.m. The motion carried 4-1 (Nelson opposed).

Olkives asked if the one handicap parking space would be adequate. Amerman reported this would be reviewed by Metro West when the final plans are reviewed, noting all ADA requirements would have to be met for the project.

Bonn expressed concern with the fact there was only one entrance into the underground parking lot. Pete Keeley, Collage Architects, reported the drive aisle would be 24 feet which was quite standard for parking lots. He commented further on how traffic would flow through the site noting there would be clear sight lines.

Bonn requested further information on how vehicles would access the site. Mr. Keeley discussed how traffic would enter and exit the site.

Carrigan discussed the goals for this property as noted within the Comprehensive Plan. He was of the opinion the proposed project did not meet the intent of the Comp Plan for the Edge Mixed Use zoning district. He believed this building should have ground floor retail with multi-family above. Amerman explained the Edge Mixed Use district allows for commercial uses on the first floor, as well as any use within the R-2 district throughout the development. He stated this project was reviewed by the City Attorney and it met the City's long term planning goals.

Nelson commented he had similar feelings regarding this project. He believed Edge Mixed Use should have coffee shops or art studios on ground level with apartments above. He indicated the proposed development was the same as 5 Central and there was no Mixed Use component. He questioned what the vacancy rate was in the City.

Carrigan believed there was a need for more commercial space along Central Avenue. He was of the opinion it would be a missed opportunity to have only residential along this block.

Mueller indicated she did not disagree with Commissioner Carrigan's points. She believed more retail space was always nice. However, when thinking about the way this end of town was laid out, there was more residential surrounding this property. She believed the City was doing a good job balancing the commercial space with the residential space in order to build community. She discussed how having more residents would assist with supporting the retail and commercial that was already in the community.

Carrigan suggested other blocks and other sites be considered for residential housing. He recommended the proposed site be a mixed use development.

Nelson asked if the building south of 6th Avenue has a commercial ground floor. Amerman stated this was the case.

Nelson commented further on how Realife had commercial uses along Central Avenue.

Councilmember Harold Johnson, 12 Sixth Street NE - #106, stated he was a resident of Realife and has been since 2001. He discussed the commercial uses that were allowed within Realife, noting food uses were not allowed. He stated the seven tenant spaces were all full at this time.

Grams explained the Edge Mixed Use zoning district was created to allow for maximum flexibility of the site. He reported with more commercial uses comes more restraints on parking, along with more trips in and out of the property.

Olkives stated he served on the Comprehensive Plan Committee. He explained this property was slated for redevelopment with possible housing. While he agreed with Commissioner Carrigan to a point, he also understood this was a great site for housing. He requested the applicant speak to the Commission.

Jeff Hall, Hall Sweeney Properties, thanked the Commission for their time. He thanked staff for all of their assistance on this project. He stated he was sympathetic to mixed use projects, if in the right spot. He indicated if this project were located a block south, near the park, commercial uses would make more sense. However this site feels very residential and he was concerned about parking. He reported he did not want to construct a building with commercial or retail that sat empty. He discussed how the proposed building would bring more people to the community which would assist in supporting the existing retail.

Nelson asked if the ground level units could be converted to retail in the future. Mr. Keely, architect for the project, explained 3,500 square feet of the southwest corner could be converted to retail in the future.

Nelson questioned what the life expectancy of the building would be. Mr. Keely anticipated this would be 50 to 100 years. He commented further on how housing adapts over time in order to continue serving as housing.

Nelson inquired if this building could be adapted to owner-occupied units. Mr. Keely stated this could be done noting the metering systems would have to be addressed if this were to occur.

Nelson asked what type of energy would be used for this building. Mr. Keely explained the units would be mostly electric and the general areas would be powered by gas. It was noted that each unit would have their own HVAC unit.

Nelson questioned if the roof would be solar ready. Mr. Keely reported this was the case.

Nelson inquired if the site would have electric vehicle charging stations. Mr. Hall stated the site would have six electrical vehicle charging stations.

Nelson asked what the dog or pet policy would be for this development. Mr. Hall explained pets are very popular and noted this development would be pet friendly. He indicated the site would have a pet wash and he would try to find an area that would have pet turf.

Grams commented on the affordability component for this project noting 10% of the units would be at 60% AMI.

Nelson questioned how the developer was working to lessen their carbon footprint through this building. Mr. Hall reported he would be doing an energy audit and noted this building would be very energy efficient. Mr. Hall commented on how this building would assist with reduced trips because residents would be able to walk to work or walk to the local retail establishments. He then discussed the energy design assistance program that would help him understand what energy is being put in and how he could make it better. He explained all of the units along Central Avenue were walk up units and could be converted to home offices very easily.

Nelson thanked the developer for working to address carbon footprint concerns.

Carrigan commented on how the Comprehensive Plan speaks to enhancing and maintaining the small town character of Osseo. He expressed concern with the materials that would be used on the building. He believed the metal on the building would detract and was not keeping in line with the downtown area. He noted metal was to be an accent material and not as a primary façade material. Mr. Keely discussed how he had highlighted the southwest and northwest corners of the building with brick and masonry. He commented he would love to use more brick but it was very costly. He believed the metal panels were an upgrade to cement fiber. He reported the metal panel was ribbed.

Carrigan stated that he did not believe this building had the right look and feel for Osseo. He recommended more emphasis be placed on the corner at 93rd because this corner was the entrance into Osseo.

Further discussion ensued regarding the grade and elevation of the building.

Carrigan commented he appreciated the fact that the building was slightly elevated above the street level, but stated he would like to see it elevated even more to provide more privacy to the first floor tenants. He suggested the first floor balconies be eliminated. He supported the metal railing near the pit being removed and be replaced with a concrete wall. He discussed the lighting plan and suggested wall sconces be used instead of lights on the retaining wall so as to reduce the impact on neighboring properties.

Olkives asked what would happen to the rest of the block if this development were to move forward. Mr. Hall explained there was a large easement between this development and the neighboring apartment building. He stated he did not have any plans for this property.

Olkives requested further information regarding what the plans were for the roof. Mr. Hall explained there would be a rooftop deck for the residents to use as a connection to the outdoors with a nice view of Osseo.

Carrigan requested further comment regarding the stormwater management. Mr. Keely discussed how the stormwater would be managed on the site.

Carrigan encouraged the developer to reconsider the number of compact parking stalls that were being proposed.

Bonn questioned if there would be a playground for young families with children. Mr. Keely stated the site would not have a playground.

Nelson commented the closest playground would be at the elementary school or Sipe Park. He anticipated most apartment buildings do not have playgrounds.

Mueller commented this building would be mostly one and two bedroom units. She indicated the beauty of Osseo would be that those living in these apartments would have sidewalks available to take them to nearby parks. Grams explained when Boerboom Park is renovated brand new playground equipment would be included.

Mueller reviewed the options for the Planning Commission to consider which were to approve the site plan with conditions, approve the site plan with changes as amended, deny the site plan or table action for more information.

A motion was made by Olkives, seconded by Bonn, to approve the Site and Building Plan to the City Council, subject to the ten (10) conditions listed below.

- 1) The improvements shall match the site plan submitted for approval by the City Council;**
- 2) Any necessary payment for SAC charges must be made prior to issuance of any building permits;**
- 3) The applicant shall obtain all necessary building and sign permits and pay all fees related to the proposed improvements;**
- 4) Weeds and other vegetation shall be maintained at all times in accordance with Chapter 93.38 of the City Code;**
- 5) All trash shall be stored within a properly screened enclosure.**
- 6) The applicant shall revised the landscape plan to increase the amount of vegetation on the eastern berm for parking lot screening purposes.**
- 7) The applicant shall provide updated information regarding the amount of bicycle parking provided on site; both outside and within the parking garage and shall comply with the ordinance standards.**
- 8) The applicant shall provide detailed information about the parking stall sizing and how circulation will occur within the surface lot and parking ramp. Turning radii for large and small passenger vehicles should be examined.**
- 9) The applicant shall revised their utility plans to comply with the City Engineer comments and City regulations.**
- 10) The site plan will be valid for one year following the date of approval unless work begins toward completion within one year or the approval is renewed for a period of one year by the City Council.**

Nelson stated this was not a perfect plan but this was not his property. He explained he would like to see urban townhomes on this site. He believed this was a nice building and he liked the green aspects included in the project. He commented he was concerned that

the public was not properly notified about this meeting. He stated he was concerned with the fact staff was not properly updating the City's website. He reported if he voted no on this project it had more to do with City staff and their ability to properly notify the public than about the proposed project.

Mueller clarified for the record that all proper notifications were sent prior to this meeting. Amerman reported this was the case.

Carrigan questioned how the concerns raised at this meeting would be addressed. Amerman indicated these comments and concerns would be reviewed by staff and the Council prior to making a final determination on this project. Grams stated the applicant and the developer would also take these comments into consideration.

Carrigan encouraged the developer to consider how to use the southwest corner as retail. He believed this would be a great improvement to the proposed project and would be in keeping in line with the intention of the Edge Mixed Use zoning district.

The motion carried 3-2 (Carrigan and Nelson opposed).

7. REPORTS OR COMMENTS: Staff, Chair & Commission Members

Amerman thanked the Commission for their detailed review of this planning case. Grams explained staff would follow up with the developer and applicant regarding the design elements within this project.

Olkives stated he was excited for this project and what it would bring to the City.

8. ADJOURNMENT

A motion was made by Bonn, seconded by Carrigan, to adjourn the meeting at 7:31 pm. The motion carried 5-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial



Osseo Fire Department Monthly Activity Report - August 2022

Incident Responses

Fire	5
Fire Alarm – Apartment	1
Fire Alarm – House	2
Carbon Monoxide Alarm	2
EMS	16
Heart	5
Head Injury	1
Diabetic	1
Assist	2
Lift Assist	7
Mutual Aid	5
Brooklyn Park	5
Total	26

Training

- Emergency Vehicle Operator – Driving
- Emergency Vehicle Operator – Classroom

Activities & Other

- Night to Unite
- Stand-by crew at Brooklyn Park for academy graduation

Osseo Maple Grove Hockey Association Gambling Report
to
City of Osseo

5 E

1. Report for the month of Aug-22

2. Check as appropriate:

 x pulltabs

 x tipboards

3. Gross receipts 316,777

4. Expenses - total 301,383

Expenses itemized:

Compensation 7,153

Prizes 277,846

Pull tab games/taxes 4,599

Supplies/misc/payroll proc./storage 1,644

Combined receipts 8,976

Cash long/short 290

Rent 875

5. Profits 15,394

6. Distribution of profits (itemized)

Signed:



This completed form must be returned to the Osseo City Clerk's office by the 19th day of each month and is required by state law and City ordinances for all licensed organizations.

Resolution No. 2022-xx**RESOLUTION ACCEPTING DONATION TO CITY OF OSSEO**

WHEREAS, the Osseo City Council is generally authorized to accept contributions of real and personal property pursuant to Minnesota Statutes Section 465.03; and

WHEREAS, the Council agrees that said donation would be of benefit to the citizens of Osseo; and

WHEREAS, the following has proposed this contribution to the City of Osseo and the donation be used for the specific purpose as indicated below:

<u>Donor</u>	<u>Amount/Item</u>	<u>Designated Fund</u>
Harold E. Johnson	\$750	Beautification



Proclaim October as Domestic Abuse Awareness Month in Osseo

WHEREAS, *domestic Abuse Awareness Month provides an excellent opportunity for citizens to learn more about preventing domestic abuse and to show support for the organizations and individuals who provide critical advocacy, services and assistance to victims; and*

WHEREAS, *acts of domestic abuse occur every 18 seconds in the United States and abuse can take the form of physical, emotional, sexual, psychological, and economic abuse; and*

WHEREAS, *oftentimes the victims of domestic abuse are children, who can have lifelong repercussions from the emotional or physical trauma of being exposed to domestic abuse; and*

WHEREAS, *the City of Osseo and many citizens of Osseo recognize the need to treat domestic abuse victims with dignity and compassion; and*

WHEREAS, *the City of Osseo will display purple lights in Boerboom Park as a signal to create awareness around domestic abuse and urges all citizens to also display purple lights during the month of October.*

NOW, THEREFORE, *I, Duane Poppe, Mayor of the City of Osseo do hereby proclaim the month of October 2022 as Osseo Domestic Abuse Awareness Month.*

Mayor Duane E. Poppe

Dated this 26th day of September, 2022.



Osseo City Council Meeting Item

Agenda Item:	Site and Building Plan Application for 600-632 Central Avenue
Meeting Date:	September 26, 2022
Prepared by:	Joe Amerman, Community Management Coordinator
Attachments:	Site and Building Plan Approval Application Site Plans Elevations Draft Resolution

Policy Consideration:

The owner of the commercial building at 332 Central Avenue is submitting a Site and Building Plan Approval application.

Previous Action

The Osseo Planning Commission held a public hearing on this item at their September 19, 2022 meeting. The Commission voted 3-2 to recommend approving the application as presented with the included recommended conditions, with two absent.

Background:

Hall Sweeney Properties is proposing to combine five properties into a single lot and redevelopment the site into a 143-unit apartment building at 600-632 Central Avenue. Currently, there are 5 lots with uses including several commercial buildings, a single family home, and a vacant lot. The redeveloped property will total 1.25 acres.

Zoning

The property is zoned Edge Mixed Use (EMX) (20-40 units per acre). Multifamily residential is a permitted use.

Properties to the south, east, and west are also zoned EMX and located within Osseo. Existing land uses abutting the east of the site are multifamily with one additional single-family home. An assisted living facility, Benedictine Living Community, is located to the west across Central Avenue. A mixed-use building, commercial on first level with residential above, at 521 Central Ave, is located to the south across 6th Street. A church within Brooklyn Park city limits is to the north, across County Road 30 (93rd Avenue)

Comprehensive Plan

The property is guided Edge Mixed Use (20-40 units per acre); multifamily residential is a designated use.

The 2040 Comprehensive Plan highlights the subject property as a priority redevelopment site by the Osseo EDA.

Density

One of the issues raised by the project is site density. The Comprehensive Plan and City Code designate the site as having a density range of 20-40 units per acre. The project has 143 units on a combined 1.25-acre site, meaning the

density is 114.4 units/ acre. There is an exception found within both documents relating to an increase in project density. Specifically, the Code states: **“higher densities may be considered when, in the discretion of the City Council, the development proposal provides a compelling public benefit and/or advances the land use or housing objectives of the comprehensive plan.”** The language in the comprehensive plan is similar. Staff has included the following land use and housing objectives taken from the comprehensive plan to bolster the reasons for an increase in site density:

- Land Use Objective 2: **Encourages redevelopment** that brings more residents and activity to downtown through **higher residential densities and increased lot coverages**.
- Land Use Objective 7: Create a downtown area that provides a healthy and compatible mix of uses, including retail services, institutional, **residential**, office, and open space.
- Land Use Objective 9: Promote the development of a wide range of **new housing types** that meet the community’s lifecycle housing needs.
- Housing Objective 24: **Support housing redevelopment projects that contribute to providing housing for a wide range of household types**, including larger families, younger families, older residents, and single person households, both ownership and rental.
- Housing Objective 26: Encourage enclosed parking that is **incorporated into the residential building** rather than a separate parking structure.

The proposed plan would meet the requirements of the City Code and Comprehensive Plan if the City Council makes a finding that the increased density provides a compelling public benefit and advances land use and housing objectives found within the adopted comprehensive plan.

Lot Standards

The proposed development has a 26,558 SF building footprint with 106,232 SF of gross floor area. The following table compares the EMX ordinance development standards versus the proposal.

Lot Standards	EMX District	Proposed
Height (max.)	65 FT	47 FT, 4 stories
Lot Area (min.)	7,200 SF	54,802 SF
Lot Width (min.)	50 FT	314 FT
Front Yard Setback	10 FT max.	8 FT (Central Ave)
Corner Side Yard Setback	10 FT max.	10 FT, 2 IN*(County Road 30) 6 FT (6 th Street)
Rear Yard Setback	None	15.5 FT
Parking Setback from ROW & Residential Uses	10 FT	18.6 FT (ROW) 15.4 FT (Residential to east)
Impervious Surface	None	80%

The proposed plan meets all lot standards. Based upon the plans submitted the corner side yard setback along County Road 30 is very slightly over the 10’ maximum building setback (2 inches). This slight increase is acceptable due to its location adjacent to a busy county road. There is no special setback requirement for a multifamily building from adjacent residential uses.

Parking

City Code normally requires 1.75 parking spaces per dwelling unit for multifamily buildings. This means in traditional multifamily buildings 250 parking stalls would be required. However, the EMX district provides a parking exception

where only 1 parking space is needed per unit. There are 143 units, therefore 143 parking stalls are required. Plans propose 154 underground stalls and 47 surface stalls for a total of 201 stalls. Numerically, the development satisfies parking requirements.

However, dimensional requirements are not met. The ordinance requires parking stalls to be 9'x20' and a total of 300 sq ft of storage and maneuvering area, including access drives. The surface parking lot has stalls that appear to be 9'x18' or 8' x 16' with 24' access aisles. It appears that within the parking ramp the parking stalls are the same size as in the surface lot, with the exception that the applicant is proposing some 30.75' in length tandem stalls. These would be very undersized for parking of two vehicles. The applicant should provide more clear information about parking stall size and how they intend to have circulation in all parking areas, particularly in the parking ramp.

Parking must be located to the rear of the building and should not be visible from the public right of way per City Code. The proposed plan shows surface parking to the rear of the building but can still be viewed from 6th Street. It would be difficult to not have parking visible from any public view given the site fronts public right of way on three sides. Screening from adjacent residential uses to the east could be improved. The proposed landscaping plan provides for a berm with shrubs and a few trees to buffer the parking lot with the rear property line. Staff suggests the developer adds additional, more significant vegetation along the bermed area.

City Code requires bicycle parking of at 1 space per 4 units and 50% of them shall be covered or enclosed. At least 36 bicycle spaces are needed. Bicycle parking is proposed on the south side of the building. Additional information is needed as plans do not disclose the number of bicycle spaces in total on site.

Access

Vehicular access for the site is from a single access point located off of 6th Street. The existing survey shows a small access apron off County Road 30 on the northeast portion of the site. This apron will be removed and no future access is allowed from County Road 30. The proposed access is roughly 80 feet from the adjacent apartment building access further east on 6th Street.

Landscaping and Green Space

Tree replacement is needed at 50% per caliper inches of significant trees removed. 164 caliper inches are proposed to be removed therefore requiring 82 caliper inches to be replaced. The proposed landscaping plan shows 50 significant trees to be planted with a minimum size of 2.5 caliper inches per tree. The total caliper inches being replaced is 125 which exceeds the requirement.

The site will have landscaped buffers between sidewalks and the building. There will also be a landscaped berm separating the property from the residential uses to the east. The proposed landscaping plan meets ordinance requirements, however; as mentioned the parking lot screening to the east and south should be enhanced.

Architecture

The proposed building will be 4-stories with the top floor being recessed along Central Avenue and around the corner to 6th Avenue. This will reduce the "canyon" effect that a 4 story building could create if located close to the road for its entire height. The building is not recessed in the northwest corner, adjacent to 93rd street, or in the east, where the building is not immediately adjacent to existing developed properties. There are several adjacent multistory buildings generally consistent with the proposed building from a height perspective and also have front façade undulation, so the Central Avenue facades have variation and visual interest. There appear to be no exterior material requirements for multifamily buildings. Exterior materials proposed to be used include a mix of aluminum, brick masonry, metal siding, cast stone, wood printed metal panels, fiber cement panels, and composite windows. Colors include a mix of brown, tans, and beige. These materials would be acceptable per City Code for new developments in commercial areas.

Utilities

The City engineer is working with the applicants' representatives to modify the plans to address utility

comments and bring the proposal into compliance with the regulations and design practices. It is not anticipated that any of the issues raised will significantly affect the project or require significant changes to the site plan.

Trash Enclosure

Trash area will be enclosed between the common area and parking lot where it will be accessible for pickup from the parking lot. The trash plan meets requirements.

Signage

No new signage is currently specified. When future signs are added, the property owner must apply for and receive necessary permits.

Lighting

Exterior lighting shall not be directed upon adjacent land or the public right-of-way. The proposed lighting plan meets this requirement.

Recommended Conditions

1. The improvements shall match the site plan submitted for approval by the City Council;
2. Any necessary payment for SAC charges must be made prior to issuance of any building permits;
3. The applicant shall obtain all necessary building and sign permits and pay all fees related to the proposed improvements;
4. Weeds and other vegetation shall be maintained at all times in accordance with Chapter 93.38 of the City Code;
5. All trash shall be stored within a properly screened enclosure.
6. The applicant shall revise the landscape plan to increase the amount of vegetation on the eastern berm for parking lot screening purposes.
7. The applicant shall provide updated information regarding the amount of bicycle parking provided on site; both outside and within the parking garage and shall comply with the ordinance standards.
8. The applicant shall provide detailed information about the parking stall sizing and how circulation will occur within the surface lot and parking ramp. Turning radii for large and small passenger vehicles should be examined.
9. The applicant shall revise their utility plans to comply with the City Engineer comments and City regulations.
10. The site plan will be valid for one year following the date of approval unless work begins toward completion within one year or the approval is renewed for a period of one year by the City Council.

Next Step

The Planning Commission may choose to make the following recommendation to the City Council:

1. Approve the site and building plan, subject to the listed conditions of approval;
2. Approve the site and building plan, with noted changes/as amended;
3. Deny the site and building plan; or
4. Table action on this item for more information.

Staff Recommendation:

Staff is recommending that the Council choose option 1: Approve the site and building plan; subject to the listed conditions of approval.



Application For: Site and Building Plan Review

415 Central Avenue, Osseo, MN 55369
Phone 763.425.2624
Fax 763.425.1111

Property Information:

Site address: 600, 608, 616, 624 and 632 Central Avenue, Osseo, Minnesota 55369

Property identification number: 1811921220109, 1811921220110, 1811921220111, 1811921220112, and 1811921220113

Property legal description: Lot:

001
002 004
003 005

 Block: 002 Tract/Addition: Osseo

Property type (check one): Abstract: ☒ Torrens: ☐

Description of request: Requested review of proposed new apartment community for approvals

Reason for request: Planning to construct new apartment community

Applicant Information:

Name: Hall Sweeney Properties LLC Daytime phone: (612) 274-3839

Address: 4500 Drexel Avenue, Minneapolis, MN 55424 Email Address: sean@hallsweeney.com

Applicant agrees to reimburse the City of all legal and/or engineering costs incurred by the City, provide 15 copies (11x17) of site plan/drawings/survey for submittal, and pay any additional water and/or sewer assessments that may be due pending a check of City records.

If request is granted, applicant agrees to proceed with the actual construction in accordance with the plans here with submitted within six (6) from date of filing this application and will complete construction within one (1) year of said date; and is able from a financial, legal, and physical basis to do so.

Signature: Sean Sweeney Date: 8-16-22

Property Owner Information:

Name: Rush Creek Meadows, LLC
Rains Properties, LLC Daytime phone: 612-599-0372
Address: 624 Central Ave Osseo MN 55369 Email Address: Chris@chrisrains.com

Signature:  Rush Creek Meadows, LLC - Chris Rains Chief Manager 08/17/22
 Rains Properties, LLC Chris Rains Chief Manager 08/17/22 Date: _____

The City of Osseo requires that the Property Owner sign and date all land use applications. Applications will not be accepted unless the Property Owner has signed the application.

Any email address provided may be considered public data pursuant to data practices law and the City will comply with all applicable laws if the information is subject to a data request.

.....
For City use only:

Receipt number: _____ Date received: _____ (**\$500 Application Fee**)

Any other fees? _____ Received by: _____

Notice to press date: _____ Press publication date: _____

Scheduled Planning Commission date: _____

Scheduled City Council date: _____

600-632 CENTRAL AVENUE
OSSEO, MN

SITE AND BUILDING PLAN REVIEW
MULTIFAMILY RESIDENTIAL

8.18.2022

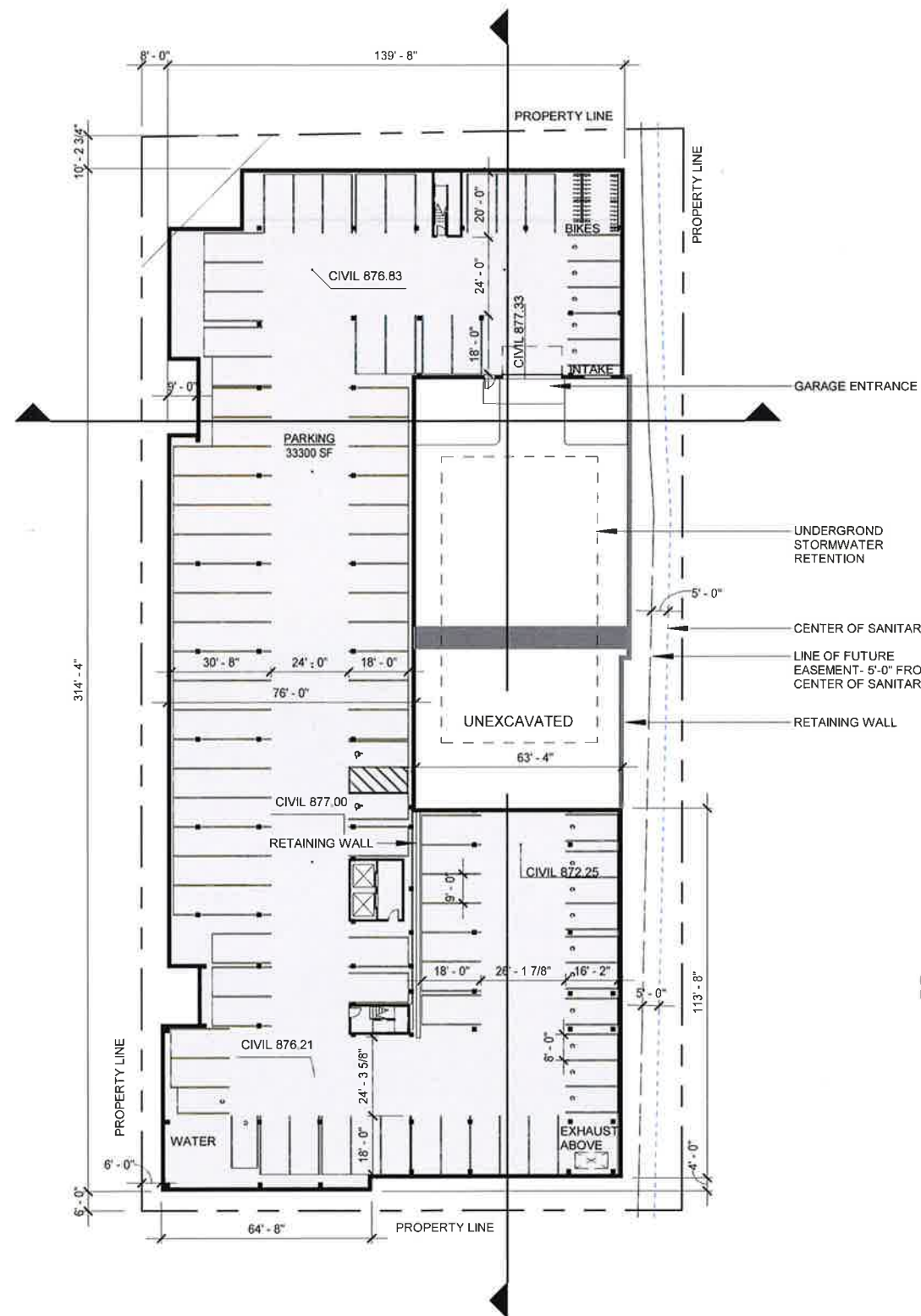


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©







600 - 632 CENTRAL AVENUE, OSSEO MN
PROPERTY AREA 54802 SF
ZONED: EDGE MIXED USE

BUILDING TYPE VA
OCCUPANCY R-2

TOTAL BUILDING AREAS

LEVEL	AREA
LOWER LEVEL	33,300 SF
LEVEL 1	26,200 SF
LEVEL 2	30,010 SF
LEVEL 3	30,020 SF
LEVEL 4	28,260 SF
GRAND TOTAL	147,790 SF

UNIT TYPES

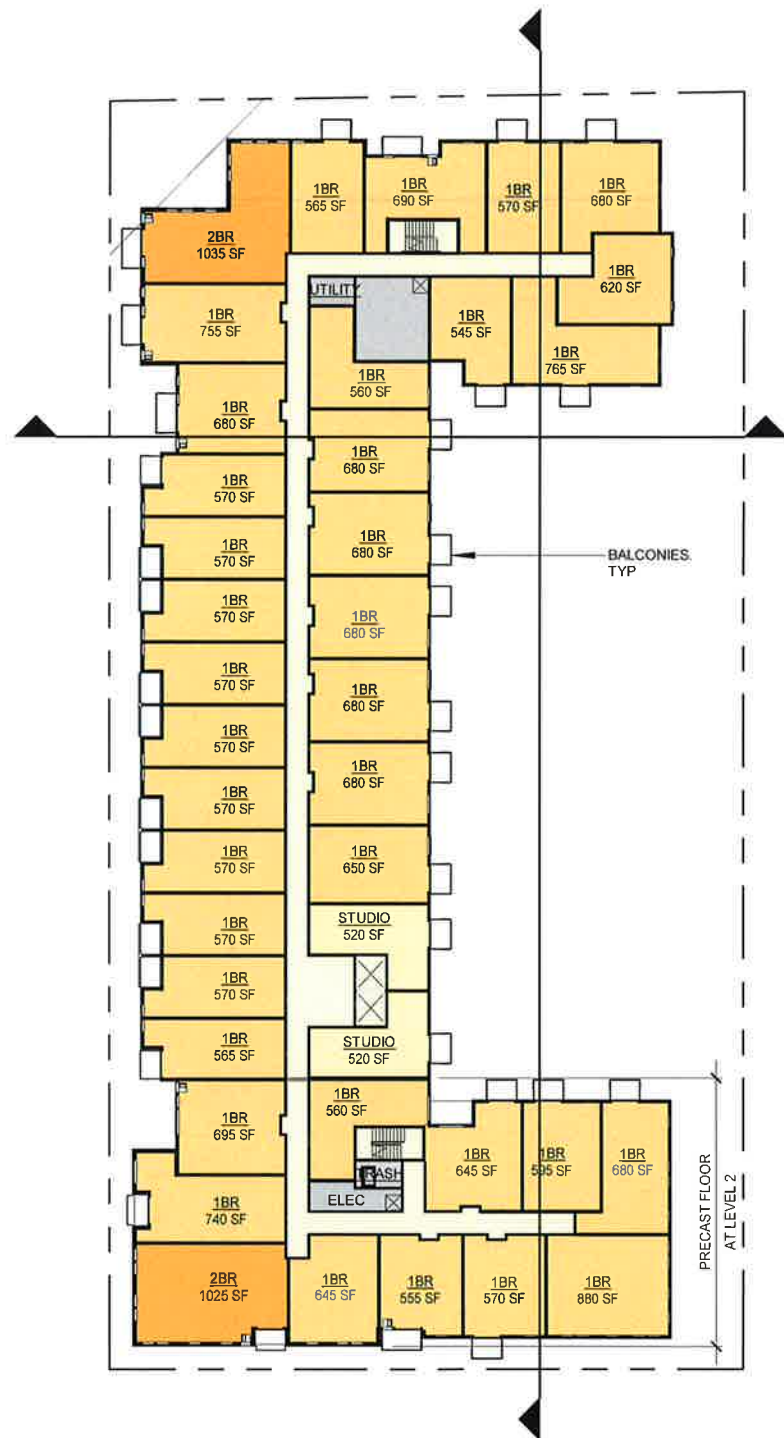
UNIT TYPE	#	%	AREA*
1BR	124	87%	78180 SF
2BR	11	8%	10845 SF
STUDIO	8	6%	4100 SF
UNITS TOTAL	143		93125 SF

PARKING TYPES

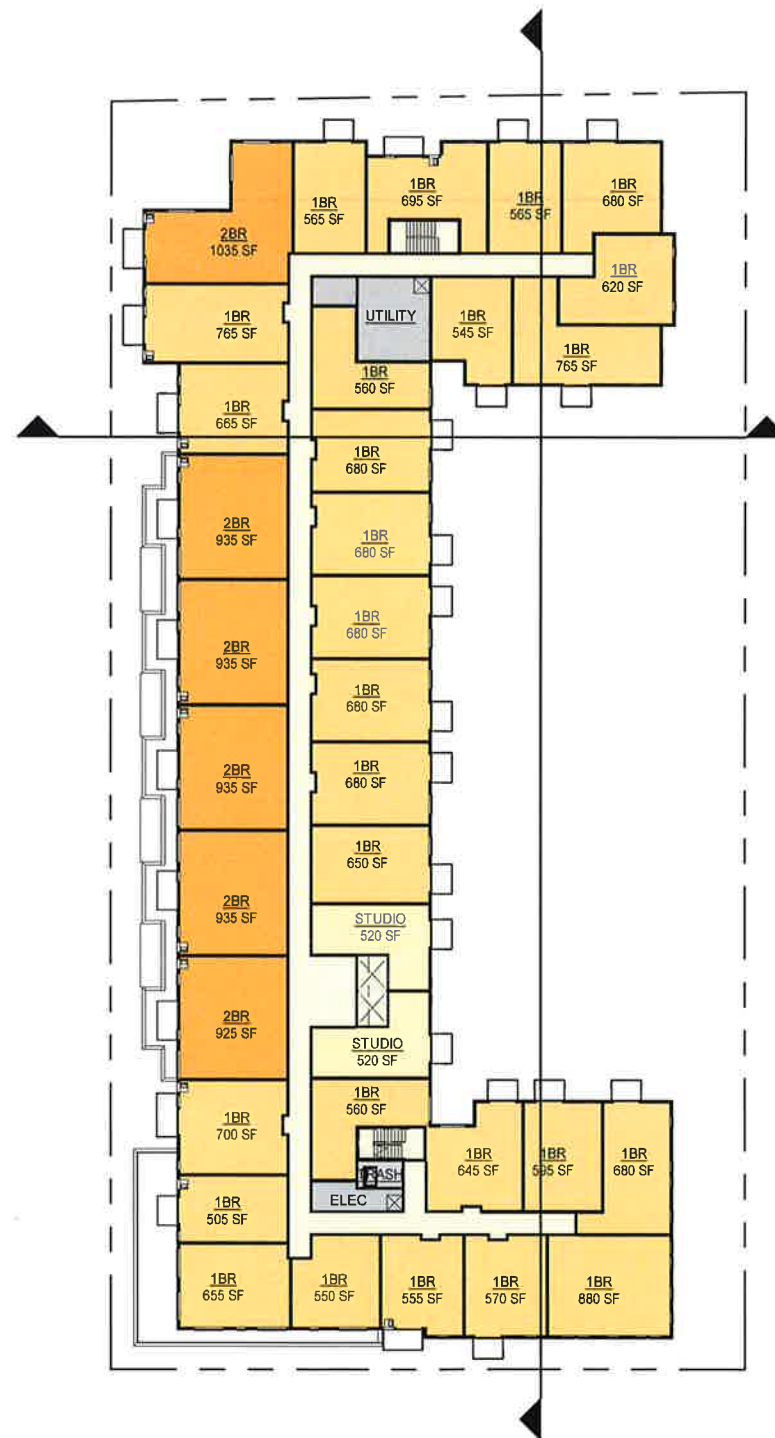
PARKING	%	#
ACCESSIBLE	2%	3
COMPACT	32%	44
STANDARD	54%	75
TANDEM	12%	16
TOTAL PARKING		138

COUTING TANDEM AS TWO STALLS 154

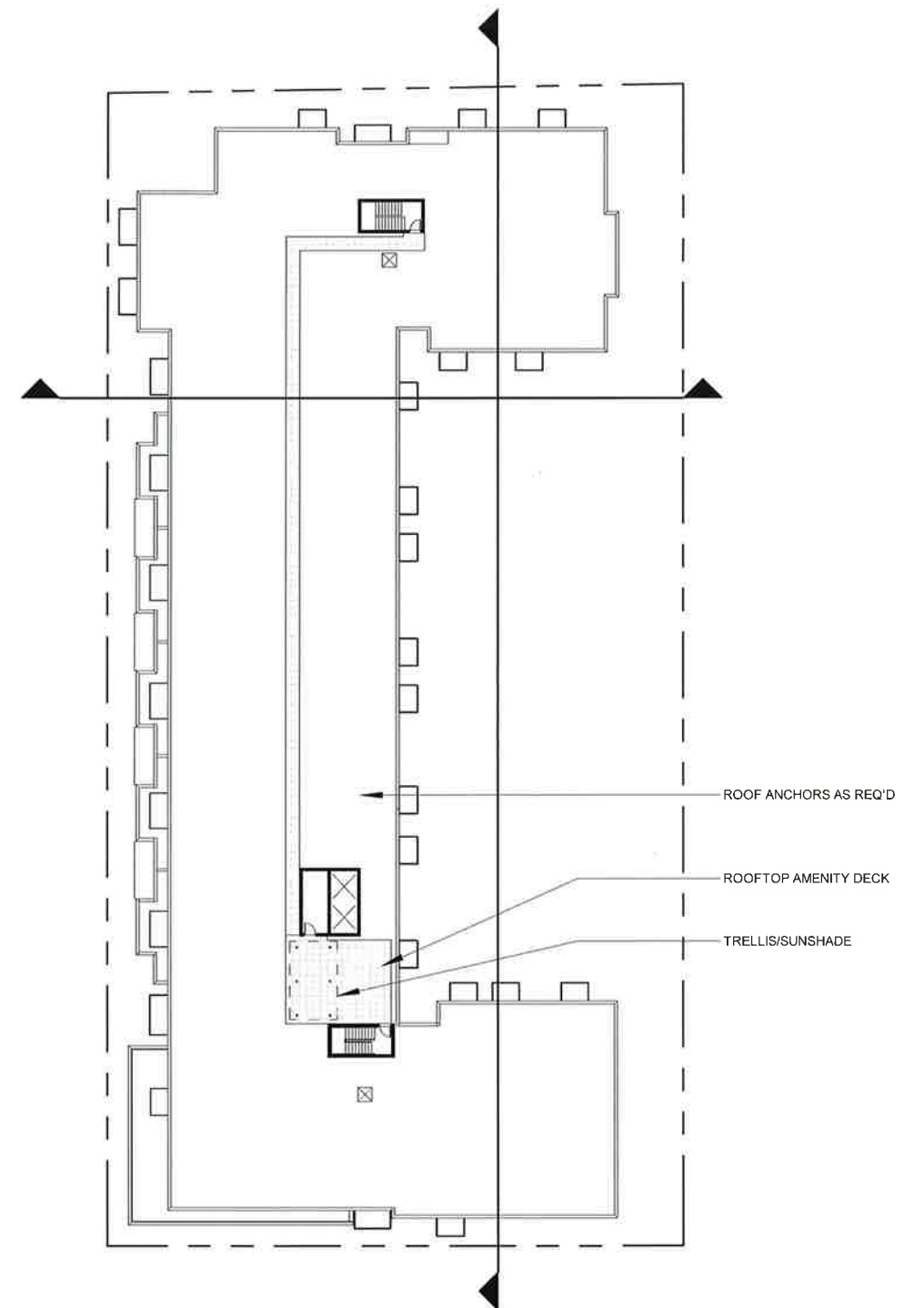




1 FLOOR PLAN - LEVELS 2-3
1" = 50'-0"



2 FLOOR PLAN - LEVEL 4
1" = 50'-0"



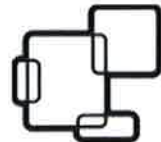
3 ROOF PLAN
1" = 50'-0"



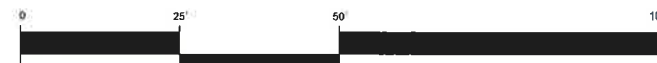
1 | NORTH ELEVATION
1" = 30'-0"



2 | WEST ELEVATION
1" = 30'-0"



Collage | architects



SITE AND BUILDING PLAN REVIEW | ELEVATIONS

CENTRAL AVENUE - OSSEO | A2.0

8.18.2022



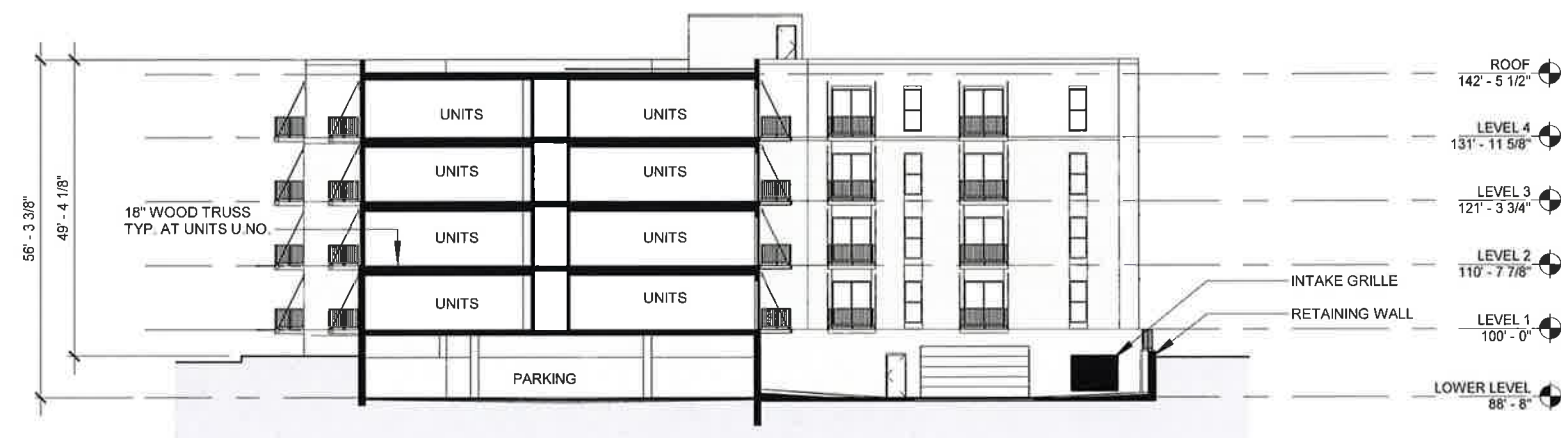
1 SOUTH ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



1 | BUILDING SECTION AT SLOPED PARKING - LOOKING WEST
1/32" = 1'-0"



2 | BUILDING CROSS SECTION - LOOKING NORTH
1/32" = 1'-0"



SOUTHWEST CORNER



NEIGHBORHOOD CONTEXT ALONG CENTRAL AVENUE



WEST ELEVATION ALONG CENTRAL AVENUE

ALTANSPTS LAND TITLE SURVEY FOR:
Hall Sweeney Properties, LLC

LEGAL DESCRIPTION:

- Parcel 1 (600 Central Avenue)
Lot 1, Block 2, Osseo, according to the recorded plat thereof, Hennepin County, Minnesota, (Abstract Property)
Parcel 2 (608 Central Avenue)
Lot 2, Block 2, Village of Osseo, according to the recorded plat thereof, Hennepin County, Minnesota, (Abstract Property)
Parcel 3 (616 Central Avenue)
Lot 3, Block 2, Osseo, according to the recorded plat thereof, Hennepin County, Minnesota, (Abstract Property)
Parcel 4 (624 Central Avenue)
Lot 4, Block 2, Osseo, according to the recorded plat thereof, Hennepin County, Minnesota, (Abstract Property)
Parcel 5 (632 Central Avenue)
Lot 5, Block 2, Osseo, according to the recorded plat thereof, Hennepin County, Minnesota, (Abstract Property)

GENERAL SURVEY NOTES:

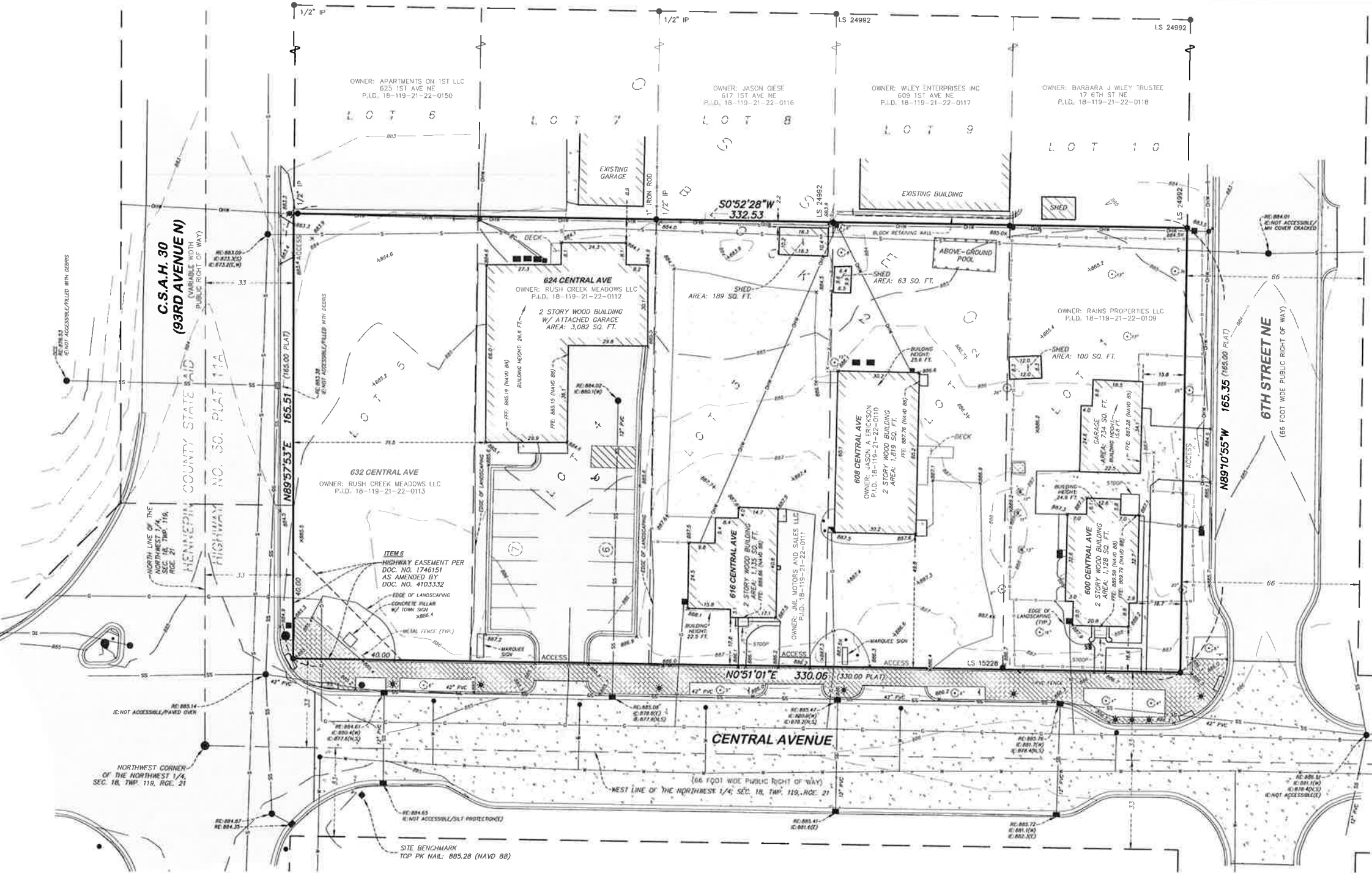
- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc. as issuing agent for Old Republic National Title Insurance Company, Commitment No. 66500 (Supplemental No. 1) dated November 4, 2021.
- The surveyed property has direct access to Central Avenue and 6th Street NE, both public right of ways.
- No evidence of cemeteries, burial grounds or gravesites was observed in the process of conducting the fieldwork.

OPTIONAL TABLE A ITEMS:

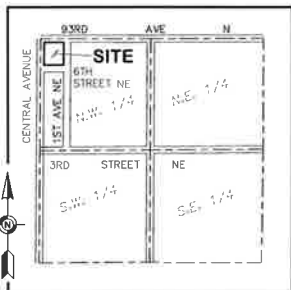
- Monuments have been placed at all major corners of the surveyed property described herein, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The addresses of the properties described herein are 600, 608, 616, 624 and 632 Central Avenue, Osseo, MN 55369.
- The property described herein lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27053C 0182 F, dated November 4, 2016.
- The total area of the property described herein is 54,802 square feet or 1.25808 acres. The area of the property herein described less areas used for right-of-way purposes is 54,002 square feet or 1.23972 acres.
- The contours depicted herein are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
SITE BENCHMARK: Top of PK Nail west of northwesterly corner of surveyed property.
Elevation = 885.28 feet (NAVD 88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(b), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- Exterior building dimensions are depicted herein.
- The exterior building footprint areas at ground level are depicted herein.
- The measured building heights are depicted herein.
- Substantial features observed in the process of conducting the fieldwork are depicted herein.
- As of the date of this survey the property described herein contains a total of 18 parking spaces of which 13 are standard spaces, 1 is a handicapped space and 4 spaces are contained in garages.
- Existing utilities, services and underground structures shown herein were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 221792295. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted herein.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described herein.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described herein.
- There were no plottable offsite easements or servitudes disclosed in documents provided to the surveyor to be depicted herein.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 6. Easement for highway purposes acquired by State of Minnesota over the Land, together with the right to construct and maintain temporary snow fences on lands adjacent thereto, as evidenced by Final Certificate, recorded in Book 322 of Misc., at Page 436, Document No. 1746151, (as to Parcel 5) Amended Final Certificate filed September 4, 1974, as Document No. 4103332. Turnback deed in favor of City of Osseo was filed November 15, 1994, as Document No. 6364805. City of Osseo then conveys this land to City of Osseo Economic Development Authority by Quill Claim Deed filed April 14, 2000, as Document No. 7285413.
Said easement affects the surveyed property and is depicted herein.



SECTION 18, T 119 N, R 21 W



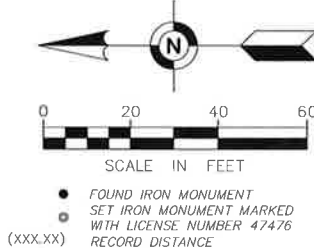
VICINITY MAP
NO SCALE

LEGEND:

- | | | | |
|---|-------------------|-----------|-----------------------|
| ⊕ | BENCHMARK | — — — — — | WOOD FENCE |
| ⊙ | SANITARY MANHOLE | — — — — — | GUARDRAIL |
| ⊙ | STORM MANHOLE | — — — — — | SANITARY SEWER |
| ⊙ | CATCH BASIN | — — — — — | STORM SEWER |
| ⊙ | GATE VALVE | — — — — — | WATERMAIN |
| ⊙ | AIR CONDITIONER | — — — — — | UNDERGROUND ELECTRIC |
| ⊙ | ELECTRIC MANHOLE | — — — — — | OVERHEAD WIRE |
| ⊙ | ELECTRIC BOX | — — — — — | UNDERGROUND GAS |
| ⊙ | ELECTRIC METER | — — — — — | SPOT ELEVATION |
| ⊙ | HANDHOLE | — — — — — | EXISTING CONTOUR LINE |
| ⊙ | UTILITY POLE | — — — — — | TREE |
| ⊙ | GUY WIRE | — — — — — | BITUMINOUS SURFACE |
| ⊙ | SEMAPHORE | — — — — — | CONCRETE SURFACE |
| ⊙ | TELEPHONE MANHOLE | — — — — — | GRAVEL SURFACE |
| ⊙ | COMMUNICATION BOX | — — — — — | PAVER SURFACE |
| ⊙ | GAS METER | — — — — — | |
| ⊙ | PARKING COUNT | — — — — — | |

GOPHER STATE ONE CALL NOTE:

- List of utilities notified per Gopher State One Call Ticket No. 221792295.
- | | |
|----------------------------------|---|
| ARVIG — ACSMPD01 | HENNEPIN COUNTY PUBLIC WORKS — HENDPW01 |
| CITY OF BROOKLYN PARK — CBKBP001 | MCI — MGC001 |
| COMCAST — CCMN01 | CENTER POINT ENERGY — MINGAS03 |
| CITY OF MAPLE GROVE — CMPLGV01 | CENTER POINT ENERGY — MINGAS05 |
| CITY OF OSSEO — COSSED01 | LEVEL 3 IS NOW CENTURYLINK — VLMTCM01 |
| CENTURYLINK — CLQL — CLLMN01 | XCEL ENERGY — XCEL04 |



CERTIFICATION:

To Hall Sweeney Properties LLC, a Minnesota limited liability company, Rains Properties, LLC, a Minnesota limited liability company, Jason A. Erickson, JAI, Motors and Sales LLC, a Minnesota limited liability company, Rush Creek Meadows, LLC, a Minnesota limited liability company, Guaranty Commercial Title, Inc. and Old Republic National Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 16, 17, and 18 of Table A thereof. The fieldwork was completed on July 13, 2022.

Date of Plot or Map: July 18, 2022

Eric A. Roesser
Minnesota License No. 47476
eroesser@insurvey.com

FIELD BOOK	PAGE	FIELDWORK CHIEF:	NO.	DATE	REVISIONS
		TV			DESCRIPTION
		DRAWN BY:			
		DL			
DRAWING NAME:		CHECKED BY:			
39997.dwg		EAR			
JOB NO. 39997					
FILE NO.					

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

Hall Sweeney Properties, LLC

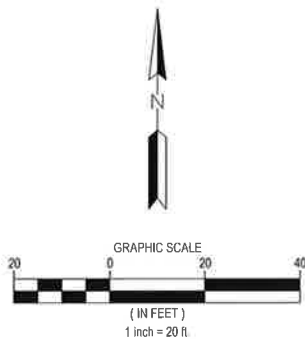
PROPERTY ADDRESS:

600, 608, 616, 624 & 632, Central Avenue
Osseo, Minnesota 55369



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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	PROPERTY BOUNDARY
	LOT LINE
	RIGHT OF WAY LINE
	SECTION LINE
	EXISTING FENCE LINE
	EXISTING RETAINING WALL LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND COMMUNICATION LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING CURB AND GUTTER
	EXISTING ROAD CENTERLINE
	EXISTING CONCRETE SURFACE
	EXISTING ASPHALT SURFACE
	EXISTING GRAVEL SURFACE
	EXISTING BUILDING
	EXISTING PAVERS SURFACE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER INLET
	EXISTING WATER VALVE
	EXISTING ELECTRIC MANHOLE
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING ANCHOR CABLE
	EXISTING LIGHT POLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING AIR CONDITIONER
	EXISTING MAILBOX
	EXISTING HANDICAP PARKING SPACE
	EXISTING HAND HOLE

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

[illegible]

REBY CERTIFY THAT THIS PLAN,
IFICATION, OR REPORT WAS
PARED BY ME OR UNDER
ECT SUPERVISION AND THAT I AM A
Y LICENSED PROFESSIONAL
INEER UNDER THE LAWS OF THE
TE OF MINNESOTA

E

PROJECT NO: 227705300

W BY: TP	CHK'D BY: CDL	APP'D BY: DML
-------------	------------------	------------------

EXPIRATION DATE: 08/18/2022

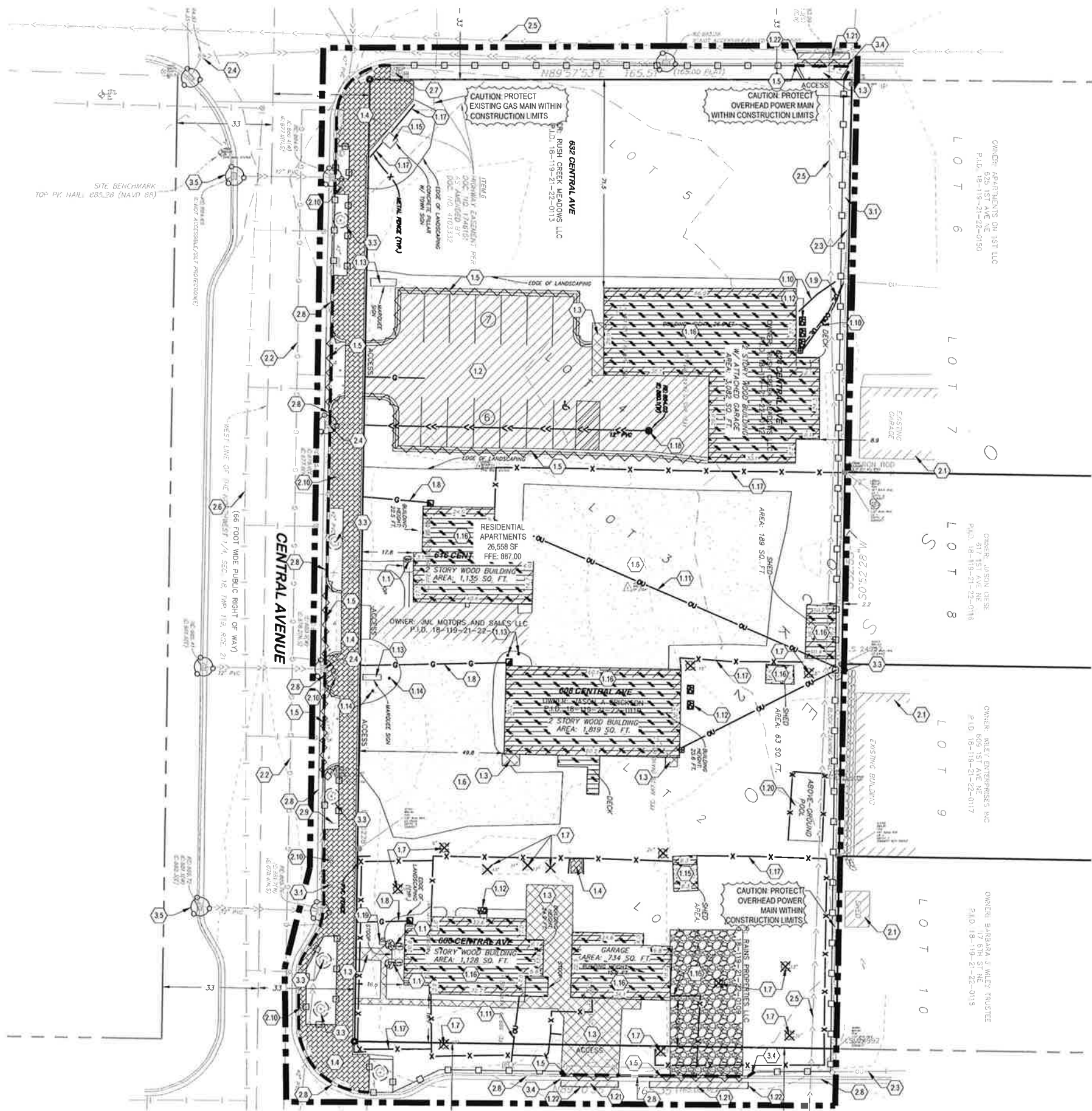
UE NO: 1

ET TITLE

EXISTING CONDITIONS

PAGE NO. :

G-004



NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- CONSTRUCTION SITE SHALL HAVE STABILIZED EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
- UNTRENCHED SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION.
- CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHERE APPLICABLE.

KEYNOTES

- REMOVAL AND RELOCATION ITEM
 - 1.1. REMOVE RETAINING WALL
 - 1.2. REMOVE BITUMINOUS PAVEMENT
 - 1.3. REMOVE CONCRETE PAVEMENT
 - 1.4. REMOVE PAVERS PAVEMENT
 - 1.5. REMOVE CURB AND GUTTER
 - 1.6. REMOVE GRAVEL SURFACING
 - 1.7. REMOVE TREE
 - 1.8. REMOVE GAS METER AND SERVICE - COORDINATE WITH UTILITY SERVICE PROVIDER
 - 1.9. REMOVE UNDERGROUND ELECTRIC LINE
 - 1.10. REMOVE COMMUNICATIONS LINE
 - 1.11. REMOVE OVERHEAD UTILITIES LINE
 - 1.12. REMOVE A/C
 - 1.13. REMOVE MONUMENT SIGN
 - 1.14. REMOVE BOLLARD
 - 1.15. SALVAGE AND REINSTALL CITY MONUMENT SIGN
 - 1.16. REMOVE BUILDING/STRUCTURE AND FOUNDATIONS, ANY UTILITY SERVICES, AND ALL DECKS
 - 1.17. REMOVE FENCE
 - 1.18. REMOVE STORM SEWER INLET
 - 1.19. REMOVE MAILBOX
 - 1.20. REMOVE ABOVE GROUND POOL
 - 1.21. REMOVE ASPHALT PAVEMENT
 - 1.22. SAWCUT PAVEMENT
- PROTECT ITEM
 - 2.1. PROTECT BUILDING/STRUCTURE
 - 2.2. PROTECT GAS LINE
 - 2.3. PROTECT OVERHEAD UTILITY LINE AND ALL APPURTENANCES
 - 2.4. PROTECT STORM SEWER AND STRUCTURES
 - 2.5. PROTECT SANITARY SEWER AND STRUCTURES
 - 2.6. PROTECT ALL EXISTING WATERMAIN AND APPURTENANCES
 - 2.7. PROTECT TRAFFIC INFRASTRUCTURE
 - 2.8. PROTECT EXISTING CURB AND GUTTER
 - 2.9. PROTECT EXISTING SIGN
 - 2.10. PROTECT EXISTING STREETLIGHTS
- EROSION CONTROL ITEM
 - 3.1. SILT FENCE - SEE DETAIL 1/C-801
 - 3.2. ROCK CONSTRUCTION ENTRANCE - SEE DETAIL 2/C-801
 - 3.3. TREE PROTECTION (TYP.) - SEE NOTE 3, THIS SHEET
 - 3.4. BIOROLL - SEE DETAIL 3/C-801
 - 3.5. INLET PROTECTION - SEE DETAIL 4/C-801

TREE REMOVAL INVENTORY		
EVERGREEN (E) OR DECIDUOUS (D)	EXCEEDS REPLACEMENT THRESHOLD 12" D OR 7" E	DBH
D	Y	36
D	Y	17
D	Y	13
D	Y	16
D	N	N/A
E	Y	13
E	Y	11
E	Y	17
D	Y	26
D	Y	15
D	N	N/A
D	N	N/A

WARNING:

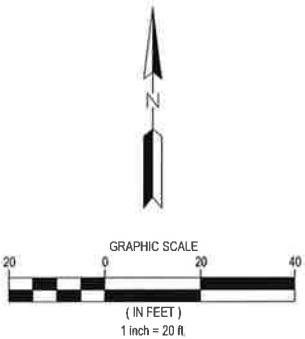
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- REMOVE FENCE
- REMOVE RETAINING WALL
- REMOVE STORM SEWER
- REMOVE SANITARY SEWER
- REMOVE WATERMAIN
- REMOVE UNDERGROUND GAS LINE
- REMOVE UNDERGROUND COMMUNICATION LINE
- REMOVE UNDERGROUND ELECTRIC LINE
- REMOVE OVERHEAD UTILITY LINE
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE GRAVEL SURFACING
- REMOVE BUILDING
- REMOVE PAVERS SURFACING
- REMOVE TREE
- REMOVE CURB AND GUTTER
- SAWCUT PAVEMENT
- REMOVE SANITARY MANHOLE
- REMOVE STORM SEWER MANHOLE
- REMOVE STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING WATER VALVE
- REMOVE ELECTRIC MANHOLE
- REMOVE SIGN
- REMOVE UTILITY POLE
- REMOVE ANCHOR CABLE
- REMOVE LIGHT POLE
- REMOVE DECIDUOUS TREE
- REMOVE CONIFEROUS TREE
- REMOVE AIR CONDITIONER
- REMOVE MAILBOX
- INLET PROTECTION
- TREE PROTECTION
- ROCK CONSTRUCTION EXIT
- SILT FENCE
- BIOROLL

Stantec
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1258
WWW.STANTEC.COM

CLIENT:
HALL SWEENEY
PROPERTIES

ARCHITECT:
Collage
ARCHITECTS

**CENTRAL AVENUE
APARTMENTS**
600 CENTRAL AVENUE OSSEO, MN 55369

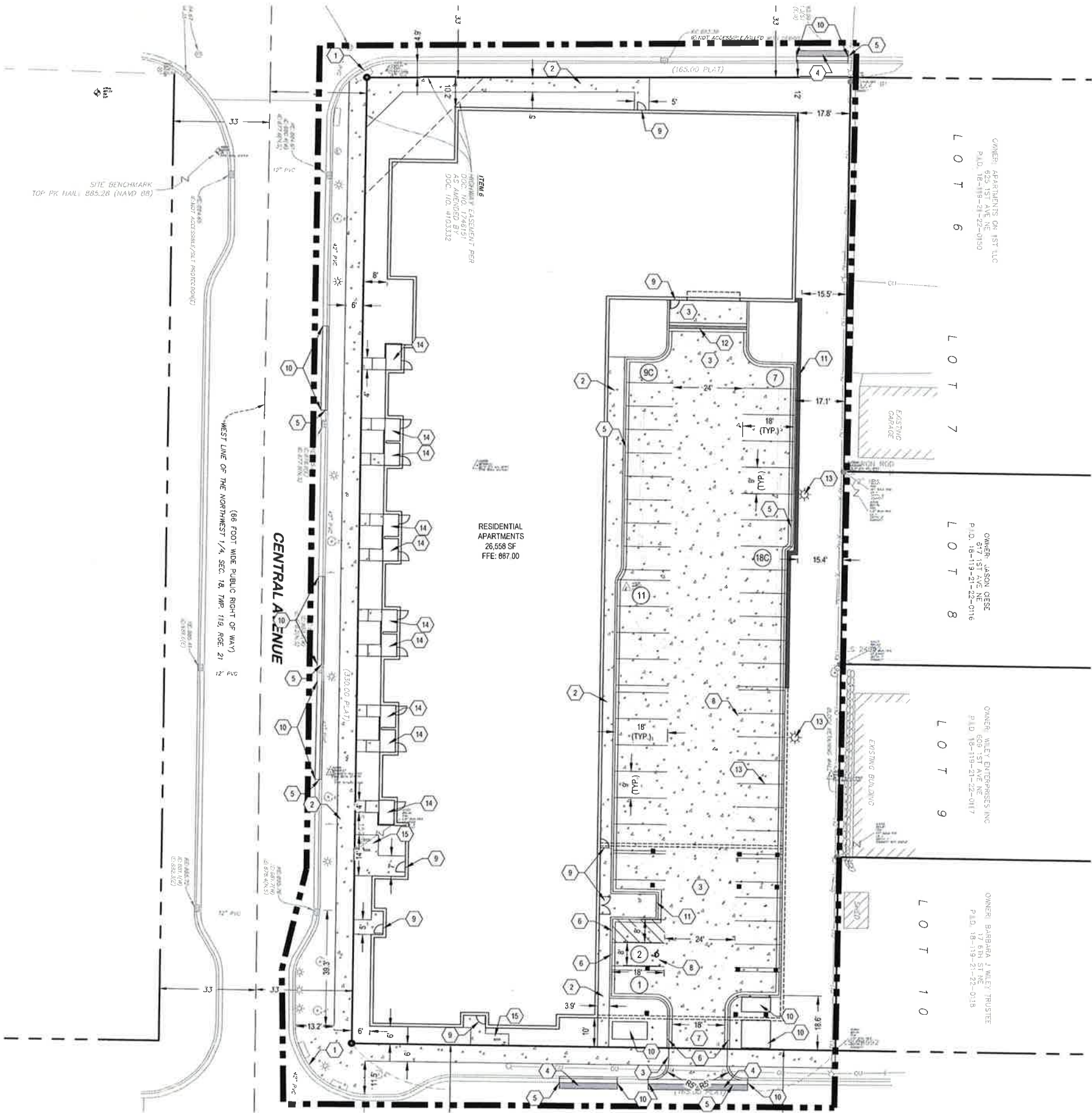
PROJECT TITLE	
ISSUE NO.	1
DESCRIPTION	CITY SUBMITAL
DATE	08/18/2022

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

NOT FOR CONSTRUCTION

LICENSE NO.:
DATE:

PROJECT NO.: 227705300
DWN BY: JTP
CHK'D BY: CDL
APP'D BY: DML
ISSUE DATE: 08/18/2022
ISSUE NO.: 1
SHEET TITLE
REMOVALS AND PHASE 1
EROSION CONTROL PLAN
SHEET NO.:
C-001



NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.

KEYNOTES

1. MATCH EXISTING
2. CONCRETE SIDEWALK - SEE DETAIL 10/C-801
3. CONCRETE PAVEMENT - SEE DETAIL 9/C-801
4. BITUMINOUS PAVEMENT - SEE DETAIL 11/C-801
5. B612 CURB AND GUTTER - SEE DETAIL 5/C-801
6. CURB TRANSITION
7. CONCRETE DRIVEWAY APRON - SEE DETAIL 7/C-801
8. VAN ACCESSIBLE PARKING STALL WITH ACCESS AISLE AND SIGN - SEE DETAILS 8/C-801 AND ON SHEET C-802
9. DOOR LOCATION - SEE ARCH./STRUC. PLANS
10. TRANSFORMER WITH CONCRETE PAD - SEE ARCH./ELEC./STRUC. PLANS. PAD DESIGN BY OTHERS
11. RETAINING WALL
12. TRENCH DRAIN - SEE DETAIL 8/C-802
13. LIGHT POLE
14. ELEVATED PATIO WITH STAIR CONNECTION TO BUILDING. MAY HAVE RAILING. SEE ARCHITECTURAL PLAN
15. BIKE PARKING

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CURB AND GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- RETAINING WALL (BY OTHERS)
- PROPOSED PARKING COUNT
- UNDERGROUND STORM SYSTEM LIMITS - SEE SHEET C-501

SITE ANALYSIS TABLE			
ADDRESS	600-632 CENTRAL AVE, OSSEO, MN 55369		
EXISTING ZONING	EDGE MIXED-USE		
PROPOSED ZONING	EDGE MIXED-USE		
PROPOSED USE	MULTI-FAMILY RESIDENTIAL		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
EXISTING PARCEL SUMMARY	1.26	0.57	0.69
PROPOSED USE (use)	1.26	1.01	0.25
BUILDING SUMMARY			
LOT NUMBER	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
PROPOSED USE (use)	26,558	106,232	4
PARKING SUMMARY			
TOTAL PARKING	REQUIRED	PROPOSED	
PROPOSED SURFACE USE (USE)		46	
PROPOSED UNDERGROUND USE (use)		154	
ACCESSIBLE PARKING	REQUIRED	PROPOSED	
PROPOSED USE (use)		1	
SETBACK SUMMARY			
	REQUIRED	PROPOSED	
FRONT	0'	8'	
SIDE CORNER	0'	10.2'	
SIDE INTERIOR	0'	6'	
REAR	0'	15.5'	
PARKING SIDE INTERIOR	5'	18.6'	
PARKING REAR	8'	17.1'	

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1266
WWW.STANTEC.COM

CLIENT:



ARCHITECT:



CENTRAL AVENUE
APARTMENTS

600 CENTRAL AVENUE OSSEO, MN 55369

PROJECT TITLE

ISSUE NO.

1

DESCRIPTION

CITY SUBMITAL

DATE:

08/18/2022

CERTIFICATION
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 JURISDICTION OF THE STATE OF MINNESOTA.

LICENSING NO.

DATE:

PROJECT NO.

227705300

DWN BY:

JTP

CHK'D BY:

CDL

APP'D BY:

DML

ISSUE DATE

08/18/2022

ISSUE NO. 1

SHEET TITLE:

SITE PLAN

SHEET NO.

C-101



- ### LEGEND

- ## NOTES

- WARNING:**

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

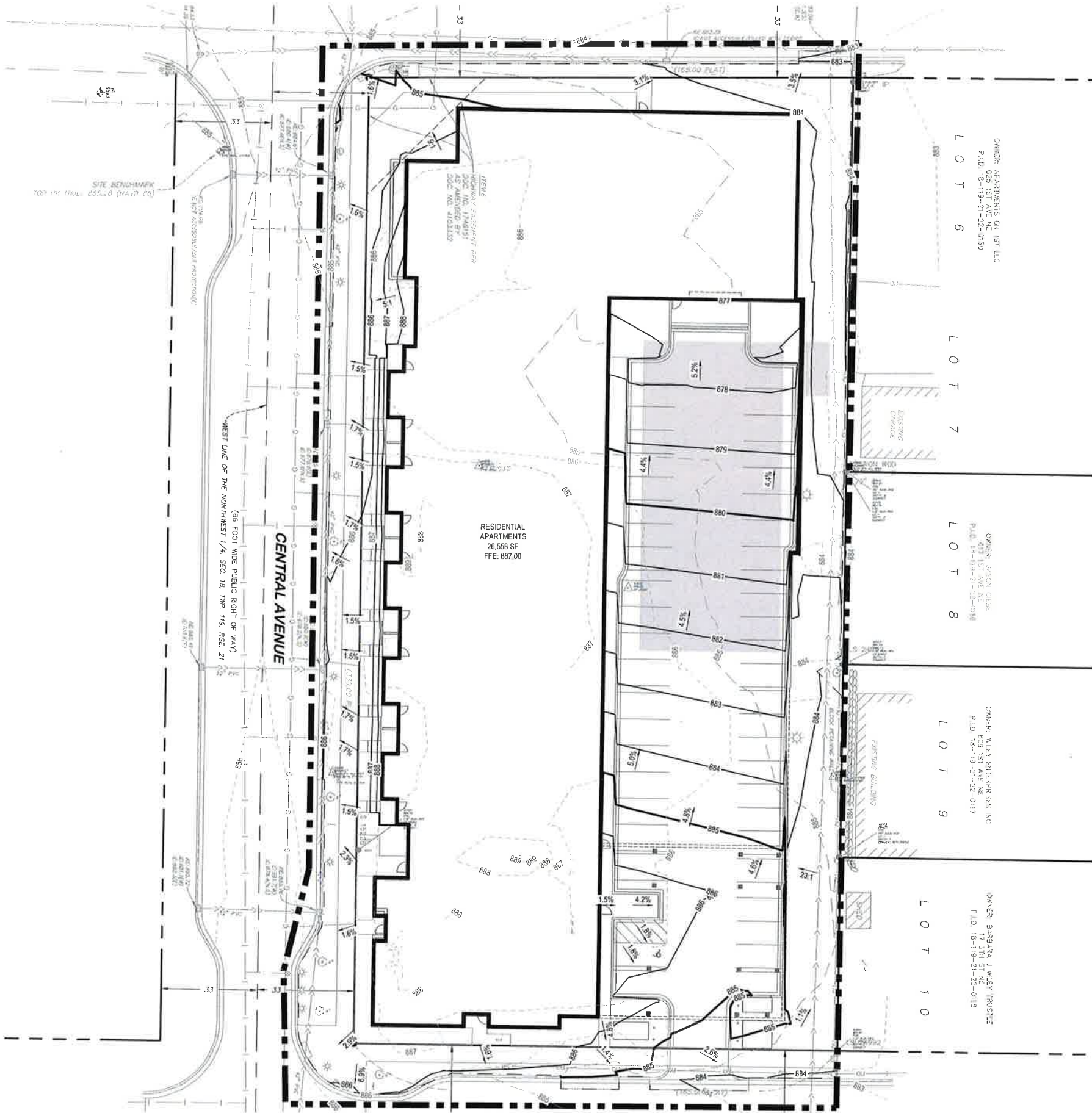
CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



C-201



NOTES

- SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
- EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY OF ANY FIELD DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY, REGULATORY COMPLIANCE (ADA), POSITIVE DRAINAGE, AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REWORK OF A DISCREPANCY THAT IS NOT COMMUNICATED TO THE ENGINEER IN WRITING.
- CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER AND ENGINEER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- TOP OF CURB ELEVATIONS ARE PROVIDED WHERE CURB HEIGHT DIFFERS FROM 0" OR 6". ENSURE ADA CRITERIA IS MET THROUGHOUT SITE.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING CURB STOP
- EXISTING WATER VALVE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- FLOW LINE ELEVATION
- FINISHED GRADE ELEVATION
- MATCH EXISTING ELEVATION
- SIDEWALK ELEVATION
- EMERGENCY OVERFLOW ELEVATION
- TOP OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION (AT GRADE)
- STRUCTURE RIM SPOT ELEVATION
- SURFACE GRADE & FLOW DIRECTION
- SURFACE SLOPE (H:V) & FLOW DIRECTION
- FLOW LINE ELEVATION AT ZERO HEIGHT CURB
- FLOW LINE ELEVATION AT FULL HEIGHT CURB

WARNING:

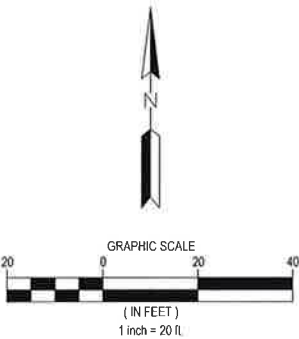
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166



Stantec

7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763.252.6800
FAX: 952.831.1268
WWW.STANTEC.COM

CLIENT:

HALL SWEENEY
PROPERTIES

ARCHITECT:

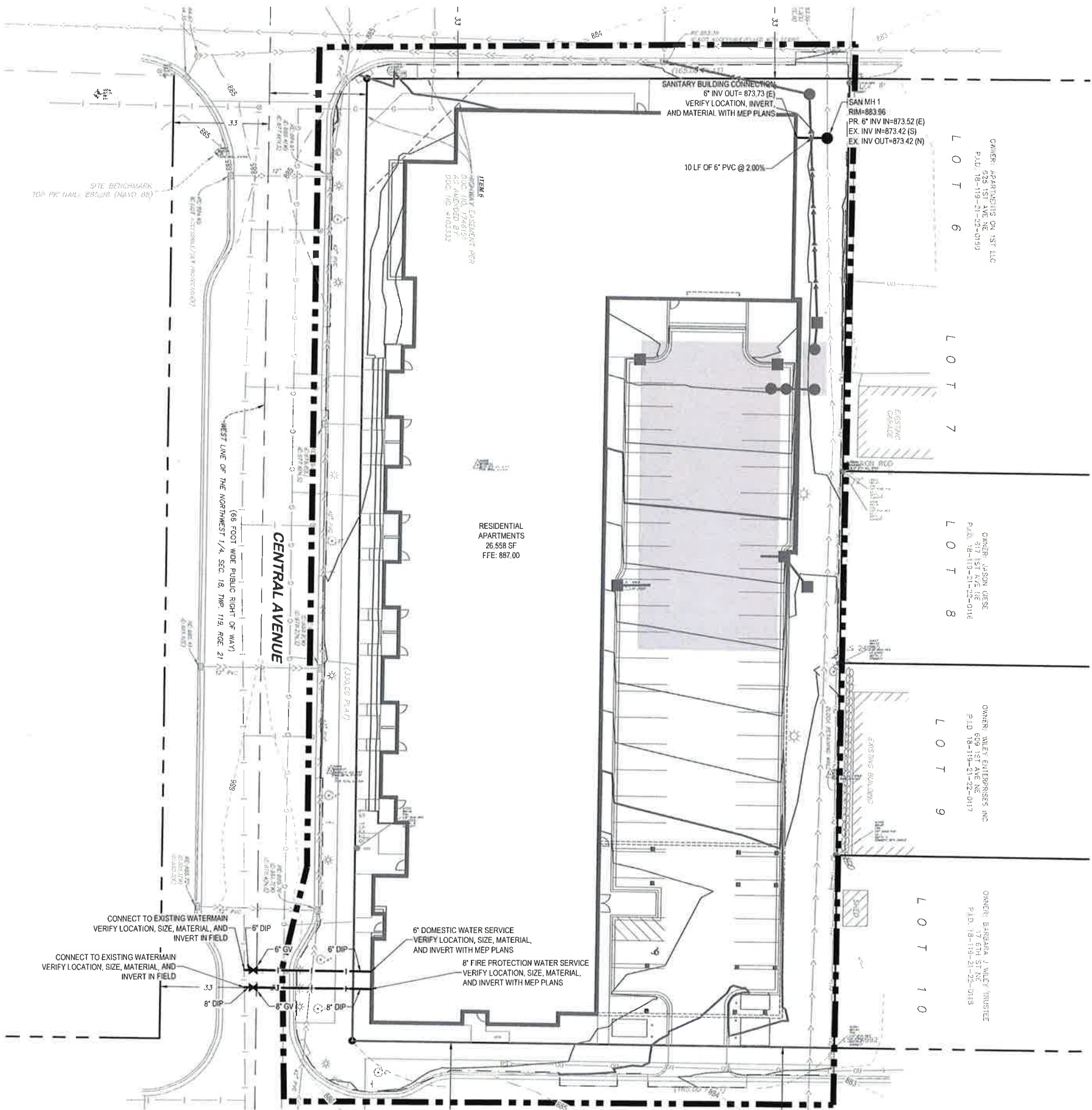
Collage
PROFESIONALS

**CENTRAL AVENUE
APARTMENTS**

600 CENTRAL AVENUE OSSEO, MN 55369

PROJECT TITLE	CENTRAL AVENUE APARTMENTS
ISSUE NO.	1
DESCRIPTION	CITY SUBMITAL
DATE	08/18/2022

CERTIFICATION	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.
LICENSE NO.	
DATE	
PROJECT NO.	227705300
DWN BY:	JTP
CHKD BY:	CDL
APP'D BY:	DML
ISSUE DATE	08/18/2022
ISSUE NO.	1
SHEET TITLE	GRADING PLAN
SHEET NO.	C-301

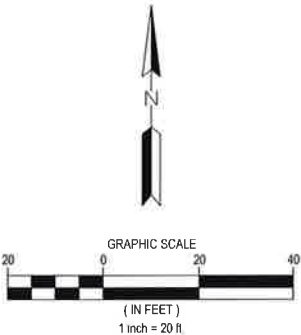


NOTES

- 1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- 2. CONTRACTOR SHALL VERIFY LOCATION, SIZE, INVERT, AND MATERIAL OF ALL UTILITY CONNECTIONS TO UTILITY MAINS, STUBS, AND BUILDING SYSTEMS PRIOR TO CONSTRUCTION.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING CURB STOP
- EXISTING WATER VALVE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- STORM SEWER
- DRAIN TILE
- STORMWATER FORCE MAIN
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- STORM CLEANOUT
- SANITARY MANHOLE
- GATE VALVE



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WWW.STANTEC.COM

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HALL SWEENEY PROPERTIES

ARCHITECT:
Collage architecture

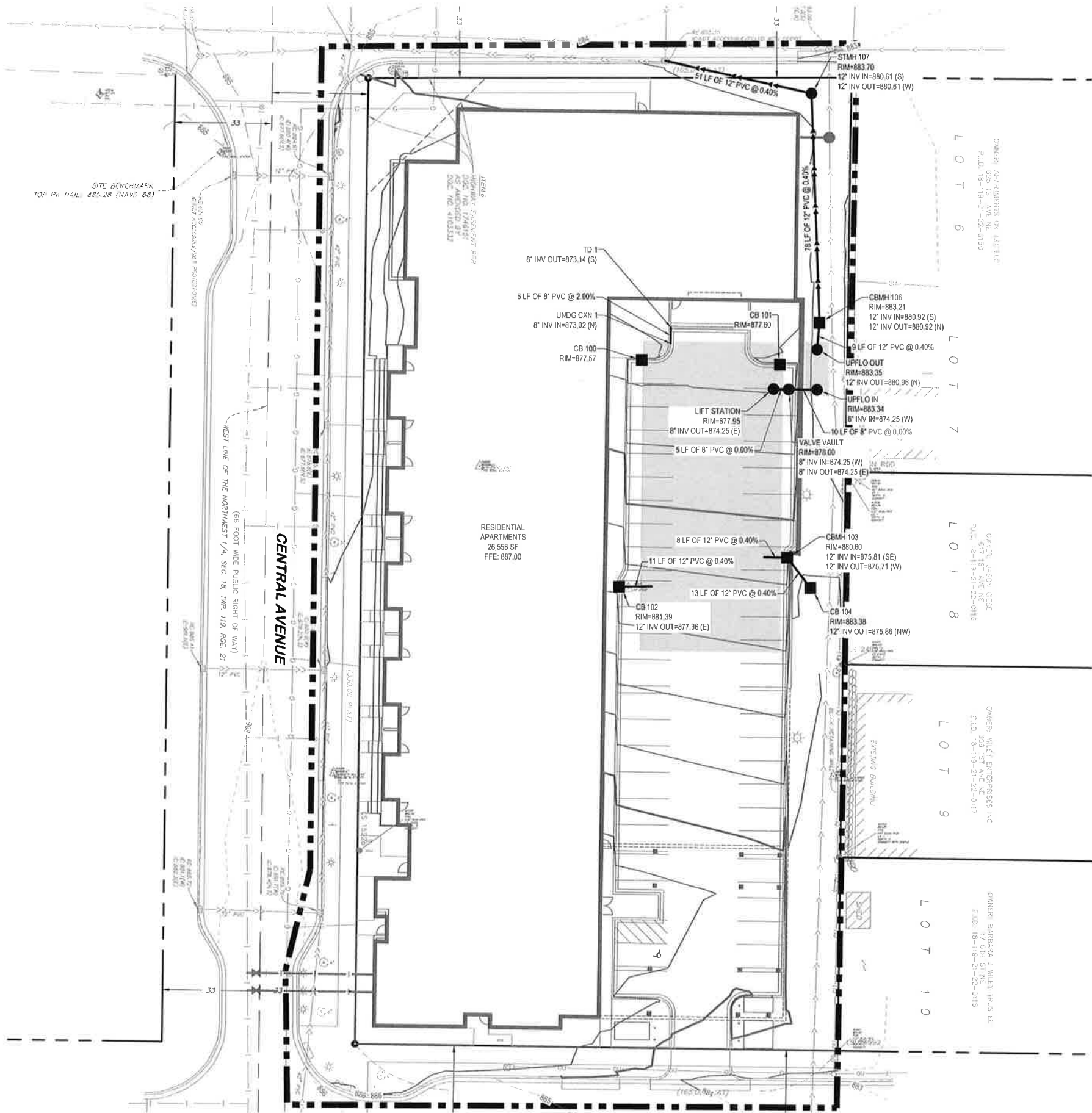
PROJECT TITLE:
CENTRAL AVENUE APARTMENTS
600 CENTRAL AVENUE OSSEO, MN 55369

DATE	DESCRIPTION	ISSUE NO.	PROJECT TITLE
08/18/2022	CITY SUBMITTAL	1	

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NOT FOR CONSTRUCTION

PROJECT NO.: 227705300
OWN BY: JTP
CHK'D BY: CDL
APP'D BY: DMIL
ISSUE DATE: 08/18/2022
ISSUE NO.: 1
SHEET TITLE: UTILITY PLAN
SHEET NO.: C-401

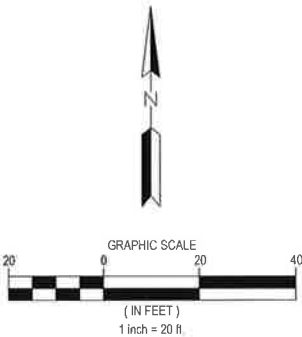


NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
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- EXISTING STORM SEWER INLET
- EXISTING CURB STOP
- EXISTING WATER VALVE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- STORM SEWER
- DRAINTILE
- STORMWATER FORCEMAIN
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- STORM CLEANOUT
- SANITARY MANHOLE
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WWW.STANTEC.COM

CLIENT:

HALL SWEENEY

ARCHITECT:

Collage

**CENTRAL AVENUE
APARTMENTS**

600 CENTRAL AVENUE OSSEO, MN 55369

PROJECT TITLE:

ISSUE NO.

1

DESCRIPTION

CITY SUBMITTAL

DATE:

08/18/2022

CERTIFICATION
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SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER
DIRECT SUPERVISION AND THAT I AM A
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ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.

LICENSE NO.:

DATE:

PROJECT NO. 227705300

DWN BY: JTP CHKD BY: CDL APPD BY: DML

ISSUE DATE 08/18/2022

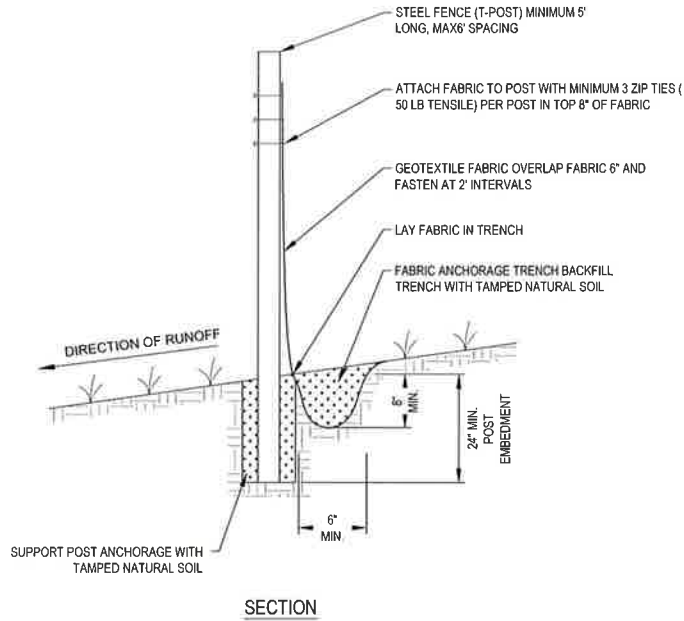
ISSUE NO. 1

SHEET TITLE:

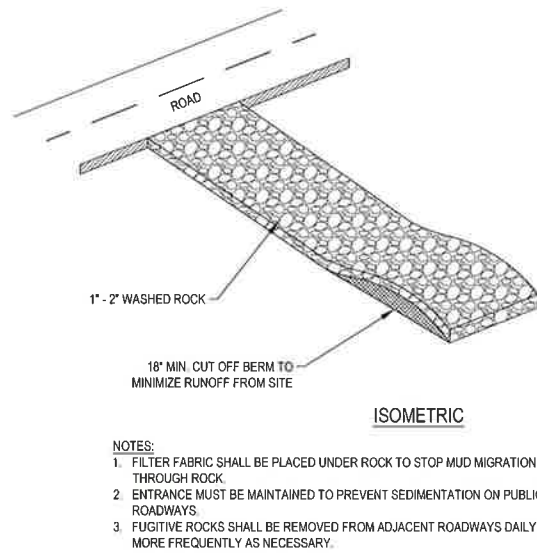
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SHEET NO.:

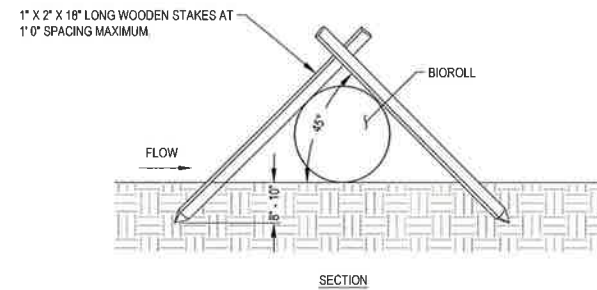
C-501



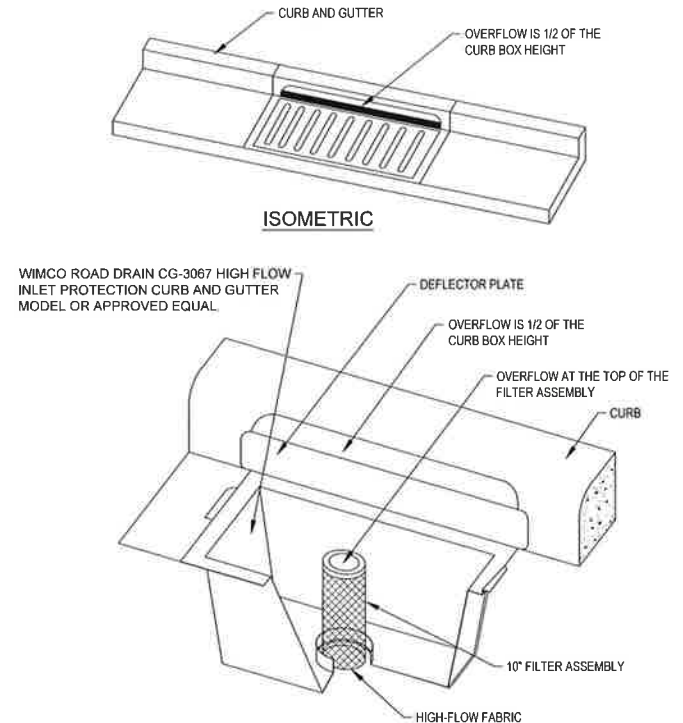
1 SILT FENCE MACHINE SLICED
C-801 NOT TO SCALE



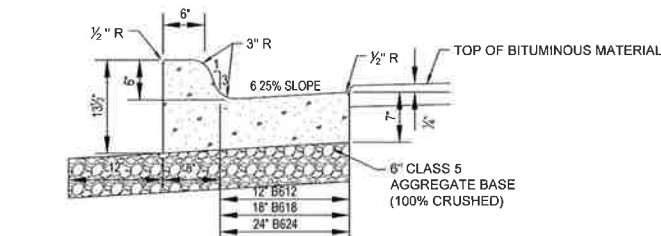
2 STABILIZED CONSTRUCTION EXIT
C-801 NOT TO SCALE



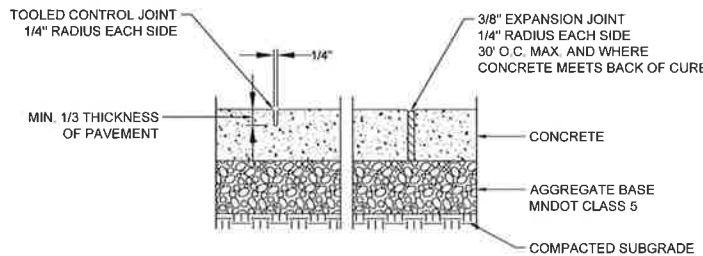
3 BIOROLL
C-801 NOT TO SCALE



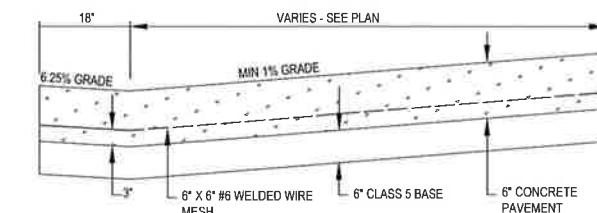
4 INLET PROTECTION CATCH BASIN INSERT
C-801 NOT TO SCALE



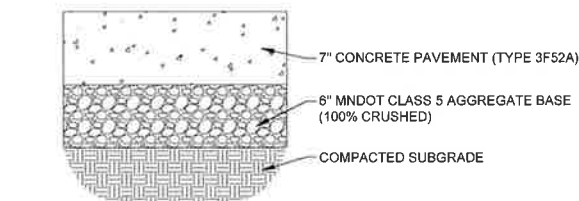
5 CONCRETE CURB AND GUTTER
C-801 NOT TO SCALE



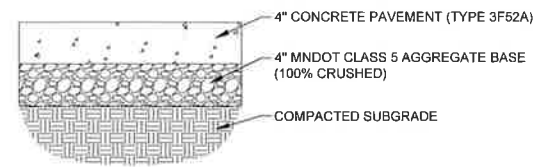
6 CONCRETE JOINTS
C-801 NOT TO SCALE



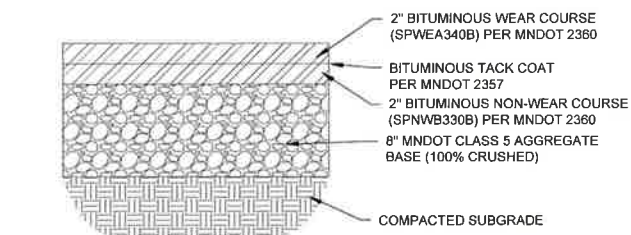
7 CONCRETE DRIVEWAY APRON
C-801 NOT TO SCALE



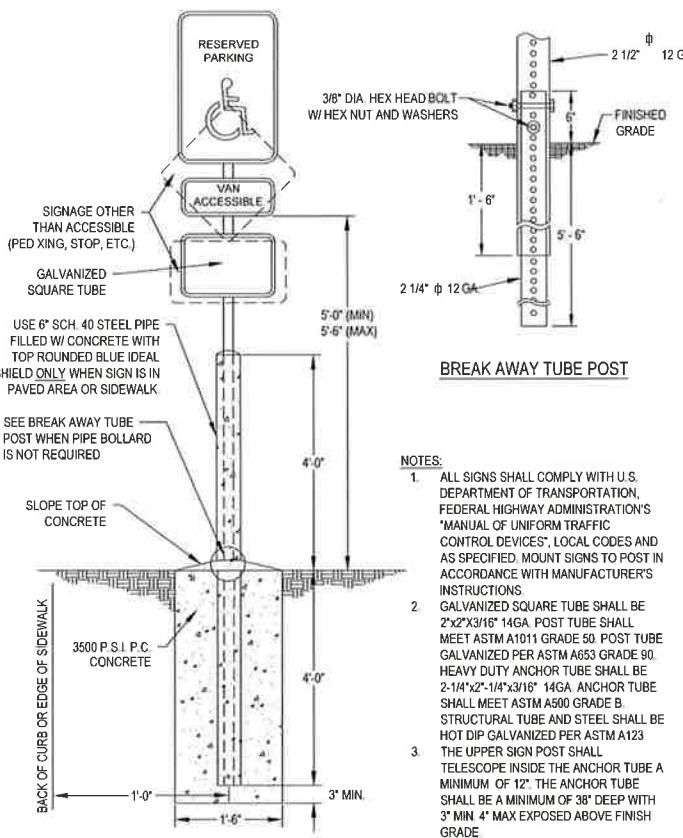
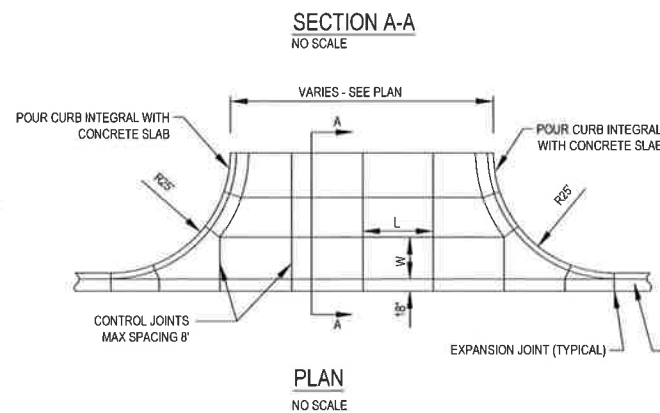
9 CONCRETE PAVEMENT
C-801 NOT TO SCALE



10 CONCRETE SIDEWALK
C-801 NOT TO SCALE

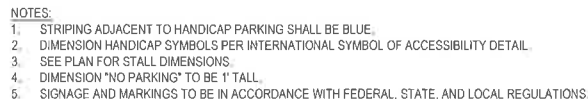


11 MEDIUM DUTY BITUMINOUS PAVEMENT
C-801 NOT TO SCALE

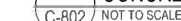
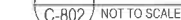
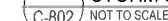
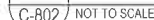
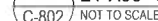
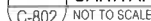


8 SIGN POST
C-801 NOT TO SCALE

PROJECT TITLE	CENTRAL AVENUE APARTMENTS
ISSUE NO.	1
DESCRIPTION	CITY SUBMITTAL
DATE	08/18/2022
CERTIFICATION	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.
PROJECT NO.	227705300
DWN BY:	JTP
CHK'D BY:	CDL
APP'D BY:	DML
ISSUE DATE:	08/18/2022
ISSUE NO. 1	
SHEET TITLE:	DETAILS
SHEET NO.:	C-801



(C-802) NOT TO SCALE





CENTRAL AVENUE APARTMENTS

OSSEO, MN
60" STORMWATER PIPE SYSTEM

PRINSCO STORM WATER RETENTION/DETENTION SYSTEM SPECIFICATIONS

SCOPE
THIS SPECIFICATION DESCRIBES PRINSCO PIPE SYSTEMS FOR USE IN NON-PRESSURE GRAVITY-FLOW RETENTION/DETENTION SYSTEMS

PIPE

- * GOLDFOUW PIPE - MEETS OR EXCEEDS THE REQUIREMENTS OF AASHTO M294 AND F2306
- F2306 190W PIPE - MEETS OR EXCEEDS THE REQUIREMENTS OF AASHTO M294

* ECDLO 100 WT PIPE - MEETS OR EXCEEDS THE REQUIREMENTS OF AASHTO M294 AND ASTM F2306 WITH THE EXCEPTION THAT THE MATERIAL FORMULATION SHALL CONTAIN A MINIMUM OF 40% RECYCLED POLYETHYLENE

BOTH PRODUCT LINES HAVE A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS. BOTH PRODUCTS CAN BE ORDERED PERFORATED OR NON PERFORATED

JOINTS

WT JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 WITH A BELL AND SPIGOT JOINT JOINTS WILL UTILIZE A ELASTOMERIC GASKET MEETING THE REQUIREMENTS OF ASTM F477.

FITTING
FITTING

FITTINGS WILL MEET THE REQUIREMENTS OF AASHTO M254 AND ASTM F2306.
CUSTOM FITTINGS ARE ALSO AVAILABLE.

INSTALL

RETENTION/DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM D2321 AND PRINSCO INSTALLATION GUIDELINES

NOTES

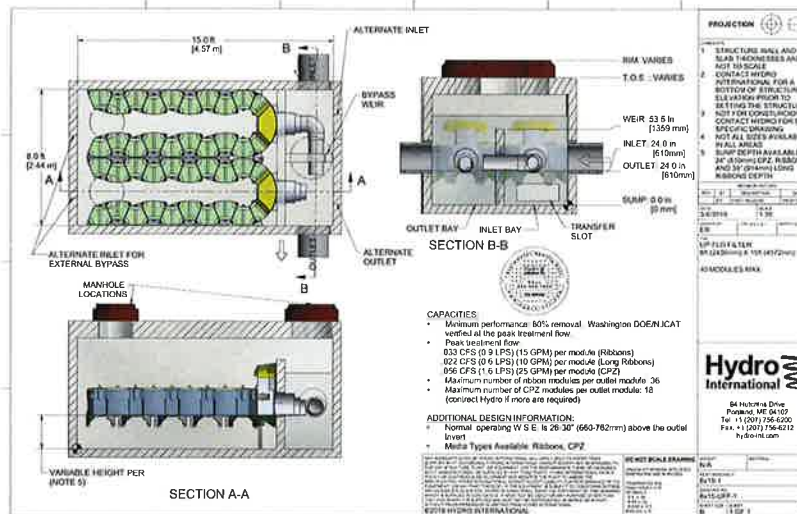
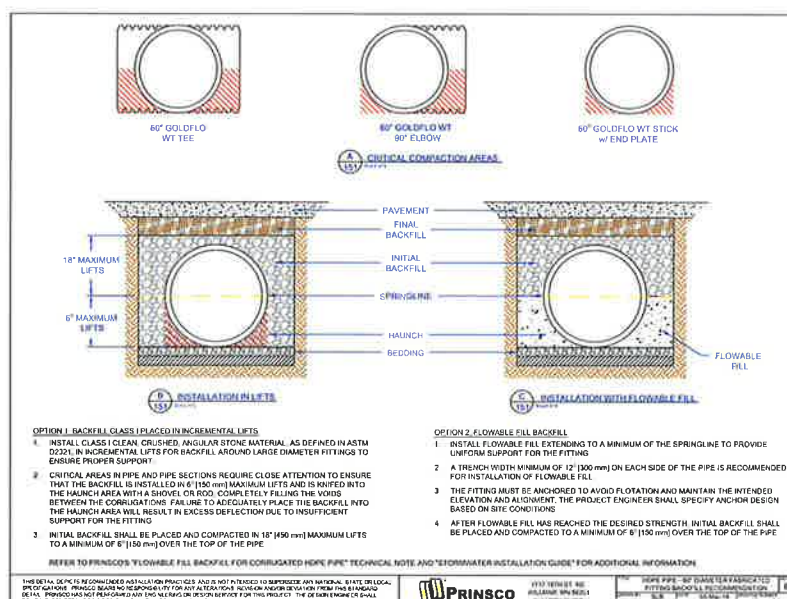
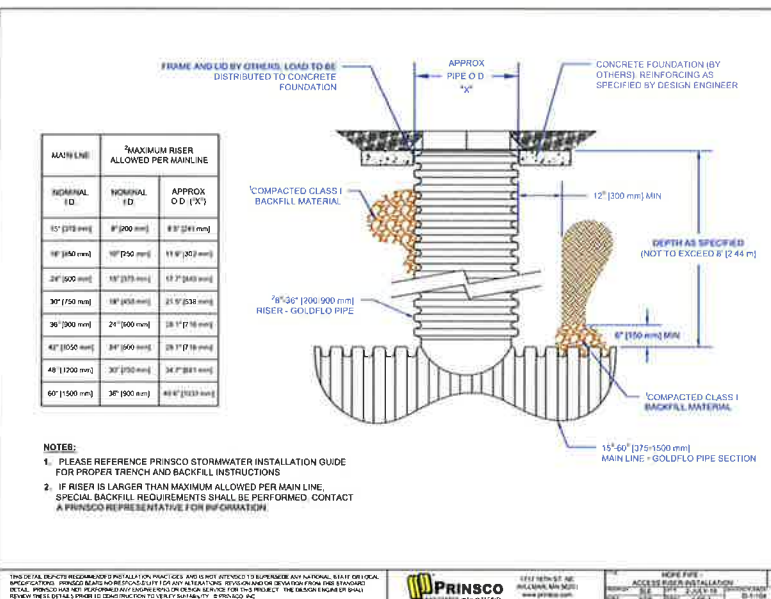
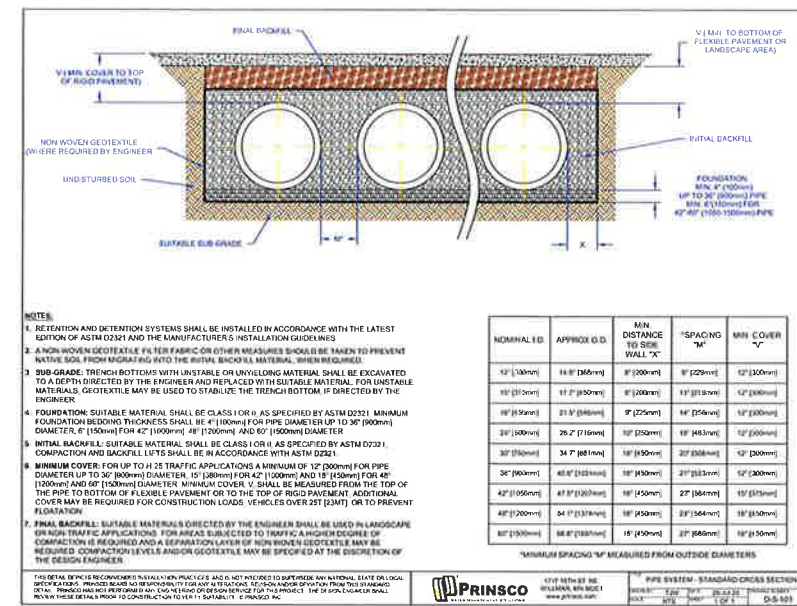
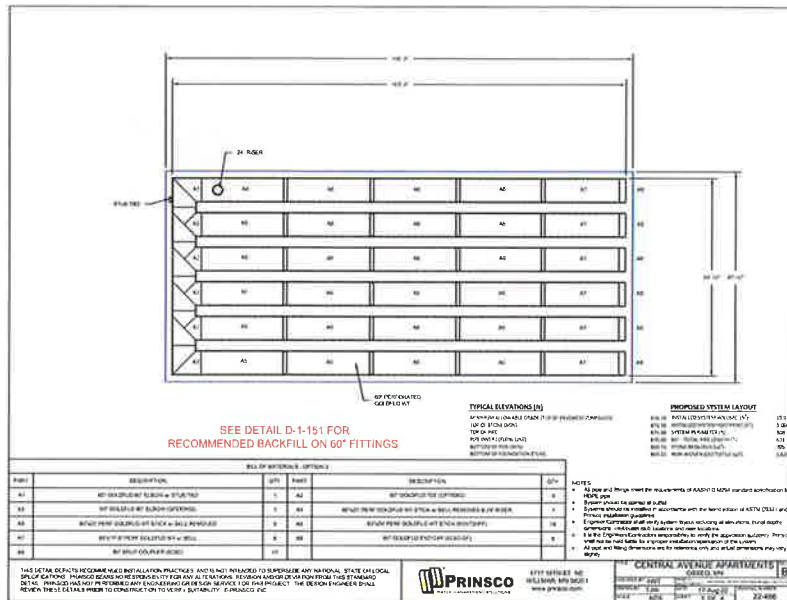
- SYSTEM INSTALLATION SHOULD BE STARTED AT THE OUTFALL.
- FOLLOW ASTM D2221 INSTALLATION GUIDELINES WITH CLASS II MATERIAL FOR RETENTION SYSTEMS AND CLASS I MATERIAL FOR DETENTION SYSTEMS.
- MINIMUM COVER TO BASE OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT FOR M 25 LADDS SHALL BE 12" FOR 36" DIAMETER PIPE OR SMALLER, 15" FOR 42" DIAMETER PIPE AND 18" FOR 48"-60" DIAMETER PIPE.
- THE CONTRACTOR SHALL VERIFY THE SYSTEM LAYOUT INCLUDING ALL ELEVATIONS, BURIAL DEPTHS, DIMENSIONS, INLET/OUTLET STUB LOCATIONS AND RISER LOCATIONS.
- IT IS THE ENGINEER/CONTRACTORS RESPONSIBILITY TO VERIFY THE APPLICATION.
- SUBMIT FINISHED SURFACE ELEVATIONS FOR REVIEW FOR IMPROPER INSTALLATION/APPLICATION OF THE SYSTEM.
- ALL PIPE AND FITTING DIMENSIONS ARE FOR REFERENCE ONLY AND ACTUAL DIMENSIONS MAY VARY SLIGHTLY.

◎◎◎◎◎

- PROJECT INFORMATION**
- PROJECT NUMBER 22-488
 - PRINSCO SALES CONTACT John Senter, 320-905-7505 & Matt Beragary, 320-212-5831
 - ENGINEER
 - CONTRACTOR

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (8) PAGES

CUSTOMER _____ DATE _____



7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.STANTEC.COM

CLIENT:



ARCHITECT:



CENTRAL AVENUE
APARTMENTS

600 CENTRAL AVENUE OSSEO, MN 55369

ISSUE NO.:	PROJECT TITLE:
------------	----------------

[illegible]

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LICENSE NO.:

DATE: _____

PROJECT NO: 227705300

DWN BY:	CHKD BY:	APPD BY:
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ISSUE DATE: 08/18/2022

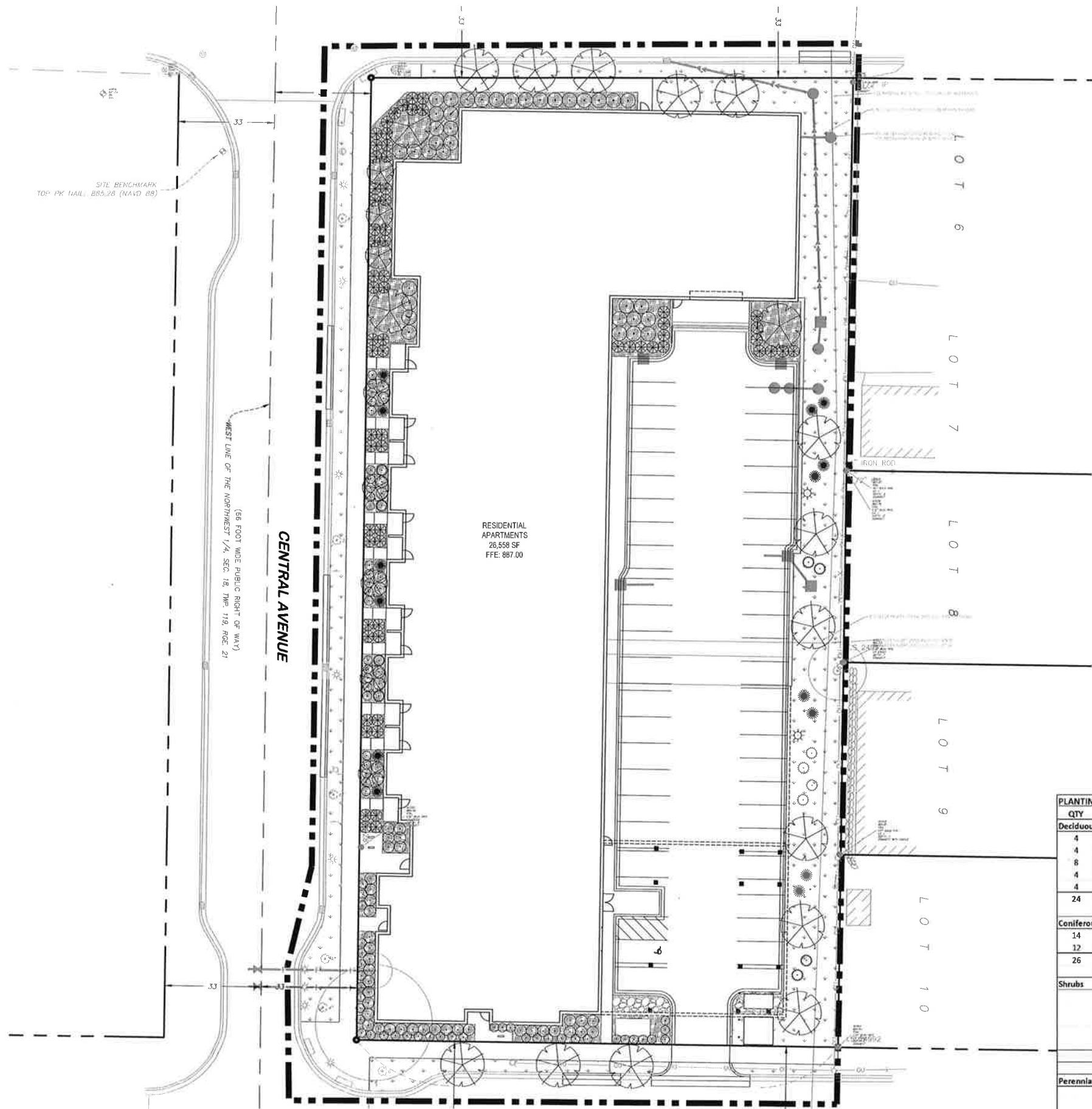
ISSUE NO. 1

SHEET TITLE

DETAILS

SHEET NO.:

C-803



NOTES

1. SEE SHEET L-801 FOR LANDSCAPE NOTES AND DETAILS.

LEGEND

- PROPERTY BOUNDARY
LOT LINE
EASEMENT LINE
SETBACK LINE
RIGHT OF WAY LINE
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PERENNIAL PLANT
HARDWOOD MULCH
ROCK MULCH
SOD - IRRIGATED

227705300 OSSEO - LANDSCAPE REQUIREMENTS

Code Reference #	Section	Site Measurements	Quantity	
153.057	B (1)	TOTAL BLDG FLOOR AREA (SF) (LEVEL 1)	26,558	
		Code Requirements	Per SF of Gross Building Floor Area	Proposed
153.057	B (1)	1 TREE FOR EVERY 1,000 SF OF TOTAL BUILDING AREA	27	50
153.057	B (1)	2.5" CAL. TREE REPLACEMENTS REQUIRED (50% TREE REPLACEMENT PER 164 DBH OF SIGNIFICANT TREES REMOVED)	33	
Screening Requirements				
		(b) Any off-street parking areas that serve downtown business district establishments and face or abut a residentially-zoned area shall be screened so as to minimize the visual impact of large expanses of asphalt and automobiles. This screening can be accomplished by an earth berm with shrub plantings, by hedge with various deciduous and coniferous trees, or by other combinations approved by the city.		
		(c) Loading docks and loading berths that face a residentially zoned area shall be screened so as not to be seen from the residential area. Various deciduous and coniferous trees or fencing approved by the city may be used as the screening device.		
		(d) All trash and trash handling equipment shall be stored within the principal structure, within an attached structure accessible from within the principal structure, or totally screened from eye-level view from public streets and adjacent residential properties. If accessory structures are proposed, they shall be constructed of the same building material as the principal structure.		
153.057	B (1)	(e) Light from automobile headlights and other sources shall be screened whenever it may be directed onto adjacent residential windows.		

PLANTING SCHEDULE:

QTY	%	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
Deciduous Trees								
4	8%	GT	HONEYLOCUST, STREET KEEPER	<i>Gleditsia triacanthos 'Draves'</i>	45'	20'	PER PLAN	2.5" B&B
4	8%	GB	GINKGO, AUTUMN GOLD	<i>Ginkgo biloba 'Autumn Gold'</i>	50'	30'	PER PLAN	2.5" B&B
8	16%	QB	CRIMSON SPIRE OAK	<i>Quercus alba x robur 'Crimson Spire'</i>	40'	10'	PER PLAN	2.5" B&B
4	8%	SR	IVORY SILK JAPANESE TREE LILAC	<i>Syringa reticulata 'Ivory Silk'</i>	25'	15'	PER PLAN	2.5" B&B
4	8%	TA	BOULEVARD LINDEN	<i>Tilia americana 'Boulevard'</i>	50'	30'	PER PLAN	2.5" B&B
24	48%		TOTAL DECIDUOUS OVERSTORY TREES					
Coniferous Trees								
14	28%	JV	TAYLOR JUNIPER	<i>Juniperus virginiana 'Taylor'</i>	25'	4'	PER PLAN	6' HT.
12	24%	TO	HOLMSTRUP ARBORVITAE	<i>Thuja occidentalis 'Holmstrup'</i>	8'	4'	PER PLAN	6' HT B&B
26	52%		TOTAL CONIFEROUS TREES					
Shrubs								
		AM	AUTUMN MAGIC BLACK CHOKEBERRY	<i>Aronia melanocarpa 'Autumn Magic'</i>	5'	5'	PER PLAN	#5 CONT.
		CS	ARCTIC FIRE DOGWOOD	<i>Cornus sericea 'Farrow'</i>	4'	4'	PER PLAN	#5 CONT.
		DL	DWARF BUSH HONEYSUCKLE	<i>Diervilla lonicera</i>	3'	3'	PER PLAN	#5 CONT.
		HA	ANNABELLE HYDRANGEA	<i>Hydrangea arborescens 'Annabelle'</i>	5'	4'	PER PLAN	#5 CONT.
		RA	ALPINE CURRANT	<i>Ribes alpinum</i>	5'	5'	PER PLAN	#5 CONT.
			TOTAL SHRUBS					
Perennials & Grasses								
		AC	CANADA ANEMONE	<i>Anemone canadensis</i>	1.5'	1.5'	PER PLAN	#1 CONT.
		DP	PURPLE PRAIRIE CLOVER	<i>Dalea purpurea</i>	2'	1.5'	PER PLAN	#1 CONT.
		EP	PURPLE CONEFLOWER	<i>Echinacea purpurea</i>	2'	1.5'	PER PLAN	#1 CONT.
		NF	WALKER'S LOW CATMINT	<i>Nepeta x faassenii 'Walker's Low'</i>	2'	2'	PER PLAN	#1 CONT.
		PS	CREeping PHLOX	<i>Phlox stolonifera</i>	0.5'	1.5'	PER PLAN	#1 CONT.
		SS	STANDING OVATION LITTLE BLUESTEM	<i>Schizachyrium scoparium 'Standing Ovation'</i>	2'	2'	PER PLAN	#1 CONT.
			TOTAL PERENNIALS & GRASSES					



7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.STANTEC.COM

CLIENT:



ARCHITECT:



CENTRAL AVENUE
APARTMENTS
600 CENTRAL AVENUE OSSEO, MN 55369

PROJECT TITLE

ISSUE NO.

DESCRIPTION

DATE

CERTIFICATION:

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 SEAL OF THE STATE OF MINNESOTA.

LICENSE NO.:

DATE:

PROJECT NO. 227705300

DWN BY: JTP CHKD BY: CDL APP'D BY: DML

ISSUE DATE: 08/18/2022

ISSUE NO. 1

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:

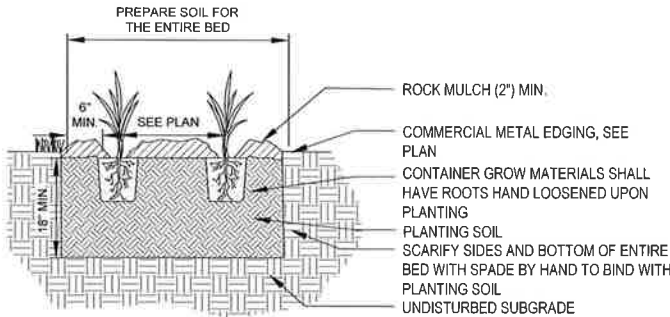
L-101

LANDSCAPE NOTES

1. TREES AND SHRUBS SHALL BE PROVIDED IN THE QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY AS CHOSEN BY THE OWNER/OWNER AS LISTED ON THE LANDSCAPE PLAN L 101.
2. TREES AND SHRUBS SHALL BE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS.
3. OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
4. NURSERY STOCK SHALL BE DELIVERED DIRECTLY FROM NURSERY. HEEL IN IMMEDIATELY UPON DELIVERY IF NOT TO BE PLANTED WITHIN FOUR HOURS, COVERING WITH MOIST SOIL OR MULCH TO PROTECT FROM DRYING. STORE PLANTS IN SHADE AND PROTECT FROM WEATHER.
5. PROTECTION FROM EXTREMES IN EXPOSURE AND ROUGH HANDLING SHALL BE PROVIDED FOR ALL PLANT MATERIALS DURING TRANSPORT AND STORAGE.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO PLANTING SO THAT A MUTUALLY AGREEABLE TIME MAY BE ARRANGED FOR INSPECTION.
7. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS WITH STAKES CENTERED AT PROPOSED PLANTING LOCATIONS FOR APPROVAL BY OWNER.
8. DO NOT START PLANTING WORK UNTIL LAYOUT IS APPROVED BY THE OWNER.

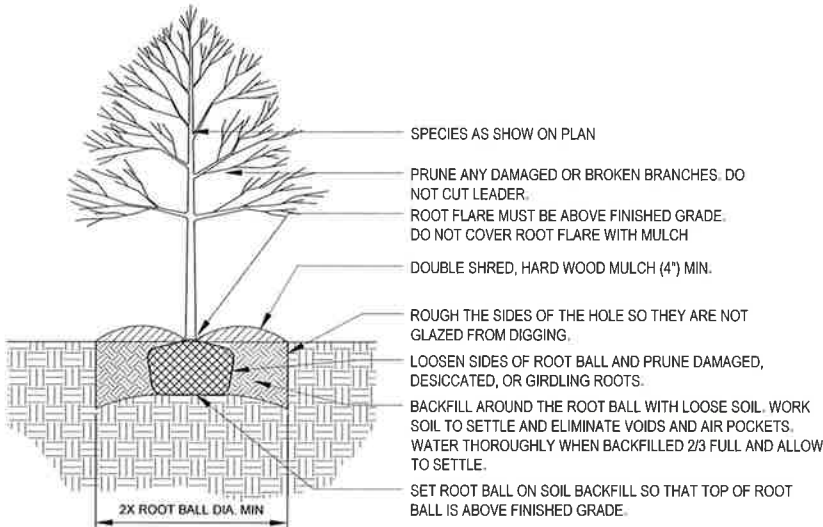
TURF RESTORATION NOTES

1. EDGE RESTRAINT BETWEEN PLANTING BEDS AND TURF SHALL BE BLACK COMMERCIAL GRADE LANDSCAPE EDGING BY COL-MET OR APPROVED EQUAL, 6"x12 GAUGE STEEL.
2. THE ESTABLISHMENT PERIOD FOR SEED SHALL BEGIN IMMEDIATELY AFTER INSTALLATION, WITH THE APPROVAL OF THE OWNER, AND CONTINUE UNTIL THE DATE THAT THE OWNER PERFORMS A FINAL INSPECTION.
3. THE ESTABLISHMENT PERIOD FOR SODDED AREAS IS 1 YEAR.
4. SEED SHALL CONFORM TO MNDOT SPEC. 3878 SEED; SEED SPECIES COMPOSITION SHALL BE MINNESOTA STATE SEED MIX 25-131 - LOW MAINTENANCE TURF.
5. FERTILIZER SHALL CONFORM TO MNDOT SPEC. 3881, TYPE 2 PHOSPHOROUS-FREE.
6. FERTILIZER SHALL HAVE A FORMULA (N-P-K) AS DETERMINED BY THE RESULTS OF A SOIL TEST. CONTRACTOR TO CONDUCT SOIL TEST AND PROVIDE RESULTS ALONG WITH RECOMMENDED FERTILIZER FORMULA TO OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLICATION.
7. TOPSOIL SHALL BE IMPORTED AND CONFORM TO MNDOT SPEC. 3877.2B LOAM TOPSOIL BORROW. TOPSOIL SHALL BE SCREENED, PULVERIZED, AND CONTAIN LESS THAN 30% CLAY.
8. 6" OF TOPSOIL SHALL BE PLACED IN ALL SEEDING AREAS.
9. INSTALLATION OF SEED SHALL OCCUR WITHIN ONE (1) WEEK OF COMPLETING THE GRADING.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR WATER DURING THE PLANTING ESTABLISHMENT PERIOD.



SHRUB & PERENNIAL PLANTING
NOT TO SCALE

1
L-801



DECIDUOUS TREE PLANTING
NOT TO SCALE

2
L-801

INSPECTION AND ACCEPTANCE

1. LANDSCAPE WORK WILL BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO THE OWNER, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE, FOR THE PORTION IN QUESTION.
2. AT THE CONCLUSION OF THE ESTABLISHMENT PERIOD, WHICH WILL BE ONE YEAR FOLLOWING INITIAL INSTALLATION A FINAL INSPECTION OF PLANTING WILL BE MADE TO DETERMINE THE CONDITIONS OF AREAS SPECIFIED FOR LANDSCAPING.
3. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.

PLANTING NOTES

1. UPON APPROVAL OF STAKING LOCATIONS CONTRACTOR SHALL EXCAVATE PLANTING HOLES CENTERED AT STAKED LOCATIONS.
2. DIG HOLES AS DETAILED AND TO A DIAMETER A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL OR CONTAINER.
3. REMOVE STICKS, RUBBISH, FOREIGN MATERIALS AND UNDESIRABLE PLANTS AND THEIR ROOTS. REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSIONS.
4. SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED PLANTING SOIL MIXTURE, PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ALL AT SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADES.
5. ROOT FLARE OF THE TREE MUST BE ABOVE FINISHED GRADE.
6. CUT ALL CORDS AND TWIN AND REMOVE WIRE BASKET AND BURLAP FROM TOP AND SIDES OF BALLS; RETAIN BURLAP ON BOTTOMS.
7. WHEN SET, PLACE ADDITIONAL PLANTING SOIL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS.
8. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL.
9. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
10. FOR CONTAINER GROWN STOCK, SAME AS FOR BALLED AND BURLAPPED STOCK, EXCEPT CUT CONTAINERS ON SIDES INTO QUARTERS WITH SHEAR. REMOVE CONTAINER BEFORE SETTING PLANT SO AS NOT TO DAMAGE ROOT BALLS.
11. WATER EACH PLANT WITHIN 2 HOURS OF PLANTING.
12. ALL PLANTINGS TO BE MULCHED UNLESS OTHERWISE NOTED ON THE PLAN.
13. PLACE 4-INCH THICKNESS OF MULCH AROUND TREES AND SHRUBS WITHIN A PERIOD OF 48 HOURS AFTER THE SECOND WATERING.
14. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS OR STEMS.

MAINTENANCE NOTES

1. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.
2. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
3. MAINTAIN TREES AND BUSHES INCLUDING WATERING FOR ONE YEAR AFTER ACCEPTANCE BY OWNER. IT IS CONTRACTORS RESPONSIBILITY FOR COORDINATE WATERING.
4. TRIM, PRUNE, REMOVE CLIPPINGS AND DEAD OR BROKEN BRANCHES, AND TREAT PRUNED AREAS AND OTHER WOUNDS.
5. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE TREES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT POSITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD.

GUARANTEE AND REPLACEMENTS

1. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER OWNER ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AT THE END OF THE GUARANTEE PERIOD. SUCH GUARANTEE EXCLUDES VANDALISM.
2. AT THE END OF THE ONE-YEAR GUARANTEE PERIOD, INSPECTION WILL BE MADE BY THE OWNER UPON WRITTEN NOTICE BY THE CONTRACTOR AT LEAST FIVE DAYS BEFORE THE ANTICIPATED DATE. ANY PLANT MATERIAL REQUIRED UNDER THE CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE, AND SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT DURING THE NORMAL PLANTING SEASONS.
3. THE OPINION OF THE OWNER SHALL GOVERN IN ANY AND ALL DISPUTES BY THE CONTRACTOR REGARDING THE CONDITION AND DISPOSITION OF UNSATISFACTORY MAINTENANCE PROCEDURES OR REJECTED PLANTS.
4. ALL REPLACEMENTS SHALL BE PLANT MATERIAL OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
5. REPLACEMENT PLANTINGS REQUIRED AT THE END OF THE GUARANTEE PERIOD ARE NOT TO BE GUARANTEED. THE PLANT MATERIAL IS SUBJECT TO INSPECTION AND REJECTION BY THE OWNER BEFORE AND AFTER PLANTING.

CONTRACTORS RESPONSIBILITY

- THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
1. COORDINATION WITH ALL OTHER TRADES
 2. DETAILED DESIGN OF AN IRRIGATION SYSTEM FOR THE SITE. THE LIMITS OF THE AREA TO BE IRRIGATED ARE INDICATED ON THE DRAWINGS. DESIGN SHALL INCLUDE PIPE SIZING, HEAD SELECTION, LOCATIONS OF HEADS, ZONING, AND CONTROL SYSTEMS. DESIGN SHALL PROVIDE NO OVERSPRAY ONTO WALKS. IRRIGATION PLAN, DESIGN DETAILS AND PRODUCT SHEETS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING ANY MATERIALS.
 3. LABOR AND MATERIALS NECESSARY TO INSTALL A NEW IRRIGATION SYSTEM AS SHOWN IN GENERAL ON THE PLAN. THE IRRIGATION CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE IRRIGATION CONTROL SYSTEM ALONG WITH ANY CONNECTIONS MADE TO THE WATER SERVICE.
 4. TESTING OF THE COMPLETE IRRIGATION SYSTEM
 5. STARTUP AND ADJUSTMENT OF THE SYSTEM.
 6. PROVIDE OWNER'S EMPLOYEES WITH OPERATIONAL TRAINING ONSITE AND SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL COMPONENTS.
 7. AS-BUILT DRAWINGS SHOWING THE LOCATION AND FEATURES OF ALL IRRIGATION COMPONENTS.

CODES AND INSPECTION

1. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH THE ESTABLISHED CODES ALLOCABLE THERETO
2. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, ARRANGE FOR ALL NECESSARY INSPECTION, AND PAY ANY FEES AND EXPENSES IN CONJUNCTION WITH THE SAME AS PART OF THE WORK UNDER THIS CONTRACT.

QUALITY ASSURANCE

1. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH LATEST RULES AND REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES, AND OTHER APPLICABLE LAWS OR REGULATION.
2. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
3. FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR AS REQUIRED TO COMPLY WITH THESE RULES AND REGULATIONS, THOUGH THE WORK IS NOT MENTIONED IN THESE PARTICULAR CONSTRUCTION DOCUMENTS.

PROTECTION OF EXISTING CONDITIONS

1. BECOME ACQUAINTED WITH ALL SITE CONDITIONS. LOCATE EXISTING UTILITIES AND EQUIPMENT TO REMAIN. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE DRAWINGS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY ENGINEER. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE ARISING FROM OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.
2. TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS. REPAIR ANY DAMAGED ITEM TO ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EQUIVALENT REPLACEMENT AT NO ADDITIONAL COST TO OWNER.

COORDINATION

1. SCHEDULE AND COORDINATE WORK WITH OTHER TRADES TO FACILITATE WORK AND AVOID CONFLICTS IN CONSTRUCTION SEQUENCE AND EQUIPMENT INSTALLATION.
2. REVIEW ENTIRE PLAN SET AND COORDINATE WITH OTHER TRADES AS REQUIRED BY SEQUENCE OF CONSTRUCTION TO ENSURE PROVISION OF MAINLINE AND ELECTRICAL CONDUIT STUB-OUTS AT ALL REQUIRED LOCATIONS.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.STANTEC.COM

CLIENT:



ARCHITECT:



CENTRAL AVENUE
APARTMENTS

600 CENTRAL AVENUE OSSEO, MN 55369

PROJECT TITLE

ISSUE NO.:

1

DESCRIPTION

CITY SUBMITTAL

DATE:

08/18/2022

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

LICENSE NO.:

DATE:

PROJECT NO.: 227705300

DWN BY: JTP CHKD BY: CDL APPD BY: DML

ISSUE DATE: 08/18/2022

ISSUE NO.: 1

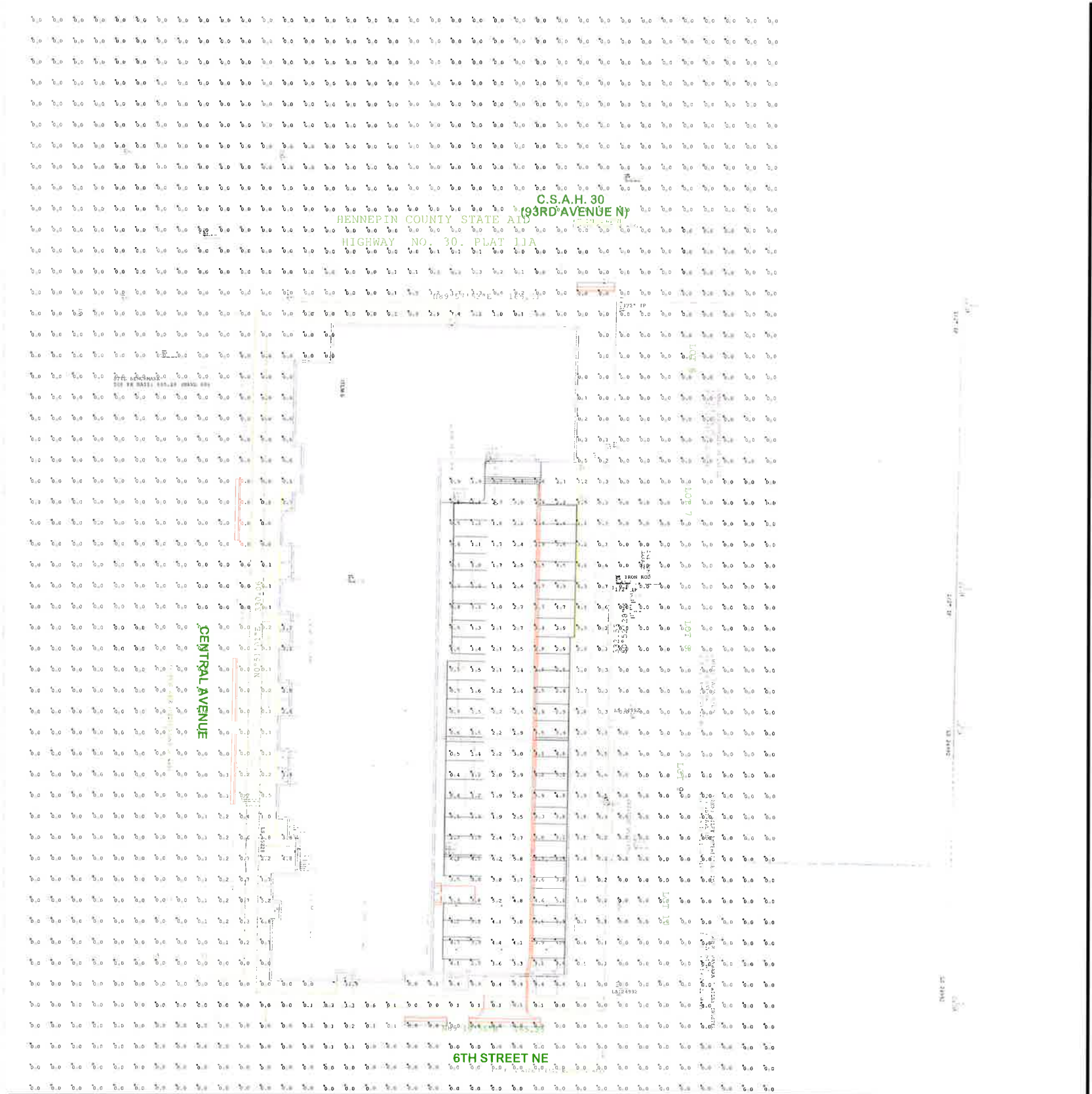
SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO.:

L-801

Luminaire Schedule										Calculation Summary										GENERAL NOTES:	
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Walls	Lum. Lumens	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min							
II	2	AA	Single	0.900	GARDCO ECF-S-64L-900-WW-G2-3-UNV-XX-HIS MOUNTED ON 20FT SSS POLE 2FT BASE	177.8	17653	CALC POINTS GROUND	Illuminance	Fc	0.25	12.4	0.0	N.A.	N.A.	A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.					
	4	BB	Single	0.900	STONCO LPW-16-30-NW-G3-4-UNV-XX MOUNTED @ 10FT CENTER OVER GARAGE DOOR	34.3	3364	entry typical door	Illuminance	Fc	2.85	2.9	2.8	1.02	1.04						
	9	DD	Single	0.900	LIGHTOLIER Z4RDL20940WOCGXZ10U / 4RN MOUNTED IN CANOPY @ 12FT	20	1868	Covered Parking	Illuminance	Fc	4.24	6.5	2.7	1.57	2.41						
	2	DD2	Single	0.450	LIGHTOLIER Z4RDL10940WOCGXZ10U / 4RN MOUNTED IN CANOPY @ 9FT	10.3	1868	Garage Entrance	Illuminance	Fc	4.02	6.4	2.7	1.49	2.37						
	4	EE	Single	0.900	SATCO 62-1144R1 WALL MOUNTED AT 8.5FT	20.039	1472	Main Entrance	Illuminance	Fc	3.50	4.8	2.2	1.59	2.18						
	10	FF	Single	0.900	MODERNFORMS: WS-W24110 WALL MOUNTED AT 8.5FT	15.311	472	Uncovered Parking	Illuminance	Fc	2.40	5.2	0.4	6.00	13.00						
B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.																					
C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON WORKPLANE OR FLOOR DEPENDING ON SPACE ACTIVITY.																					



Plan View
Scale: 1 inch= 30 Ft.



#	Date	Comments
Revisions		

Drawn By: JILL BJORNBERG LC
Checked By: JILL
Date: 8/15/2022
Scale: AS NOTED
CENTRAL AVE APARTMENT
OSSEO, MN

Resolution No. 2022-xx

**RESOLUTION APPROVING A SITE AND BUILDING PLAN APPLICATION FOR A MULTI-FAMILY
RESIDENTIAL DEVELOPMENT AT 600 CENTRAL AVENUE**

WHEREAS, a Site and Building Plan Application has been submitted to the City for property legally described in the attached Exhibit A made part hereof by this reference (the "Property"); and

WHEREAS, a public hearing concerning the Site Plan was held before the Osseo Planning Commission of September 19, 2022; and

WHEREAS, the Osseo Planning Commission has recommended by a vote of 3-2 that the Osseo City Council approve the Site and Building Plan.

NOW, THEREFORE, BE IT RESOLVED by the Osseo City Council that the Site and Building Plan Application for 600, 608, 616, 624, and 632 Central Avenue requested by Hall Sweeney Properties LLC is hereby approved subject to the submitted plans and the following conditions:

1. The improvements shall match the site plan submitted for approval by the City Council;
2. Any necessary payment for SAC charges must be made prior to issuance of any building permits;
3. The applicant shall obtain all necessary building and sign permits and pay all fees related to the proposed improvements;
4. Weeds and other vegetation shall be maintained at all times in accordance with Chapter 93.38 of the City Code;
5. All trash shall be stored within a properly-screened enclosure.
6. The applicant shall revise the landscape plan to increase the amount of vegetation on the eastern berm for parking lot screening purposes.
7. The applicant shall provide updated information regarding the amount of bicycle parking provided on site; both outside and within the parking garage and shall comply with the ordinance standards.
8. The applicant shall provide detailed information about the parking stall sizing and how circulation will occur within the surface lot and parking ramp. Turning radii for large and small passenger vehicles should be examined.
9. The applicant shall revise their utility plans to comply with the City Engineer comments and City regulation.
10. The site plan will be valid for one year following the date of approval, unless work begins toward completion within one year or the approval is renewed for a period of one year by the City Council.

Exhibit A

All of Lots 1, 2, 3, 4, and 5, all in Block 002, Osseo Addition, Hennepin County, Minnesota.



Agenda Item: Topsoil and Sod Replacement- 2020 Street Reconstruction Project

Meeting Date: September 26, 2022

Prepared By: Alyson Fauske, PE (MN), City Engineer

Attachments: Resolution

Policy Consideration:

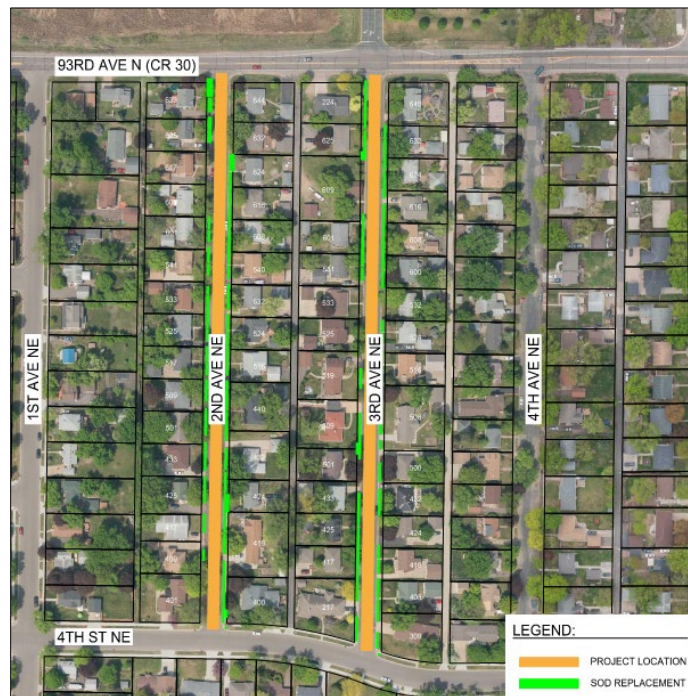
Request to approve the resolution accepting quotes and awarding the contract for the Topsoil and Sod Replacement in the 2020 Street Reconstruction Project.

Background:

The locations where topsoil and sod is proposed to be replaced shown on the right. As was discussed at the August 23, 2022 work session a different topsoil mix (a boulevard mix) was specified. The quote package requires the contractor to submit documentation to the construction observer verifying that the topsoil import meets the specifications.

On September 16, 2022 the quote package was emailed to eight contractors and was posted on Quest CDN to garner as many quotes as possible. Due to the scope of the work and to get the work completed yet this fall, quotes are due at 3 pm on September 23, 2022 therefore quote information is not available at the time that this City Council meeting packet is published.

At the meeting staff will provide the City Council with an update on the number and range of quotes received as well as an updated resolution that includes the information on the lowest quote.



Funding/Financing:

The estimated cost for the topsoil and sod replacement is \$17,000. The 2020 Street Improvement Project construction costs were \$27,905.26 lower than the contract amount. Funding for the topsoil and sod replacement is proposed to be drawn from the project underrun costs.

Schedule:

The next step for this project is to award the contract. Substantial completion per the contract documents is October 15, 2022. Council will be notified when the contractor has provided a schedule.

Previous Action or Discussion:

At the August 23, 2022 Work Session the City Council indicated that some of the topsoil and sod in the 2020 Street Improvement Project area should be replaced. At the September 12, 2022 meeting the City Council authorized the preparation and distribution of a quote package to replace sod at the locations shown on the right

Budget or Other Considerations:

Project will be funded with the cost underruns from the 2020 Street Improvement Project.

Options:

The City Council may choose to:

1. Adopt a resolution accepting quotes and awarding the contract for the Topsoil and Sod Replacement in the 2020 Street Reconstruction Project (draft attached; contractor and cost information will be filled in once quotes are received);
2. Adopt a resolution (draft attached) Topsoil and Sod Replacement in the 2020 Street Reconstruction Project with noted changes or as amended;
3. Deny the project;
4. Table action on this item for more information.

Recommendation/Action Requested:

A recommendation will be provided at the City Council meeting.

Next Step:

Replace topsoil and sod as shown on the plan.

Resolution No. 2022-xx

**RESOLUTION ACCEPTING QUOTES AND AWARDING THE CONTRACT FOR THE
TOPSOIL AND SOD REPLACEMENT FOR THE 2020 STREET RECONSTRUCTION
PROJECT**

WHEREAS, pursuant to the request for quotes for the topsoil and sod replacement for the 2020 Street Reconstruction Project, the following <<NUMBER>> bids were received, opened, and tabulated:

Bidder	Total Bid
<<BIDDER NAMES>>	<<BID AMOUNTS>>

AND WHEREAS, <<NAME OF LOW BIDDER>> of <<LOCATION OF LOW BIDDER>> is the lowest responsible bidder.

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

1. The Mayor and City Administrator are hereby authorized and directed to enter into contract with <<NAME OF LOW BIDDER>> in the name of the City of Osseo for the topsoil and sod replacement for the 2020 Street Reconstruction Project, according to the plans and specifications therefore approved by the City Council and on file in the office of the City Administrator.
2. The City Administrator is hereby authorized and directed to return to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.



Osseo, MN

Pending Expense Approval Report

By Vendor Name

APPKT00055

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Vendor: 3rd Dimension Stoneworks					
3rd Dimension Stoneworks	2486	Labor - sandblast 37 4" x 8" brick pavers @ \$25/ea	Brick Paver Memorial	260-42370-856	925.00
Vendor 3rd Dimension Stoneworks Total:					925.00
Vendor: A-1 Outdoor Power Inc					
A-1 Outdoor Power Inc	520282	Sidewalk Edger attachment for mower PW	Operations	101-42350-211	174.39
Vendor A-1 Outdoor Power Inc Total:					174.39
Vendor: Abdo Financial Solutions, LLC					
Abdo Financial Solutions, LLC	461759	August 2022 FS Consulting staff augmnt & tech asst	Accounting/Auditing	101-41550-301	5,112.75
Abdo Financial Solutions, LLC	461759	August 2022 FS Consulting staff augmnt & tech asst	Accounting/Auditing	601-49400-301	2,045.10
Abdo Financial Solutions, LLC	461759	August 2022 FS Consulting staff augmnt & tech asst	Accounting/Auditing	602-49400-301	2,045.10
Abdo Financial Solutions, LLC	461759	August 2022 FS Consulting staff augmnt & tech asst	Accounting/Auditing	604-49400-301	1,022.55
Vendor Abdo Financial Solutions, LLC Total:					10,225.50
Vendor: Advanced Irrigation Inc					
Advanced Irrigation Inc	55116090222	Basket Irrigation repair technicians labor & parts	Central Avenue Beautification	101-42350-215	1,522.00
Vendor Advanced Irrigation Inc Total:					1,522.00
Vendor: Aflac					
Aflac	868886	September 2022 premiums	Misc Deductions/Benefits	101-21710	234.42
Vendor Aflac Total:					234.42
Vendor: Amazon Capital Services, Inc					
Amazon Capital Services, Inc	1MN1-NJ39-DY1L shipping	Shipping charge for vacuum cleaner brush	Operations	101-41920-211	5.99
Amazon Capital Services, Inc	1VFQ-14YN-LDLM	FD EMT hand tools for Medic bags	Operations	101-41920-211	37.98
Vendor Amazon Capital Services, Inc Total:					43.97
Vendor: Aspen Mills Inc					
Aspen Mills Inc	300267	FD nametag L. Churchill	Uniforms/Gear	101-41920-218	14.95
Vendor Aspen Mills Inc Total:					14.95
Vendor: Ballanger, Paula					
Ballanger, Paula	Sept. 17, 2022	Refund Community Center deposit 9/17/22 event	Community Center Deposits	101-22001	250.00
Vendor Ballanger, Paula Total:					250.00
Vendor: BerganKDV					
BerganKDV	1171578	Preparation/audit year end 2021/GASB 68 assistance	Accounting/Auditing	101-41550-301	2,350.00
BerganKDV	1171578	Preparation/audit year end 2021/GASB 68 assistance	Accounting/Auditing	601-49400-301	940.00
BerganKDV	1171578	Preparation/audit year end 2021/GASB 68 assistance	Accounting/Auditing	602-49400-301	940.00
BerganKDV	1171578	Preparation/audit year end 2021/GASB 68 assistance	Accounting/Auditing	604-49400-301	470.00
Vendor BerganKDV Total:					4,700.00
Vendor: Centerpoint Energy					
Centerpoint Energy	9/7/22	August Natural Gas Service	Natural Gas Service	101-41700-390	81.18
Centerpoint Energy	9/7/22	August Natural Gas Service	Natural Gas Service	101-41800-390	17.82
Centerpoint Energy	9/7/22	August Natural Gas Service	Natural Gas Service	101-42000-390	30.90
Centerpoint Energy	9/7/22	August Natural Gas Service	Natural Gas Service	101-42350-390	21.49

Pending Expense Approval Report

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Centerpoint Energy	9/7/22	August Natural Gas Service	Natural Gas Service	602-49400-390	17.14
Vendor Centerpoint Energy Total:					168.53
Vendor: Century College					
Century College	1073382	Firefighter I, II & Hazmat training T. Domben	Fire Training - Reimburseable	101-41920-261	1,570.00
Century College	759307	Firefighter I Training books D. Kamp & C. Stearns	Fire Training - Reimburseable	101-41920-261	230.00
Vendor Century College Total:					1,800.00
Vendor: CenturyLink					
CenturyLink	9/6/22	Aug 2022 Lift Station Service	Telecommunications	602-49400-321	116.44
Vendor CenturyLink Total:					116.44
Vendor: City Of Maple Grove					
City Of Maple Grove	21433	August 2022 water usage/10,952 Gal	Purchased Water	601-49400-385	20,611.66
Vendor City Of Maple Grove Total:					20,611.66
Vendor: Commercial Asphalt Co					
Commercial Asphalt Co	220915	2.71T Asphalt	Street Maintenance/Signage	101-42000-224	189.97
Vendor Commercial Asphalt Co Total:					189.97
Vendor: Deans Supermarket					
Deans Supermarket	3185212	Food/drinks for election judge	Operations	101-41410-211	37.25
Vendor Deans Supermarket Total:					37.25
Vendor: Dougs Stump Grinding					
Dougs Stump Grinding	9/13/22	Stump grinding - 617 2nd Ave NW/116 5th Ave NE	Operations	101-42000-211	345.00
Vendor Dougs Stump Grinding Total:					345.00
Vendor: Dwinell, Mary					
Dwinell, Mary	9/20 K Jones request	Refund for 2022 alley project excess interest	Special Assessments Receivab	101-10710	2.98
Vendor Dwinell, Mary Total:					2.98
Vendor: ECM Publishers Inc					
ECM Publishers Inc	908681	Ad number 1245500 Lions Roar Osseo Thanks you Ad	Printing/Publishing Service	101-41110-351	389.00
ECM Publishers Inc	910418	Ad number 1255396 Sept 19 PH Hall Sweeney notice	Printing/Publishing Service	101-41650-351	139.28
Vendor ECM Publishers Inc Total:					528.28
Vendor: Eftps - Fit And Fica					
Eftps - Fit And Fica	INV0000116	Federal Tax	Federal Withholding	101-21701	4,488.22
Eftps - Fit And Fica	INV0000116	Social Security	Fica Withholding	101-21703	4,126.14
Eftps - Fit And Fica	INV0000116	Medicare	Fica Withholding	101-21703	1,505.42
Vendor Eftps - Fit And Fica Total:					10,119.78
Vendor: Emergency Apparatus Maintenance, Inc					
Emergency Apparatus Mainte	124869	OFD E11 truck bumper gauge replacement	Vehicle Repairs/Maintenance	101-41920-217	316.47
Vendor Emergency Apparatus Maintenance, Inc Total:					316.47
Vendor: Fire Instruction Rescue Educat					
Fire Instruction Rescue Educat	5706	OFD Forcible Entry Trailer 9/1/22 training	Fire Training - Reimburseable	101-41920-261	950.00
Vendor Fire Instruction Rescue Educat Total:					950.00
Vendor: Further					
Further	INV0000105	Employee HSA	Employee H.S.A Contribution	101-21711	950.93
Further	16218582	Sept 2022 H.S.A participant fe	Other Professional Services	101-41110-310	32.50
Vendor Further Total:					983.43
Vendor: Garibaldi, David J.					
Garibaldi, David J.	9/16/22	2022 Landscape gardening/beautification service	Central Avenue Beautification	101-42350-215	3,000.00
Vendor Garibaldi, David J. Total:					3,000.00

Pending Expense Approval Report

Packet: APPKT00055

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Vendor: Garibaldi, Roseanna T.					
Garibaldi, Roseanna T.	9/16/22	2022 landscape/gardening/beautifi cation services	Central Avenue Beautification	101-42350-215	3,000.00
Vendor Garibaldi, Roseanna T. Total:					3,000.00
Vendor: Hajji, Aymane Ross					
Hajji, Aymane Ross	9/7/22 K Jones	Refund Tobacco License Application fee	Commercial Licenses	101-32102	229.17
Vendor Hajji, Aymane Ross Total:					229.17
Vendor: Hennepin County Information Technology					
Hennepin County Information	1000191234	OFD Radio Lease & Fleet fees	Radio Communications	101-41920-220	716.18
Vendor Hennepin County Information Technology Total:					716.18
Vendor: Icma Retirement Corporation					
Icma Retirement Corporation	INV0000104	DFC - ICMA	Deffered Comp	101-21705	300.00
Vendor Icma Retirement Corporation Total:					300.00
Vendor: Initial Attack Fire Training, LLC					
Initial Attack Fire Training, LLC	9/14/22	OFD Training 9/15 Live Burn/Ventilation Simulator	Fire Training - Reimburseable	101-41920-261	1,200.00
Vendor Initial Attack Fire Training, LLC Total:					1,200.00
Vendor: Innovative Office Solutions					
Innovative Office Solutions	IN3927589	Admin - office supplies, markers, clipboards, pens	Operations	101-41110-211	52.06
Innovative Office Solutions	IN3928729	Admin - Cashiering receipt books	Operations	101-41110-211	54.39
Innovative Office Solutions	IN3931979	Admin - Pads, Write, 12PK, 50 Shts, White lined	Operations	101-41110-211	20.15
Vendor Innovative Office Solutions Total:					126.60
Vendor: League of Minnesota Cities					
League of Minnesota Cities	366766	2022-2023 Membership Dues	Dues/Membership	101-41000-255	3,213.00
League of Minnesota Cities	9/1/2022	Minnesota Mayor's Association 2022-2023 Memb	Dues/Membership	101-41000-255	30.00
Vendor League of Minnesota Cities Total:					3,243.00
Vendor: MacQueen Emergency					
MacQueen Emergency	P06559	OFD helmet front shield L Churchill	Uniforms/Gear	101-41920-218	65.67
Vendor MacQueen Emergency Total:					65.67
Vendor: MCFOA					
MCFOA	Katrina Jones	City Clerk 2022 -2023 MCFOA membership	Dues/Membership	101-41110-255	50.00
Vendor MCFOA Total:					50.00
Vendor: Menards - Brooklyn Park					
Menards - Brooklyn Park	51108	Supplies for Lions Roar parade council float	Operations	101-42000-211	49.91
Menards - Brooklyn Park	51742	Light fixture replacement for 25 4th St NE	Rental Property Expenses	205-42350-801	9.97
Vendor Menards - Brooklyn Park Total:					59.88
Vendor: Minute Maker Secretarial					
Minute Maker Secretarial	M1552	8/22, 8/23, 8/29 City Council & WS meeting minutes	Recording Services	101-41000-307	717.50
Vendor Minute Maker Secretarial Total:					717.50
Vendor: Mn Dept Of Revenue					
Mn Dept Of Revenue	INV0000117	State Tax	State Withholding	101-21702	2,325.35
Vendor Mn Dept Of Revenue Total:					2,325.35
Vendor: MN PEIP					
MN PEIP	1222318	Sept 2022 Med/Dental Premiums	Medical/Dental/Life/Ltd	101-21706	1,543.41
MN PEIP	1222318	Sept 2022 Med/Dental Premiums	Med/Den/Life/Ltd/Std Insura	101-41110-130	1,271.60

Pending Expense Approval Report
Packet: APPKT00055

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
MN PEIP	1222318	Sept 2022 Med/Dental Premiums	Med/Den/Life/Ltd/Std Insura	101-41650-130	635.80
MN PEIP	1222318	Med/Dental Premiums	Med/Den/Life/Ltd/Std Insura	101-41900-130	-1,271.60
MN PEIP	1222318	Sept 2022 Med/Dental Premiums	Med/Den/Life/Ltd/Std Insura	101-41900-130	7,266.79
MN PEIP	1222318	Sept 2022 Med/Dental Premiums	Med/Den/Life/Ltd/Std Insura	101-42000-130	2,510.32
Vendor MN PEIP Total:					11,956.32
Vendor: Msrs Dfc/Hcsp					
Msrs Dfc/Hcsp	INV0000109	DFC-MSRS (Empower)	Deffered Comp	101-21705	375.00
Msrs Dfc/Hcsp	INV0000110	Employee HSA	Hcsp	101-21712	441.25
Vendor Msrs Dfc/Hcsp Total:					816.25
Vendor: NAPA - Cottens Osseo					
NAPA - Cottens Osseo	267630	PW supplies to clean trailer for parade	Operations	101-42000-211	38.14
NAPA - Cottens Osseo	268044	PW cleaning supplies for parade prep	Operations	101-42000-211	46.73
NAPA - Cottens Osseo	270264	PW mower oil change/maintenance supplies	Equip Repair/ Maintenance	101-42350-221	64.89
Vendor NAPA - Cottens Osseo Total:					149.76
Vendor: Pera					
Pera	INV0000115	PERA	Pera	101-21704	4,027.87
Pera	INV0000115	PEPFF	Pera	101-21704	5,963.52
Vendor Pera Total:					9,991.39
Vendor: Premier Bank					
Premier Bank	8354	Night to Unite - sponsorship logos on t-shirts	Night To Unite	101-41900-404	525.75
Vendor Premier Bank Total:					525.75
Vendor: Saldana, Judith					
Saldana, Judith	9/20 K Jones	Refund 2022 alley spec. assessmnt excess interest	Special Assessments Receivab	101-10710	7.51
Vendor Saldana, Judith Total:					7.51
Vendor: Sherwin Williams					
Sherwin Williams	7276-0	PW White and yellow latex traffic striping paint	Street Maintenance/Signage	101-42000-224	1,331.60
Sherwin Williams	4196-4	Graffiti remover - PW	Operations	101-42350-211	48.96
Vendor Sherwin Williams Total:					1,380.56
Vendor: Sipe Bros. Inc.					
Sipe Bros. Inc.	8/31/22 STMT PD	PD Squad tire swap and balance	Vehicle Repairs/Maintenance	101-41900-217	45.00
Sipe Bros. Inc.	9/16/22 STMT	PW Fuel purchases	Fuel - Vehicle/Equipment	101-42000-216	366.49
Vendor Sipe Bros. Inc. Total:					411.49
Vendor: Sun Life Assurance Co					
Sun Life Assurance Co	9/15/22	October 2022 STD/LTD Premiums	Medical/Dental/Life/Ltd	101-21706	45.49
Sun Life Assurance Co	9/15/22	October 2022 STD/LTD Premiums	Med/Den/Life/Ltd/Std Insura	101-41110-130	184.23
Sun Life Assurance Co	9/15/22	October 2022 STD/LTD Premiums	Med/Den/Life/Ltd/Std Insura	101-41650-130	21.84
Sun Life Assurance Co	9/15/22	October 2022 STD/LTD Premiums	Med/Den/Life/Ltd/Std Insura	101-41900-130	391.90
Sun Life Assurance Co	9/15/22	October 2022 STD/LTD Premiums	Med/Den/Life/Ltd/Std Insura	101-42000-130	71.25
Vendor Sun Life Assurance Co Total:					714.71
Vendor: Sweeney, James					
Sweeney, James	9/20 K Jones	Refund excess interest 2022 special assessmnt	Special Assessments Receivab	101-10710	3.26
Vendor Sweeney, James Total:					3.26

Pending Expense Approval Report

Packet: APPKT00055

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Vendor: The Sota Shop					
The Sota Shop	2145	Embroidery on 12 PW hats	Uniforms/Gear	101-42000-218	102.00
				Vendor The Sota Shop Total:	102.00
Vendor: Twin City Water Clinic Inc					
Twin City Water Clinic Inc	18078	August 2022 Water Samples	Other Professional Services	601-49400-310	60.00
				Vendor Twin City Water Clinic Inc Total:	60.00
Vendor: U.S. BANK EQUIPMENT FINANCE					
U.S. BANK EQUIPMENT FINAN	482550266	October /November 2022 PW copier lease	Operations	101-42000-211	163.72
				Vendor U.S. BANK EQUIPMENT FINANCE Total:	163.72
Vendor: Verizon Wireless					
Verizon Wireless	9914767135	8/2 9/1 Cell phone usage	Telecommunications	101-41110-321	65.27
Verizon Wireless	9914767135	8/2 - 9/1 Cell phone usage	Telecommunications	101-41900-321	590.33
Verizon Wireless	9914767135	8/2 - 9/1 Cell phone usage	Telecommunications	101-42000-321	245.02
Verizon Wireless	9914767135	8/2 9/1 Cell phone usage	Trolley Operations	204-42390-352	65.32
Verizon Wireless	9914767135	8/2 9/1 Cell phone usage	Telecommunications	601-49400-321	40.01
				Vendor Verizon Wireless Total:	1,005.95
Vendor: Volunteer Firefighters Benefit Assoc. of MN					
Volunteer Firefighters Benefit	OFD 9/21/22	2 OFD Membership applications D Kamp & C Stearns	Dues/Membership	101-41920-255	22.00
				Vendor Volunteer Firefighters Benefit Assoc. of MN Total:	22.00
Vendor: Wills, Matthew or Naomi					
Wills, Matthew or Naomi	9/20/22 K Jones	Refund excess interest 2022 spec assmt alley proj	Special Assessments Receivab	101-10710	3.14
				Vendor Wills, Matthew or Naomi Total:	3.14
Vendor: Witmer Public Safety Group					
Witmer Public Safety Group	98199	OFD 2 Pro-Lite Fire Poles	Operations	101-41920-211	255.97
				Vendor Witmer Public Safety Group Total:	255.97
Vendor: Xcel Energy					
Xcel Energy	795967134	August 2022 Electric service	Electric Service	101-41700-380	1,635.43
Xcel Energy	795967134	August 2022 Electric service	Electric Service	101-41800-380	359.00
Xcel Energy	795967134	August 2022 Electricity servic	Emergency Preparedness	101-41900-402	10.83
Xcel Energy	795967134	August 2022 Electricity servic	Traffic Signals/Street Lights	101-42000-226	2,327.24
Xcel Energy	795967134	Electric Service	Traffic Signals/Street Lights	101-42000-226	10.87
Xcel Energy	795967134	August 2022 Electricity servic	Electric Service	101-42000-380	500.23
Xcel Energy	795967134	August 2022 Electricity servic	Gateway Sign Operations	101-42350-212	348.34
Xcel Energy	795967134	August 2022 Electricity servic	Electric Service	101-42350-380	289.69
Xcel Energy	795967134	August 2022 Electricity servic	Electric Service	601-49400-380	85.99
Xcel Energy	795967134	August 2022 Electricity servic	Electric Service	602-49400-380	738.33
				Vendor Xcel Energy Total:	6,305.95
				Grand Total:	103,169.10

Report Summary

Fund Summary

Fund	Expense Amount
101 - GENERAL FUND	73,036.49
204 - TROLLEY	65.32
205 - PARK DEDICATION	9.97
260 - HERITAGE PRESERVATION	925.00
601 - WATER FUND	23,782.76
602 - SEWER FUND	3,857.01
604 - STORM WATER FUND	1,492.55
Grand Total:	103,169.10

Account Summary

Account Number	Account Name	Expense Amount
101-10710	Special Assessments Rec	16.89
101-21701	Federal Withholding	4,488.22
101-21702	State Withholding	2,325.35
101-21703	Fica Withholding	5,631.56
101-21704	Pera	9,991.39
101-21705	Deffered Comp	675.00
101-21706	Medical/Dental/Life/Ltd	1,588.90
101-21710	Misc Deductions/Benefit	234.42
101-21711	Employee H.S.A Contrib	950.93
101-21712	Hcsp	441.25
101-22001	Community Center Depo	250.00
101-32102	Commercial Licenses	229.17
101-41000-255	Dues/Membership	3,243.00
101-41000-307	Recording Services	717.50
101-41110-130	Med/Den/Life/Ltd/Std In	1,455.83
101-41110-211	Operations	126.60
101-41110-255	Dues/Membership	50.00
101-41110-310	Other Professional Servi	32.50
101-41110-321	Telecommunications	65.27
101-41110-351	Printing/Publishing Servi	389.00
101-41410-211	Operations	37.25
101-41550-301	Accounting/Auditing	7,462.75
101-41650-130	Med/Den/Life/Ltd/Std In	657.64
101-41650-351	Printing/Publishing Servi	139.28
101-41700-380	Electric Service	1,635.43
101-41700-390	Natural Gas Service	81.18
101-41800-380	Electric Service	359.00
101-41800-390	Natural Gas Service	17.82
101-41900-130	Med/Den/Life/Ltd/Std In	6,387.09
101-41900-217	Vehicle Repairs/Mainten	45.00
101-41900-321	Telecommunications	590.33
101-41900-402	Emergency Preparednes	10.83
101-41900-404	Night To Unite	525.75
101-41920-211	Operations	299.94
101-41920-217	Vehicle Repairs/Mainten	316.47
101-41920-218	Uniforms/Gear	80.62
101-41920-220	Radio Communications	716.18
101-41920-255	Dues/Membership	22.00
101-41920-261	Fire Training - Reimburse	3,950.00
101-42000-130	Med/Den/Life/Ltd/Std In	2,581.57
101-42000-211	Operations	643.50
101-42000-216	Fuel - Vehicle/Equipmen	366.49
101-42000-218	Uniforms/Gear	102.00
101-42000-224	Street Maintenance/Sig	1,521.57
101-42000-226	Traffic Signals/Street Lig	2,338.11
101-42000-321	Telecommunications	245.02

Account Summary

Account Number	Account Name	Expense Amount
101-42000-380	Electric Service	500.23
101-42000-390	Natural Gas Service	30.90
101-42350-211	Operations	223.35
101-42350-212	Gateway Sign Operation	348.34
101-42350-215	Central Avenue Beautific	7,522.00
101-42350-221	Equip Repair/ Maintena	64.89
101-42350-380	Electric Service	289.69
101-42350-390	Natural Gas Service	21.49
204-42390-352	Trolley Operations	65.32
205-42350-801	Rental Property Expense	9.97
260-42370-856	Brick Paver Memorial	925.00
601-49400-301	Accounting/Auditing	2,985.10
601-49400-310	Other Professional Servi	60.00
601-49400-321	Telecommunications	40.01
601-49400-380	Electric Service	85.99
601-49400-385	Purchased Water	20,611.66
602-49400-301	Accounting/Auditing	2,985.10
602-49400-321	Telecommunications	116.44
602-49400-380	Electric Service	738.33
602-49400-390	Natural Gas Service	17.14
604-49400-301	Accounting/Auditing	1,492.55
Grand Total:		103,169.10

Project Account Summary

Project Account Key	Expense Amount
None	103,169.10
Grand Total:	103,169.10

LAST DAY!

OSSEO FARMERS MARKET



TUESDAY, SEPTEMBER 27

3 - 6:30 PM

416 Central Avenue

Central Avenue & 5th Street NE by Boerboom Veterans Park

DiscoverOsseo.com

Last week to ride the Trolley in 2022!

CATCH A RIDE



NEED A RIDE WITHIN OSSEO CITY LIMITS?

- ⇒ To an Osseo doctor or dentist appointment
- ⇒ To pick up groceries
- ⇒ To run to the post office
- ⇒ To a hair appointment
- ⇒ To visit a friend

IT'S FREE

(TIPPING ISN'T EVEN ALLOWED)

MONDAY - THURSDAY
9:00 a.m. to 2:30 p.m.



Call **763-257-3142** to schedule a ride

Sponsored by the City of Osseo, Evans-Nordby Funeral Home, Heinen Motor Sports
and made possible by generous volunteer drivers

*LWV BPOMG, a chapter of the League of Women Voters (LWV Minn.)
representing Brooklyn Park, Brooklyn Center, Osseo, Maple Grove present*

2022 OSSEO CANDIDATE FORUM

Mayor and City Council

**Wednesday, October 12
at 6:30 pm.**

Osseo City Hall Council Chambers
415 Central Avenue, Osseo, Minnesota

**You can email questions you would like
presented to the candidates to
lwvbpomg@lwvmn.org**

