

LANDFILL TRUST FUND

By: David R. Hartley, City Administrator

Background:

As a result of the sale of the Anoka Regional Sanitary Landfill to Waste Management of Minnesota, Inc., an agreement was entered into by the City of Anoka, the City of Ramsey, and Waste Management of Minnesota, Inc. The terms of that agreement are summarized in the enclosed closing statement. Since that date, all of the proceeds from the sale of the landfill have gone into the "Landfill Trust Fund". This is not to be confused with the Landfill Tipping Fee Fund which has been established to receive the tipping fees from the landfill operations for the purpose of mitigating the impact of the landfill on the host community.

Since the sale of the landfill, City Council's have been cautious about using the proceeds from said sale. At one point, discussion supported the notion that the proceeds should only be used for one-time type purchases as opposed to operating costs (e.g., Capital Outlay). Subsequently, the Council approved the financing of the Central Park Park Center Building and the Warming House Building, as well as the purchase of Civil Defense sirens and the start-up costs for the new Ramsey Fire Department, all to be financed from the Landfill Trust Fund.

At this time, the City Council has asked that a resolution be drafted which would state its policy regarding the use of the Landfill Trust Fund. A draft of such a resolution is enclosed for Council review.

Recommendations:

Council Action:

Motion to:

Adopt Resolution #89-_____ stating the City Council's policy with regard to the use of the Landfill Trust Fund.

Review Checklist:

City Administrator	<u> X </u>	Chief of Police	<u> </u>
City Attorney	<u> </u>	Finance Officer	<u> X </u>
City Engineer	<u> </u>	Planning & Zoning Comm.	<u> </u>
Community Development Director	<u> </u>	Park & Recreation Comm.	<u> </u>

CLOSING STATEMENT

SELLER: City of Ramsey
BUYER: Waste Management of Minnesota, Inc.
PROPERTY: The Entire Site, namely all of the South 1/2 of
the Southeast 1/4 of Section 22 and the North
1/2 of the Northeast 1/4 of Section 27,
Township 32, Range 25, Anoka County, Minnesota.
DATE OF CLOSING: December 12, 1984.

I. MAJOR TERMS

A.	Earnest money heretofore	500.00
B.	Additional cash at closing	<u>149,500.00</u>
C.	Total cash at closing owed by Buyer to Seller	\$149,500.00
D.	Contingent price payments:	
1.	Amount equal to 1.5% of gross revenues from January 1, 1984, to date of closing.	To be determined within 10 days after closing.
2.	10% of gross revenues on the current landfill from date of closing.	
E.	City of Anoka owes Seller one-half of escrow fund	To be determined at closing.
F.	Seller owes to City of Anoka reimbursement of one-half of real estate taxes paid or payable by the City of Anoka from January 1, 1982 to closing	<u>- 14,061.39</u>
G.	Total cash at closing owed by City of Anoka to Seller	To be determined at closing.

II. MISCELLANEOUS TERMS

- A. There will be no state deed tax, because the Seller is a unit of government.
- B. Buyer will pay for recording.
- C. Buyer will pay for title insurance policy, if desired.
- D. No payments will be made for conditional use permit, because none has been issued.

RAMSEY AND ANOKA LANDFILL AGREEMENT

	<u>ANOKA</u>	<u>RAMSEY</u>
Currently Accumulating Landfill Escrow	300,000.00	300,000.00
Cash on Signing Contract	150,000.00	150,000.00
(20% Total or 10% each City)		
August, 1984	252,000.00	252,000.00
August, 1985	292,700.00	292,700.00
August, 1986	336,900.00	336,900.00
May, 1987	249,170.00	249,170.00
TOTAL	1,280,770.00	1,280,770.00
TOTAL INCLUDING ESCROW	1,580,770.00	1,580,770.00

Methane Royalties 3% 3%

Any expansion in current area in relation to height or airspace increased each City should receive 10% of projected revenues.

All present requirements of the Cities and County must be met to complete the existing site as already approved.

Any further area to be filled must meet the Landfill siting requirement of the State, County and City.

If Methane gas becomes an important resource all parties shall work in cooperation to promote its maximum potential for strong economic development.