

City of Ramsey
Agenda
Regular City Council
Tuesday, January 25, 2022
7:00 pm

Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings. To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Presentation**
3. **Citizen Input**
4. **Approve Agenda**
5. **Consent Agenda**
 1. Approve Rental Licenses
 2. Authorization to Hire a Streets Maintenance Worker to Fill a Current Vacancy
 3. Authorization to Promote City Employees
 4. Adopt Resolution #22-016 Adopting 2022 Enterprise Fund Budgets
 5. Adopt Resolution #22-028 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 6, 2022 through January 19,2022
 6. Adopt Resolution #22-008 Approving Development Agreement for Riverstone South; Case of Capstone Homes/Riverstone Development, LLC
 7. Adopt Resolution #22-021 Accepting Bids and Awarding Contract for Improvement Project #21-10, Fire Station No.1 Parking Lot Improvements
 8. Adopt Resolution #22-026 Granting Final Plat Approval of River Crossing Second Addition (Project No. 22-102); Case of City of Ramsey
 9. Adopt Resolution #22-027 Modifying the Water Efficiency Grant Program Making Energy Star Rated Washing Machines Eligible for a Rebate
 10. Adopt Resolution #22-031 Approving Listing Agreement for City Owned Land with CBRE

11. Adopt Resolution #22-032 Authorizing Partial Payment #16 to RJM Construction for Improvement Project 20-07 New Public Works Facility
12. Adopt Resolution #22-034, Declaring Play Equipment at Two Parks Surplus Property for Removal and Disposal
6. **Public Hearing**
7. **Council Business**
 1. Adopt Ordinance #22-01 Vacating Portions of Dolomite Street Right-of-Way and Drainage and Utility Easement at 6650 Highway 10 (Project No. 22-100); Case of City of Ramsey
 2. Adopt Ordinance #22-02 Vacating a Drainage and Utility Easement at 6815 McKinley Street NW (Project No. 21-136); Case of Cullinan Rigging
 3. Adopt Resolution #22-033 Rejecting Bids for Water Treatment Plant Trunk Watermain Improvements, Improvement Project #21-08
8. **Mayor/Council/Staff Input**
9. **Adjournment**

CC Regular Session

5. 1.

Meeting Date: 01/25/2022

By: Nicole Laubach, Community
Development

Information

Title

Approve Rental Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve rental license requests for 2021.

Background: Detached Single-Family Homes and Attached Single-Family Homes (townhomes, duplexes, etc.) are required to obtain a license (registration), but are not subject to inspections (unless the City has sufficient evidence of a violation of City Code).

Multi-Family Units (apartments, condos, etc.) are subject to the license and inspection program as required by code.

License application requests are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve rental license applications.

Attachments

Rental Licenses

Form Review

Inbox

Kurt Ulrich

Form Started By: Nicole Laubach

Final Approval Date: 01/19/2022

Reviewed By

Kurt Ulrich

Date

01/19/2022 03:09 PM

Started On: 01/18/2022 09:09 AM

Report Name: License Report - License Types
Council Dates: 1/25/2022 to 1/25/2022
Status: Active, Inactive
License Type(s): Multi-Family Rental, Rental

City of Ramsey License Report - License Types

Printed: 1/18/2022
Page: 1

<u>Company</u>	<u>Applicant</u>	<u>Location</u>	<u>Complex</u>	<u>Exp. Date</u>	<u>Council Date</u>	<u>Status</u>
Rental						
Troy Ashton/Ashton Properties		5408 145th Ave NW		1/28/2025	1/25/2022	A
SFR Acquisitions 1 LLC		6580 153rd Way NW		1/28/2025	1/25/2022	A
Palm Tree Investments, LLC	Scott Dorn	7346 Bunker Lake Blvd NW		1/28/2025	1/25/2022	A
SFR Acquisitions 1 LLC		14391 Quicksilver St NW		1/28/2025	1/25/2022	A
Palm Tree Investments, LLC	Scott Dorn	14640 Rhinestone St NW		1/28/2025	1/25/2022	A
Palm Tree Investments, LLC	Scott Dorn	14645 Rhinestone St NW		1/28/2025	1/25/2022	A

Rental License Count: 6

Total Licenses: 6

Meeting Date: 01/25/2022

By: Colleen Lasher, Administrative Services

Information

Title

Authorization to Hire a Streets Maintenance Worker to Fill a Current Vacancy

Purpose/Background:

The purpose of this case is to request authorization to hire a full-time Streets Maintenance Worker to fill a current vacancy.

This specific position is vacant because a current Streets Maintenance Worker, Mr. Mario Cavallaro was transferred to the Utilities Division to fill a vacancy that occurred due to a recent Utilities Division retirement. Staff conducted a recruitment and interview process In December/January to fill a different vacancy in the Streets Division. There were two viable candidates from that recruitment. Mr. Herrick was hired at the January 11, 2022 meeting. Staff has selected Mr. Andrew Leland to fill this vacancy. Subsequently, Mr.Leland underwent and passed the City's pre-employment testing process, including a criminal background check, professional reference check, driving record check and employment verifications; as well as a physical exam and drug screen. The City extended a job offer which is contingent upon City Council approval. Staff is recommending Mr.Leland be hired as a full-time Streets Maintenance Worker. Mr. Leland will be subject to a 6-month probationary period and all Personnel Policies and/or employment contracts will apply.

Notification:

The Street Maintenance Worker position is responsible for constructing and maintaining streets, parking lots and related property; performing snow related activities; performing general maintenance activities; performing general labor; performing vehicle and motorized equipment maintenance; performing and assisting with landscape, grounds care, and forestry/naturalist activities; providing assistance with preparation of community events; performing mechanical building maintenance and repair; as well as a wide range of other tasks as required.

In addition, the Streets Maintenance Worker is required be a member of the Public Works on-call team and work a rotating on-call schedule 8 weeks per year. This requires employees to be available to respond during evenings, weekends and holidays.

Funding Source:

The funding required for this position has already been included in the 2022 budget.

Recommendation:

Staff recommends hiring Mr. Andrew Leland as a full-time Public Works Streets Maintenance Worker, effective on or near February 14, 2022, at \$24.389 per hour, which is step 1 of the 2022 wage scale, with a credit of 5 vacation days.

Action:

Motion to to hire Mr. Andrew Leland as a full-time Public Works Streets Maintenance Worker, effective on or near February 14, 2022, at \$24.389 per hour, which is step 1 of the 2022 wage scale, with a credit of 5 vacation days.

Attachments

No file(s) attached.

Form Review

Inbox

Kurt Ulrich

Form Started By: Colleen Lasher

Final Approval Date: 01/19/2022

Reviewed By

Kurt Ulrich

Date

01/19/2022 03:09 PM

Started On: 01/14/2022 12:20 PM

Meeting Date: 01/25/2022

By: Colleen Lasher, Administrative Services

Information

Title

Authorization to Promote City Employees

Purpose/Background:

The purpose of this case is for the Council to consider promoting two Community Development Planning Division employees.

As discussed at the January 11, 2022 work session, there have been some staffing changes in the Community Development Department. Staff proposed a restructure in the Department in an effort to retain and develop the City's planning staff and provide continuity in public service. During the work session, it was discussed that the City would promote a long term City Planner to Senior Planner and to promote two other planning staff to City Planners. Since that time, the Code Enforcement Officer, Ms. Bria Raines, submitted a letter to the City stating her last day with the City of Ramsey will be January 28, 2022. Given this development, staff is reviewing options as to how to proceed with this specific vacancy. However, the other position, the Planning Technician, held by Mr. Brian McCann, is recommended for promotion to City Planner.

Funding Source:

The funding required for this action is included in the 2022 approved budget and will come from the savings incurred while the Planning Manager position is vacant (currently in the recruitment process) and the savings incurred while the Code Enforcement Officer is vacant (title to be determined following staff analysis of department needs).

Recommendation:

To promote two City employees, effective as of January 29, 2022, as follows:

- 1) Promote Chris Anderson to Senior Planner at step 3 of the 2022 wage scale which is \$43.60 per hour; and
- 2) Promote Brian McCann to City Planner at step 2 of the 2022 wage scale which is \$38.83 per hour.

Action:

Motion to promote two City employees, effective as of January 29, 2022, as follows:

- 1) Promote Chris Anderson to Senior Planner at step 3 of the 2022 wage scale which is \$43.60 per hour; and
- 2) Promote Brian McCann to City Planner at step 2 of the 2022 wage scale which is \$38.83 per hour.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/20/2022 09:40 AM
Kurt Ulrich	Kurt Ulrich	01/20/2022 10:09 AM

Form Started By: Colleen Lasher
Final Approval Date: 01/20/2022

Started On: 01/19/2022 01:08 PM

Meeting Date: 01/25/2022

By: Diana Lund, Finance

Information

Title

Adopt Resolution #22-016 Adopting 2022 Enterprise Fund Budgets

Purpose/Background:

Annually, the city adopts Enterprise Fund budgets related to Water, Sewer, Street Lighting, Recycling and Storm Drainage utilities. These five services are billed out quarterly via the utility bill and the budgets reflect the expected revenue to be generated and the offsetting operating expenditures that these revenues support.

Enclosed for your review are the 2022 Enterprise Fund Budgets which cover the Water Utility Fund, Sewer Utility Fund, Street Light Utility Fund, Recycling Utility Fund and Storm Water Utility Fund. While formal budgets are required to be prepared and adopted annually for the General Fund, this is not the case for Enterprise funds.

In order to establish fair rates for all of the utilities that the City operates, it is necessary to determine the actual cost of providing those utilities to the residents. An important factor in these costs is the recovery of depreciation through the rate structures. We are required to keep the accounting for these funds on the full accrual method which means recognizing total depreciation, whether on City or developer installed systems. This is what we have attempted to do in preparing the attached Proposed 2022 Enterprise Fund Budgets.

Recommendation:

The recommendation for the Adoption of the 2022 Enterprise budgets is to approve Resolution #22-016 noting that the budget is an outline of how the revenues generated from the utility bill will be used in daily operations. The utility rates for each utility has already been adopted as part of the city's annual schedule of rates, fees and charges

Action:

Motion to adopt Resolution #22-016 Adopting the 2022 Enterprise Fund Budgets.

Attachments

2022 Enterprise Funds Budgets

Reso #22-016 Adopting 2022 Enterprise Funds Budgets

Form Review

Inbox

Kurt Ulrich

Form Started By: Diana Lund

Final Approval Date: 01/19/2022

Reviewed By

Kurt Ulrich

Date

01/19/2022 03:03 PM

Started On: 01/04/2022 08:15 AM

FUND WATER

BUDGET SUMMARY:							
Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9601	4140	CREDIT CARD PROCESSING FEES	(13,074)	(11,814)	(17,706)	(20,000)	(28,000)
9601	4506	PREPAID INTEREST	671				73,498
9601	4609	OTHER MISCELLANEOUS REVENUES	79,488	82,882	32,606	12,000	12,000
9601	4651	WATER REVENUE					
9601	4652	WATER SALES - RESIDENTIAL	1,455,470	1,290,376	1,579,852	1,334,128	1,360,811
9601	4653	WATER SALES-COMMERCIAL	724,089	670,024	860,138	700,510	714,520
9601	4654	WATER PENALTIES	32,510	33,184	3,423	15,000	15,000
9601	4655	WATER METER INSTALLATION	17,500	18,340	31,927	12,000	20,000
9601	4656	WATER METERS	42,033	55,396	61,698	30,000	35,000
9601	4657	CONNECTION/RECONNECTION FEES	-	300	350	500	500
9601	4701	INTEREST ON INVESTMENTS	373,266	843,116	812,756	100,000	50,000
9601	4702	MISCELLANEOUS INTEREST	8,891	8,179	69,315		
9601	4606	CAPTIAL CONTRIBUTIONS	1,146,001	1,614,750	827,422		
Total Revenue			3,866,846	4,604,731	4,261,780	2,184,138	2,253,329

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9601	6102	F.T. REGULAR-WAGES & SALARIES	240,455	254,600	268,800	271,061	272,731
9601	6103	FULL TIME-REGULAR-OVERTIME	14,502	12,948	16,114	13,500	13,500
9601	6105	TEMPORARY-WAGES & SALARIES	7,685	7,684	8,807	19,167	19,167
9601	6121	PERA CONTRIBUTIONS	22,084	27,750	-	56,342	56,467
9601	6122	FICA/MEDICARE CONTRIBUTIONS	20,705	21,718	22,945	23,235	23,518
9601	6131	GROUP INSURANCE	33,026	32,996	34,285	36,250	44,502
9601	6133	WORKERS COMP INSURANCE PREMIUM	10,070	8,141	13,259	15,406	16,773
9601	6208	MISCELLANEOUS OFFICE SUPPLIES	228	514	178	600	400
9601	6223	GASOLINE	3,776	4,705	5,773	6,000	8,000
9601	6225	DIESEL FUEL	3,863	963	248	1,500	1,500
9601	6229	SHOP MATERIALS	169	215	92	600	600
9601	6231	UNIFORMS & TURN-OUT GEAR	2,621	2,020	2,318	2,900	2,900
9601	6249	MISCELLANEOUS OPERATING SUPPLY	17,603	14,016	10,121	18,000	20,000
9601	6257	OTHER VEHICLE PARTS	10,700	4,528	3,140	5,000	5,000
9601	6273	UTILITY SYSTEM MAINT SUPPLIES	73,719	67,930	90,503	95,000	105,000
9601	6281	SMALL TOOLS & MINOR EQUIPMENT	4,528	2,584	8,483	10,000	10,000
9601	6292	WATER METERS FOR RESALE	58,225	62,493	71,383	75,000	125,000
9601	6315	MISCELLANEOUS PROFESSIONAL SER	112,770	20,876	63,818	95,000	95,000
9601	6322	POSTAGE	735	2,748	871	3,000	2,000
9601	6323	CELLULAR PHONES	3,054	3,746	3,817	4,000	4,000
9601	6334	MILEAGE REIMBURSEMENT		162	358	400	400
9601	6335	TRAINING	768	1,384	3,748	4,000	4,500
9601	6352	GENERAL NOTICE & PUBLIC INFOR	172	172	172	300	700
9601	6361	GENERAL LIABILITY/PROPERTY INS	22,940	27,390	30,479	35,000	36,050
9601	6371	ELECTRIC UTILITIES	142,725	126,829	145,315	155,000	180,000
9601	6372	WATER/IRRIGATION					1,000
9601	6373	GAS	2,587	2,920	2,351	3,000	9,000
9601	6374	REFUSE/RECYCLING	856	537	678	700	1,500
9601	6381	BUILDING & STRUCTURE REPAIR	3,415	934	1,592	3,500	3,500
9601	6439	OTHER MISCELLANEOUS	12,494	11,581	24,261	67,000	67,000

9601	6451	MEMBERSHIP DUES	1,240	994	1,000	1,400	1,400
9601	6489	OTHER CONTRACTED SERVICES	56,579	27,221	66,789	76,000	76,000
9601	6722	DEPRECIATION	706,447	727,864	755,660	798,000	821,940
9601	6820	OPERATING TRANSFERS TO OTHER F	41,000	43,000	2,781,000	47,000	49,000
Total Expenditure			1,631,737	1,524,163	4,438,356	1,942,861	2,078,048

DESCRIPTION OF SERVICES:

The Water fund is a self-sustaining Enterprise fund that provides for the administration, operation and maintenance of the

GOALS OF CURRENT YEAR BUDGET:

- Meet or exceed Minnesota Department of Health drinking water standards
- Reduce water quality complaints
- Reduce fluoride to meet new standard

6315 Miscellaneous Professional Services

Water Treatment Plant Study	-	-	45,000	15,000	15,000
Emergency Well Repairs/Generator	94,788	-	25,000	50,000	50,000
SCADA System Repairs	14,953	3,315	5,000	5,000	5,000
Well #9 Study	3,030	895	75,000	-	-
Water/Wellhead Protection/ Supply Rate Study	-	16,666	-	25,000	25,000
Total	112,770	20,876	150,000	95,000	95,000

6439 Other Miscellaneous

Water Appropriation	12,494	11,581	14,000	14,000	14,000
Well#1 Rehab (no longer included in CIP- Maintenance only)	-	-	41,000	50,000	50,000
Miscellaneous	-	-	9,000	3,000	3,000
Total	12,494	11,581	64,000	67,000	67,000

6489 Other Contracted Services

Water Tests	3,600	6,235	2,400	2,400	2,400
Annual Valve Replacements	-	-	50,000	50,000	50,000
OPUS 21	10,486	10,692	15,000	15,000	15,000
Miscellaneous	42,493	10,294	8,600	8,600	8,600
Total	56,579	27,221	76,000	76,000	76,000

FUND SEWER

BUDGET SUMMARY:							
Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9602	4140	CREDIT CARD PROCESSING FEES	(10,366)	(10,464)	(12,892)	(14,000)	(16,000)
9602	4356	SEWER AVAILABILITY CHARGE-ADM	8,623	7,902	4,722	5,000	73,498
9602	4506	PREPAID INTEREST	336		-	-	
9602	4609	OTHER MISCELLANEOUS REVENUES	16,998	15,792	14,149	5,000	5,000
9602	4661	RESIDENTIAL-SEWER CHARGES	1,209,371	1,275,947	1,321,036	1,285,000	1,378,650
9602	4662	COMMERCIAL-SEWER CHARGES	364,151	353,234	380,614	361,000	416,120
9602	4663	SEWER PENALTIES	27,717	29,933	7,206	15,000	15,000
9602	4701	INTEREST ON INVESTMENTS	214,313	477,797	439,183	115,000	75,000
9602	4702	MISCELLANEOUS INTEREST	-	-	-	-	
9602	4606	CAPTIAL CONTRIBUTIONS	566,450	679,463	543,797	-	
Total Revenue			2,397,594	2,829,604	2,697,814	1,772,000	1,947,268

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9602	6102	F.T. REGULAR-WAGES & SALARIES	130,055	137,943	143,445	175,965	201,508
9602	6103	FULL TIME-REGULAR-OVERTIME	931	898	1,215		
9602	6105	TEMPORARY-WAGES & SALARIES	8,288	9,482	7,810		
9602	6121	PERA CONTRIBUTIONS	11,646	14,707	30,153	31,197	33,113
9602	6122	FICA/MEDICARE CONTRIBUTIONS	10,837	11,583	11,937	13,577	15,490
9602	6131	GROUP INSURANCE	7,504	6,868	6,757	7,779	7,362
9602	6133	WORKERS COMP INSURANCE PREMIUM	5,348	4,126	8,024	9,639	10,362
9602	6223	GASOLINE	3,236	3,497	2,829	4,000	4,000
9602	6225	DIESEL FUEL	1,461	2,152	2,122	2,800	4,000
9602	6229	SHOP MATERIALS	-	-	-	-	
9602	6249	MISCELLANEOUS OPERATING SUPPLY	4,740	16,414	24,254	25,000	22,000
9602	6257	OTHER VEHICLE PARTS	-	-	-	-	4,000
9602	6273	UTILITY SYSTEM MAINT SUPPLIES	-	-			
9602	6275	OTHER EQUIPMENT PARTS	2,397	8,816	8,140	9,000	9,000
9602	6315	MISCELLANEOUS PROFESSIONAL SER	13,149	38,482	2,949	50,000	25,000
9602	6323	CELLULAR PHONES	-	-	-	-	600
9602	6334	MILEAGE REIMBURSEMENT	-	-	162	400	400
9602	6335	TRAINING	1,216	910	1,216	2,400	2,400
9602	6361	GENERAL LIABILITY/PROPERTY INS	14,860	17,569	18,847	22,000	22,660
9602	6371	ELECTRIC UTILITIES	11,751	12,445	14,193	17,000	25,000
9602	6372	WATER/IRRIGATION					1,000
9602	6373	GAS	1,988	1,749	1,563	2,500	5,000
9602	6374	REFUSE/RECYCLING	856	537	678	700	2,500
9602	6377	SEWER SERVICE CHARGE	757,215	780,705	853,599	845,201	989,491
9602	6489	OTHER CONTRACTED SERVICES	13,054	30,962	28,430	28,000	37,400
9602	6722	DEPRECIATION	523,140	528,995	554,914	551,565	568,112
9602	6820	OPERATING TRANSFERS TO OTHER F	35,000	37,000	2,775,000	41,000	43,000
Total Expenditure			1,558,670	1,665,840	4,498,238	1,839,723	2,033,398

The Sewer Fund is a self-sustaining Enterprise fund that provides for the administration, operation and maintenance of the sanitary sewer system and lift stations for the sanitary treatment of household, commercial and industrial waste. Wastewater flows into the Metropolitan Council's system to be treated. The current fee structure is based upon zoning classification and billed quarterly through the city's utility billing process.

GOALS OF CURRENT YEAR BUDGET:

- Continue to inventory and reduce infiltration and inflow (I/I)
- Develop annual manhole inspection program
- Annual preventative maintenance inspections on all lift stations
- Continue to educate public on flushable materials
- Upgrade Lift Station #1

6315 Miscellaneous Professional Services

Public Works Campus	-	-	25,000	-	-
Sanitary Sewer Rate Study	1,852	1,004	-	25,000	
Emergency Sewer Repairs	11,298	37,478	40,000	25,000	25,000
Total	13,149	38,482	65,000	50,000	25,000

6489 Other Contracted Services

OPUS 21	10,574	10,692	12,000	12,000	12,400
Miscellaneous-Televise Lines	2,480	20,270	16,000	16,000	25,000
Total	13,054	30,962	28,000	28,000	37,400

FUND STREET LIGHTING

BUDGET SUMMARY:

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9603	4140	CREDIT CARD PROCESSING FEES	(3,140)	(2,734)	(2,585)	(3,500)	(4,000)
9603	4609	MISCELLANEOUS REVENUES	-	-			
9603	4681	CHARGES FOR STREET LIGHTS	152,362	157,715	161,246	157,000	166,000
9603	4682	ST LIGHT O/M CHARGE	6,174	4,802	2,450	-	
9603	4683	STREET LIGHTING PENALTIES	4,495	4,605	1,139	2,000	2,000
9603	4684	PRIORITY STREET LIGHT	51,468	52,781	54,298	53,000	54,700
9603	4705	CAPITAL CONTRIBUTIONS					
9603	4701	INTEREST ON INVESTMENTS	20,579	44,339	41,140	15,000	10,000
Total Revenue			231,939	261,507	257,687	223,500	228,700

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9603	6371	ELECTRIC UTILITIES	107,581	118,362	121,587	128,000	130,000
9603	6489	OTHER CONTRACTED SERVICES	13,246	13,248	10,438	14,300	15,000
9603	6722	DEPRECIATION	40,125	40,008	37,438	42,444	43,717
9603	6820	OPERATING TRANSFERS TO OTHER F	20,000	21,000	272,000	23,000	25,000
Total Expenditure			180,952	192,619	441,463	207,744	213,717

DESCRIPTION OF SERVICES:

The Street Lighting Fund is a self-sustaining Enterprise fund that provides for the administration, operation and maintenance of street lights located throughout the city. The current fee structure is based upon zoning classification and billed quarterly through the city's utility billing process.

GOALS OF CURRENT YEAR BUDGET:

- Provide for the safety of residents with well-lit intersections
- Determine energy consumption of current street lights and benefit of LED's
-
-
-
-

FUND RECYCLING

BUDGET SUMMARY:							
Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9604	4140	CREDIT CARD PROCESSING FEES	(3,643)	(3,249)	(3,241)	(4,000)	(4,500)
9604	4287	OTHER LOCAL GOVERNMENT GRANTS	71,921	67,210	46,501	77,566	73,498
9604	4609	OTHER MISCELLANEOUS REVENUES	3,093	928	1,350	-	1,000
9604	4671	RECYCLING CHARGES	311,070	315,573	319,838	430,283	438,680
9604	4672	RECYCLING PENALTIES	6,570	6,689	1,715	8,000	7,000
9604	4701	INTEREST ON INVESTMENTS	4,771	9,851	9,331	3,500	2,500
Total Revenue			393,782	397,002	375,494	515,349	518,178

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9604	6102	F.T. REGULAR-WAGES & SALARIES	22,638	21,308	19,658	23,000	24,148
9604	6103	FULL TIME-REGULAR-OVERTIME	1,162	814	784		
9604	6104	PART TIME-WAGES & SALARIES	70	-	-		
9604	6121	PERA CONTRIBUTIONS	1,785	1,649	1,502	2,725	2,811
9604	6122	FICA/MEDICARE CONTRIBUTIONS	1,694	1,587	1,464	1,661	1,851
9604	6131	GROUP INSURANCE	899	969	705	3,589	3,514
9604	6133	WORKERS COMP INSURANCE PREMIUM	188	114	125	386	195
9604	6249	MISCELLANEOUS OPERATING SUPPLY	30,254	27,042	12,366	32,000	30,000
9604	6322	POSTAGE	219	-	28	300	300
9604	6489	OTHER CONTRACTED SERVICES	321,147	326,710	330,133	445,000	455,600
9604	6820	OPERATING TRANSFERS TO OTHER F	11,500	-	-	-	
Total Expenditure			391,555	380,193	366,763	508,661	518,419

DESCRIPTION OF SERVICES:

The Recycling Fund is a self-sustaining Enterprise fund that provides proper removal and disposal of recycling refuse through a contracted private hauler. It also funds programs to educate the residents on proper ways to reduce the amount of garbage produced and ways to recycle. The current fee structure is based upon zoning classification and billed quarterly through the city's utility billing process.

GOALS OF CURRENT YEAR BUDGET:

- Meet the tonnage goals established by Anoka County for recycling amounts.
- Explore additional recycling opportunities (apartment complex 'events')
-
-

FUND STORM WATER

BUDGET SUMMARY:							
Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9605	4140	CREDIT CARD PROCESSING FEES	(5,358)	(5,290)	(6,031)	(6,500)	(7,500)
9605	4609	OTHER MISCELLANEOUS REVENUES	446	783	364		73,498
9605	4693	STORM WATER-RESIDENTIAL	521,960	570,515	578,687	570,000	580,000
9605	4694	STORM WATER-COMMERCIAL	524,926	583,733	587,881	585,000	605,000
9605	4695	STORM WATER-PENALTIES	15,729	18,753	4,332	10,000	10,000
9605	4701	INTEREST ON INVESTMENTS	28,233	78,844	81,931	12,000	10,000
9605	4901	TRANSFERS IN	-	639,494	70,448		
9605	4606	CAPITAL CONTRIBUTINS	-	297,155	312,119		
Total Revenue			1,085,937	2,183,987	1,629,730	1,170,500	1,270,998

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
9605	6102	F.T. REGULAR-WAGES & SALARIES	144,651	157,544	183,330	185,400	183,961
9605	6103	FULL TIME-REGULAR-OVERTIME		872			
9605	6105	TEMPORARY-WAGES & SALARIES	1,396	1,145	3,494		
9605	6121	PERA CONTRIBUTIONS	12,573	15,991	15,496	27,955	30,797
9605	6122	FICA/MEDICARE CONTRIBUTIONS	11,178	12,213	14,288	15,450	14,085
9605	6131	GROUP INSURANCE	14,816	15,674	16,514	21,130	25,328
9605	6133	WORKERS COMP INSURANCE PREMIUM	7,902	4,685	5,750	7,985	6,984
9605	6223	GASOLINE	-				
9605	6225	DIESEL FUEL	4,472	4,755	4,279	5,500	7,000
9605	6249	MISCELLANEOUS OPERATING SUPPLY	2,416	5,160	12,551	12,000	12,000
9605	6257	OTHER VEHICLE PARTS	4,993	2,610	6,876	7,500	7,500
9605	6315	MISCELLANEOUS PROFESSIONAL SER	15,112	10,198	112,636	100,000	100,000
9605	6361	GENERAL LIABILITY/PROPERTY INS	5,626	6,279	8,341	9,240	10,164
9605	6371	ELECTRIC UTILITIES	2,474	2,518	2,579	3,000	12,000
9605	6372	WATER/IRRIGATION					1,000
9605	6373	GAS	1,768	1,749	1,563	2,500	8,000
9605	6374	REFUSE/RECYCLING	856	537	678	700	2,400
9605	6451	MEMBERSHIP DUES	19,960	21,010	25,592	26,000	24,000
9605	6489	OTHER CONTRACTED SERVICES	13,036	11,582	24,363	30,000	50,000
9605	6722	DEPRECIATION	310,649	316,122	338,921	335,374	345,435
9605	6820	OPERATING TRANSFERS TO OTHER F	30,000	32,000	534,000	36,000	38,000
Total Expenditure			603,877	622,646	1,311,253	825,734	878,654

DESCRIPTION OF SERVICES:

The Storm Water Fund is a self-sustaining Enterprise fund that provides for the administration, operation and maintenance of the storm water infrastructure located throughout the city. The current fee structure is based upon zoning classification and billed quarterly through the city's utility billing process.

GOALS OF CURRENT YEAR BUDGET:

- Increased street sweeping to reduce nutrients and sediment in storm water ponds
- Clean all public stormseptors annually
- Complete spring sweeping in house (dependent on new sweeper purchase)

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #22-016

RESOLUTION ADOPTING THE 2022 CITY OF RAMSEY ENTERPRISE FUNDS OPERATING BUDGETS

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, COUNTY OF ANOKA, STATE OF MINNESOTA, as follows:

- 1) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2022 is hereby adopted for the Water Utility Fund as follows:

WATER UTILITY FUND

Revenues:	
Operating Revenues	\$2,191,329
Other Revenues-	
Miscellaneous Revenues	12,000
Interest Earnings	<u>50,000</u>
Total Revenues	<u>\$2,253,329</u>
Expenses:	
Operating Expenses	\$1,207,108
Other Expenses	
Depreciation	821,940
Administrative Transfer	<u>49,000</u>
Total Expenses	<u>\$2,078,048</u>

- 2) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2022 is hereby adopted for the Sewer Utility Fund as follows:

SEWER UTILITY FUND

Revenues:	
Operating Revenues	\$1,867,268
Other Revenues-	
Miscellaneous Revenues	5,000
Interest Earnings	<u>75,000</u>
Total Revenues	<u>\$1,947,268</u>
Expenses:	
Operating Expenses	\$1,422,286
Other Expenses	
Depreciation	568,112
Administrative Transfer	<u>43,000</u>
Total Expenses	<u>\$2,033,398</u>

- 3) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2022 is hereby adopted for the Street Light Utility Fund as follows:

STREET LIGHT UTILITY FUND

Revenues:	
Operating Revenues	\$218,700
Other Revenues-	
Interest Earnings	<u>10,000</u>
Total Revenues	<u>\$228,700</u>
Expenses:	
Operating Expenses	\$145,000
Other Expenses	
Depreciation	43,717
Administrative Transfer	<u>25,000</u>
Total Expenses	<u>\$213,717</u>

- 4) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2022 is hereby adopted for the Recycling Utility Fund as follows:

RECYCLING UTILITY FUND

Revenues:	
Operating Revenues	\$515,678
Other Revenues-	
Miscellaneous Revenue	0
Interest Earnings	<u>2,500</u>
Total Revenues	<u>\$518,178</u>
Expenses:	
Operating Expenses	\$518,419
Other Expenses	
Administrative Transfer	<u>0</u>
Total Expenses	<u>\$518,419</u>

- 5) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2022 is hereby adopted for the Storm Water Utility Fund as follows:

STORM WATER UTILITY FUND

Revenues:	
Operating Revenues	\$1,260,998
Other Revenues-	
Interest Earnings	<u>10,000</u>
Total Revenues	<u>\$1,270,998</u>
Expenses:	
Operating Expenses	\$ 495,219
Other Expenses	
Depreciation	345,435
Administrative Transfer	<u>38,000</u>
Total Expenses	<u>\$ 878,654</u>

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of January, 2022.

Mayor

ATTEST:

City Clerk

CC Regular Session

5. 5.

Meeting Date: 01/25/2022

By: Tammy Oakes, Finance

Information

Title

Adopt Resolution #22-028 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 6, 2022 through January 19,2022

Purpose/Background:

Adopt Resolution #22-028 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 6, 2022 through January 19,2022

Recommendation:

Staff Recommends to Adopt Resolution #22-028 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 6, 2022 through January 19,2022

Action:

Motion to Adopt Resolution #22-028 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 6, 2022 through January 19,2022

Attachments

Bills List 01 25 22

Resolution 22-028

Form Review

Inbox	Reviewed By	Date
Diana Lund	Kathy Schmitz	01/20/2022 01:18 PM
Kurt Ulrich	Kathy Schmitz	01/20/2022 01:20 PM
Brian Hagen	Brian Hagen	01/20/2022 01:24 PM
Form Started By: Tammy Oakes		Started On: 01/20/2022 01:07 PM
Final Approval Date: 01/20/2022		

RAMSEY CITY COUNCIL MEETING
1/25/2022
BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	<u>SUBMITTED FOR APPROVAL</u>
Purchase Journal:	
Prepays 1/6/2022 - 1/19/2022	385,607.82
Accounts Payable 1/6/2022 - 1/19/2022	284,136.57
Payroll 1/7/2022	195,394.26
Pay Estimates- Projects	792,348.04

TOTAL SUBMITTED FOR APPROVAL THIS MEETING

(Invoices Available for Reviewal)

\$ 1,657,486.69

<u>DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:</u>	<u>APPROVED PREV. MTG</u>	<u>2022 Y.T.D.</u>
NET PAYROLL TOTAL	\$	\$
- CORRECTION TO PAYROLL		
PREPAIDS		
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	34,084.87	34,084.87
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		

TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED

\$ 34,084.87

\$ 34,084.87

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CITY OF RAMSEY
Council Check Register by GL
Council Check Register and Summary

1/6/2022 -- 1/19/2022

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
114113	1/6/2022		100012 ACE SOLID WASTE INC						
		351.18	DEC DUMPSTER RENTAL		110901	7458100	0311.6374		REFUSE/RECYCLING
		36,775.20	JAN RECYCLING		110905	7468091	9604.6489		OTHER CONTRACTED SI
		37,126.38							
114114	1/6/2022		100297 CENTERPOINT ENERGY						
		947.14	MONTHLY GAS CHARGES		110892	8000014064-2 NOV 2021	0311.6373		GAS
		1,615.39	MONTHLY GAS CHARGES		110892	8000014064-2 NOV 2021	0452.6373		GAS
		947.16	MONTHLY GAS CHARGES		110892	8000014064-2 NOV 2021	9601.6373		GAS
		947.16	MONTHLY GAS CHARGES		110892	8000014064-2 NOV 2021	9602.6373		GAS
		947.16	MONTHLY GAS CHARGES		110892	8000014064-2 NOV 2021	9605.6373		GAS
		5,404.01							
114115	1/6/2022		100116 CONNEXUS ENERGY						
		10,296.39	11/18-12/17-21 ST LGTS ELECTR		110894	759126-303101 DEC 2021	9603.6371		ELECTRIC UTILITIES
		1,645.02	11/18-12/17/21 DEC ELECTRIC		110895	759126-303107 DEC 2021	0220.6371		ELECTRIC UTILITIES
		5,277.22	11/18-12/17/21 DEC ELECTRIC		110895	759126-303107 DEC 2021	0194.6371		ELECTRIC UTILITIES
		184.10	11/18-12/17/21 DEC ELECTRIC		110895	759126-303107 DEC 2021	0194.6371		ELECTRIC UTILITIES
		74.24	11/18-12/17/21 DEC ELECTRIC		110895	759126-303107 DEC 2021	9230.6249		MISCELLANEOUS OPERV
		4,462.18	11/18-12/17/21 DEC ELECTRIC		110895	759126-303107 DEC 2021	9240.6371		ELECTRIC UTILITIES
		28.76	11/18-12/17/21 DEC ELECTRIC		110895	759126-303107 DEC 2021	9410.6371	00041018	ELECTRIC UTILITIES
		582.41	11/18-12/17/21 DEC ELECTRIC		110895	759126-303107 DEC 2021	9410.6371	00041012	ELECTRIC UTILITIES
		7,711.22	DEC ELECTRIC FOR WATER UTILITY		110896	759126-303102 DEC 2021	9601.6371		ELECTRIC UTILITIES
		856.23	DEC ELECTRIC FOR SEWER UTILITY		110896	759126-303102 DEC 2021	9602.6371		ELECTRIC UTILITIES
		59.41	DEC ELECTRIC FOR STORM WATER		110896	759126-303102 DEC 2021	9605.6371		ELECTRIC UTILITIES
		951.17	DEC TRAFFIC SIGNAL ELEC		110897	759126-303100 DEC 2021	0260.6371		ELECTRIC UTILITIES
		1,718.53	DEC ELECTRIC		110898	759126-303106 DEC 2021	0452.6371		ELECTRIC UTILITIES
		871.64	DEC ELECTRIC		110898	759126-303106 DEC 2021	0311.6371		ELECTRIC UTILITIES
		871.64	DEC ELECTRIC		110898	759126-303106 DEC 2021	9601.6371		ELECTRIC UTILITIES
		871.64	DEC ELECTRIC		110898	759126-303106 DEC 2021	9602.6371		ELECTRIC UTILITIES
		871.64	DEC ELECTRIC		110898	759126-303106 DEC 2021	9605.6371		ELECTRIC UTILITIES
		85.00	DEC SIREN ELECTRIC UTILITIES		110899	759126-303095 DEC 2021	0250.6371		ELECTRIC UTILITIES
		37,418.44							

CITY OF RAMSEY
 Council Check Register by GL
 Council Check Register and Summary
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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
114115	1/6/2022		100116 CONNEXUS ENERGY						Continued.
114116	1/6/2022		115574 HEALTHPARTNERS						
		70,605.00	JANUARY 2022 HEALTH PREMIUMS		110902	109602278	9101.2176		LIFE/HEALTH-EMPLOYEE
		<u>70,605.00</u>							
114117	1/6/2022		118744 JOHNSON, JANICE						
		100.00	REISSUE REF ESCR 8750 169TH AV		110903	080221	9804.6433		REFUNDS
		<u>100.00</u>							
114118	1/6/2022		100351 NCPERS GROUP LIFE INS						
		400.00	JANUARY 2022 PERALIFE		110900	704800012022	9101.2170		DENTAL/DISABILITY/LIFE
		<u>400.00</u>							
114119	1/6/2022		116080 ROSELAWN STABLES						
		1,350.00	HORSEDRAWN TROLLY RIDES		110893	12162021	0111.6249		MISCELLANEOUS OPER/
		<u>1,350.00</u>							
114120	1/6/2022		119087 TITLE NEXUS, LLC						
		34.90	REISSUE UB REF 6221 153RD LN		110904	090220	9601.4651		WATER REVENUE
		<u>34.90</u>							
114131	1/13/2022		100012 ACE SOLID WASTE INC						
		11.18	JAN RECYCLING SERVICES		110997	7487019	0452.6374		REFUSE/RECYCLING
		11.18	JAN RECYCLING SERVICES		110997	7487019	0311.6374		REFUSE/RECYCLING
		11.18	JAN RECYCLING SERVICES		110997	7487019	9601.6374		REFUSE/RECYCLING
		11.18	JAN RECYCLING SERVICES		110997	7487019	9602.6374		REFUSE/RECYCLING
		11.18	JAN RECYCLING SERVICES		110997	7487019	9605.6374		REFUSE/RECYCLING
		424.94	JAN WASTE SERVICES		110998	7468101	0452.6374		REFUSE/RECYCLING
		283.41	JAN WASTE SERVICES		110998	7468101	0194.6374		REFUSE/RECYCLING
		194.14	JAN WASTE SERVICES		110998	7468101	0311.6374		REFUSE/RECYCLING
		194.14	JAN WASTE SERVICES		110998	7468101	9601.6374		REFUSE/RECYCLING
		194.15	JAN WASTE SERVICES		110998	7468101	9602.6374		REFUSE/RECYCLING
		194.14	JAN WASTE SERVICES		110998	7468101	9605.6374		REFUSE/RECYCLING
		123.14	JAN REFUSE/RECYCLE		110999	7484808	0220.6374		REFUSE/RECYCLING
		<u>1,663.96</u>							
114132	1/13/2022		107724 COMCAST						
		6.99	JAN-MAR CABLE SERVICE		110976	877210504012970 8 DEC 2021	0220.6489		OTHER CONTRACTED SI
		<u>6.99</u>							
114133	1/13/2022		119091 GRUENHAGEN NELSON, ALECIA						
		1,100.00	UB REF 15310 RADIUM WAY		110989	01132022	9601.4651		WATER REVENUE
		<u>1,100.00</u>							
114134	1/13/2022		100326 MN CHIEFS OF POLICE ASSN						
		180.00	BRAD BLUML 2022 MEMBERSHIP		110971	12321	0211.6451		MEMBERSHIP DUES
		406.00	JEFF KATERS 2022 MEMBERSHIP		110973	12589	0211.6451		MEMBERSHIP DUES
		<u>586.00</u>							
114135	1/13/2022		101268 MN COUNTY ATTORNEYS ASSOCIATION						
		88.00	NEW FORFEITURE FORMS		110979	200008524	0211.6204		STATIONERY, ENVELOPE
		<u>88.00</u>							
114136	1/13/2022		100313 MN RECREATION AND PARK ASSN						

CITY OF RAMSEY
 Council Check Register by GL
 Council Check Register and Summary

1/6/2022 -- 1/19/2022

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
114136	1/13/2022		100313 MN RECREATION AND PARK ASSN						Continued.
		300.00	MRPA MEMBERSHIP RIVERBLOOD		110974	01012022	0452.6451		MEMBERSHIP DUES
		300.00							
114137	1/13/2022		110469 MN STATE PATROL						
		24.00	2022 INSPECTION DECALS		110991	01132022	0311.6249		MISCELLANEOUS OPER/
		24.00							
114138	1/13/2022		100345 NAPA AUTO PARTS ELK RIVER						
		26.98	DEF FLUID FOR FIRE ENGINE		110978	141224	0220.6257		OTHER VEHICLE PARTS
		26.98							
114139	1/13/2022		100360 NORTH STAR TOWING INC						
		221.00	TOWING 2001 DODGE RAM		110983	80973	0211.6389		TOWING SERVICES
		221.00							
114140	1/13/2022		117375 STARK, KAREN A						
		682.50	LINE DANCE INSTR9/29/21-1/4/22		110984	12312021	0452.6489		OTHER CONTRACTED SI
		682.50							
1003369	1/14/2022		110402 ADVANCE AUTO PARTS						
		30.78	DEC 2021 PURCHASES		110988	12312021	0211.6257		OTHER VEHICLE PARTS
		125.86	DEC 2021 PURCHASES		110988	12312021	0311.6227		LUBRICANTS & ADDITIVE
		1,023.02	DEC 2021 PURCHASES		110988	12312021	0311.6257		OTHER VEHICLE PARTS
		70.48	DEC 2021 PURCHASES		110988	12312021	0311.6229		SHOP MATERIALS
		196.31	DEC 2021 PURCHASES		110988	12312021	0311.6249		MISCELLANEOUS OPER/
		135.20	DEC 2021 PURCHASES		110988	12312021	0312.6257		OTHER VEHICLE PARTS
		1,581.65							
1003370	1/14/2022		114740 BOND TRUST SERVICES CORPORATION						
		475.00	PAYING AGENT FEES		110985	66738	9350.6310		FISCAL AGENT FEES
		475.00	PAYING AGENT FEES		110986	66739	9351.6310		FISCAL AGENT FEES
		100.00	PAYING AGENT FEES		110987	66740	9349.6310		FISCAL AGENT FEES
		1,050.00							
1003371	1/14/2022		100284 MENARDS ELK RIVER						
		23.76	SLEEVE ANCHORS FS#1		110972	44125	0220.6249		MISCELLANEOUS OPER/
		23.76							
1003372	1/14/2022		100291 MET COUNCIL SAC						
		37,275.00	DEC SAC REMITTANCE		110990	01132022	9602.2083		SAC CHARGES
		372.75	DEC SAC REMIT-DISCOUNT		110990	01132022	9602.4356		SEWER AVAILABILITY CH
		36,902.25							
1003373	1/14/2022		100510 VERIZON WIRELESS						
		45.12	DEC WIFI HOT SPOT FOR SCADA		110980	9896300157	9602.6323		CELLULAR PHONES
		453.66	NOV SQUAD LAPTOPS		110981	9894092250	0211.6415		OTHER EQUIPMENT REN
		92.50	NOV CRO CELL PHONES		110981	9894092250	0280.6323		CELLULAR PHONES
		1,220.67	NOV OFFICER CELL PHONES		110981	9894092250	0211.6323		CELLULAR PHONES
		470.12	DEC SQUAD LAPTOPS		110982	9896333288	0211.6415		OTHER EQUIPMENT REN
		92.44	DEC CRO CELL PHONES		110982	9896333288	0280.6323		CELLULAR PHONES
		1,234.52	DEC OFFICER CELL PHONES		110982	9896333288	0211.6323		CELLULAR PHONES
		3,609.03							
1003374	1/14/2022		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	JAN C/H FIRE MONITORING		110975	150-1681-6340	0194.6489		OTHER CONTRACTED SI

CITY OF RAMSEY
Council Check Register by GL
Council Check Register and Summary
1/6/2022 -- 1/19/2022

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1003374	1/14/2022		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						Continued.
						JAN 2022			
		27.95	JAN PD SECURITY		110977	150-1682-6501	0211.6489		OTHER CONTRACTED SI
						JAN 2022			
		47.95	7650 SUNWOOD DR JAN 2022		110992	150-1681-4280	9240.6315		MISCELLANEOUS PROFE
						JAN 2022			
		27.95	6701 HWY 10 JAN 2022		110993	150-1687-1105	9410.6315	00041012	MISCELLANEOUS PROFE
						JAN 2022			
		27.95	5650 ALPINE DR JAN 2022		110994	150-1691-2206	0220.6489		OTHER CONTRACTED SI
						JAN 2022			
		35.90	7550 SUNWOOD DR JAN 2022		110995	150-1693-4968	0194.6489		OTHER CONTRACTED SI
						JAN 2022			
		52.95	14199 JASPAR ST JAN 2022		110996	150-1696-8702	0311.6489		OTHER CONTRACTED SI
						JAN 2022			
		<u>248.60</u>							
96010722	1/8/2022		115568 ALERUS FINANCIAL NA						
		5,174.76			110910	01062214045913	9101.2176		LIFE/HEALTH-EMPLOYEE
		<u>5,174.76</u>							
97010722	1/7/2022		118579 ND CHILD SUPPORT DIVISION						
		287.08			110911	01062214045914	9101.2185		GARNISHMENTS/SUPPO
		<u>287.08</u>							
98010722	1/7/2022		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,511.38			110907	01062214045910	9101.2176		LIFE/HEALTH-EMPLOYEE
		<u>1,511.38</u>							
99010622	1/6/2022		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		1,926.26	Monthly Surcharges		110874	12312021	9101.2081		SURCHARGES-PERMITTS
		38.65	Retention		110874	12312021	9101.4604		SURCHARGES
		1.00	Adj to actual pmt		110874	12312021	9101.4604		SURCHARGES
		<u>1,888.61</u>							
99010722	1/7/2022		100629 MN DEPT OF REV SALES TX						
		17.96	Dec Sales/Use Tax		110891	12312021	9101.4305		RENTAL FEES
		8.55	Dec Sales/Use Tax		110891	12312021	9101.4328		ACCIDENT REPORTS
		.59	Dec Sales/Use Tax		110891	12312021	9101.4609		OTHER MISCELLANEOUS
		195.90	Dec Sales/Use Tax		110891	12312021	9601.2082		SALES/USE TAX PAYABLE
		<u>223.00</u>							
99011022	1/10/2022		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		204.26	DEC 2021 PURCHASES		110955	12282021	0220.6281		SMALL TOOLS & MINOR I
		<u>204.26</u>							
99011422	1/14/2022		108768 COMDATA NETWORK INC						
		97.52	GASOLINE		111028	DEC 2021 STREET FUEL	0311.6223		GASOLINE
		150.82	GASOLINE FOR UTILITY VEHICLES		111029	DEC 2021 WATER FUEL	9601.6223		GASOLINE
		165.14	FUEL FOR STAFF VEHICLES		111030	DEC 2021 BLDG FUEL	0194.6223		GASOLINE
		1,791.28	GASOLINE FOR DECEMBER		111031	DEC 2021 FIRE FUEL	0220.6223		GASOLINE
		384.68	DIESEL FUEL FOR DECEMBER		111032	DEC 2021 FIRE FUEL2	0220.6225		DIESEL FUEL

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Continued.
99011422	1/14/2022		108768 COMDATA NETWORK INC							
		5,826.64	FUEL FOR SQUADS		111033	DEC 2021 PD FUEL	0211.6223		GASOLINE	
		160.86	GAS FOR CITY VEHICLES		111034	DEC 2021 ENG FUEL	0301.6223		GASOLINE	
		251.82	GAS FOR CITY VEHICLES		111035	DEC 2021 INSPECT FUEL	0240.6223		GASOLINE	
		6.21-	NEWEGG-WRONG PRODUCT REFUND		111036	DEC 2021 FREDRICKSON	0192.6281		SMALL TOOLS & MINOR I	
		35.20-	NEWEGG-WRONG PRODUCT REFUND		111036	DEC 2021 FREDRICKSON	0192.6281		SMALL TOOLS & MINOR I	
		5.99	MENARDS- 4PK BOARD MRKRS		111037	DEC 2021 BERGE	0452.6249		MISCELLANEOUS OPER/	
		10.99	MENARDS- DRY ERASE BOARD		111037	DEC 2021 BERGE	0452.6249		MISCELLANEOUS OPER/	
		395.00-	PAYPAL EKIT S-REF ROSSUM TRAIN		111038	DEC 2021 FRANKFURTH	0211.6335		TRAINING	
		22.72	COBORNS-COFFEE W/ A COP SUPP		111038	DEC 2021 FRANKFURTH	0280.6241		COMMUNITY POLICING S	
		75.00	TLO TRANSUNI-NOV INVESTGN TOOL		111038	DEC 2021 FRANKFURTH	0211.6315		MISCELLANEOUS PROFE	
		56.51	COBORNS FUEL 12/21		111039	DEC 2021 BRAY	0194.6225		DIESEL FUEL	
		43.63	COBORNS FUEL 12/8		111039	DEC 2021 BRAY	0194.6225		DIESEL FUEL	
		5.19	ECM ANOKA HERALD DEC SUB		111040	DEC 2021 SULLIVAN	9230.6452		SUBSCRIPTIONS	
		140.51	MENARDS- MISC SUPPLY ITEMS		111041	DEC 2021 REIMER	0311.6249		MISCELLANEOUS OPER/	
		33.95-	MENARDS- RETURN SAW ITEMS		111041	DEC 2021 REIMER	0311.6249		MISCELLANEOUS OPER/	
		40.87	MENARDS- CIRCULAR SAW		111041	DEC 2021 REIMER	0311.6249		MISCELLANEOUS OPER/	
		59.49	VISTAPR-PD HOLIDAY CARDS		111042	DEC 2021 TORSETH	0280.6204		STATIONERY, ENVELOPE	
		120.00	SECRETARY OF STATE-NOTARY EB		111042	DEC 2021 TORSETH	0211.6451		MEMBERSHIP DUES	
		14.98	AMAZON-9V BATTERIES		111042	DEC 2021 TORSETH	0211.6233		BATTERIES EQUIP	
		48.05	AMAZON-OFFICE SUPPLIES PENS SO		111042	DEC 2021 TORSETH	0211.6208		MISCELLANEOUS OFFICI	
		405.00	U OF MN -TRAINING RANKIN		111043	DEC 2021 SZYKULSKI	9101.1550		PREPAID EXPENSE	
		65.00	DEP OF LABOR-TRAINING RANKIN		111043	DEC 2021 SZYKULSKI	9101.1550		PREPAID EXPENSE	
		725.00	U OF MN -TRAINING RANKIN		111043	DEC 2021 SZYKULSKI	9101.1550		PREPAID EXPENSE	
		300.00	INTL CODE COUNCIL-TRNG ELLEN		111043	DEC 2021 SZYKULSKI	9101.1550		PREPAID EXPENSE	
		121.00	INTL CODE COUNCIL-TRNG SANCHEZ		111043	DEC 2021 SZYKULSKI	9101.1550		PREPAID EXPENSE	
		334.92	IAPMO-BOOKS		111043	DEC 2021 SZYKULSKI	0240.6471		BOOKS & PAMPHLETS	
		581.28	AMERICINN- TRAVEL/LODGE RANKIN		111043	DEC 2021 SZYKULSKI	9101.1550		PREPAID EXPENSE	
		24.98	AMAZON-DEWALT LOCKING PLIERS		111044	DEC 2021 KOHNER	0220.6281		SMALL TOOLS & MINOR I	
		26.59	AMAZON-DEWALT AVIATION SNIP		111044	DEC 2021 KOHNER	0220.6281		SMALL TOOLS & MINOR I	
		18.54	AMAZON-DEWALT RAFTER SQUARE		111044	DEC 2021 KOHNER	0220.6281		SMALL TOOLS & MINOR I	
		57.96	AMAZON-VARIOUS PUTTY KNIVES		111044	DEC 2021 KOHNER	0220.6281		SMALL TOOLS & MINOR I	
		49.99	AMAZON-HAMMER/MALLET		111044	DEC 2021 KOHNER	0220.6281		SMALL TOOLS & MINOR I	
		59.98	MICHAELS-RETIREMENT FRAME		111044	DEC 2021 KOHNER	0220.6249		MISCELLANEOUS OPER/	
		7.99	AMAZON-METAL FILES		111044	DEC 2021 KOHNER	0220.6281		SMALL TOOLS & MINOR I	

CITY OF RAMSEY
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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011422	1/14/2022		108768 COMDATA NETWORK INC						Continued.
		401.99	NORTHRN TOOL-SAWZAL/IMPCT DRVR		111045	DEC 2021 NELSON	9601.6281		SMALL TOOLS & MINOR I
		48.20	VISTAPRINT- BUS CARDS		111046	DEC 2021 SCHMITZ	0130.6204		STATIONERY, ENVELOPE
		42.60	AMAZON-RIBBON FOR HAY BAILS		111046	DEC 2021 SCHMITZ	0452.6249		MISCELLANEOUS OPER/
		.01	AMAZON-RIBBON FOR HAY BAILS		111046	DEC 2021 SCHMITZ	0452.6249		MISCELLANEOUS OPER/
		10.89	AMAZON-RIBBON HAY BAILS		111046	DEC 2021 SCHMITZ	0452.6249		MISCELLANEOUS OPER/
		122.63	GRUBHUB ACAPULCO 12/14/21 CC M		111046	DEC 2021 SCHMITZ	0111.6249		MISCELLANEOUS OPER/
		37.20	AMAZON-RIBBON HAY BAILS		111046	DEC 2021 SCHMITZ	0452.6249		MISCELLANEOUS OPER/
		1,141.12	TRIPLE SHIFT-DEPOSIT FOR EVENT		111047	DEC 2021 THORSTAD	0111.6249		MISCELLANEOUS OPER/
		100.00	KITCHEN TABL-GC HOLIDAY LTS WIN		111047	DEC 2021 THORSTAD	0452.6249		MISCELLANEOUS OPER/
		22.30	COBORNS-CANDY CANES TREE LTING		111047	DEC 2021 THORSTAD	0111.6249		MISCELLANEOUS OPER/
		225.00	U OF M CONT LEARN-ED TRAINING		111048	DEC 2021 MCGUIRE BRIGL	9101.1550		PREPAID EXPENSE
		697.74	THE HOME DEPOT-COMPOST BUCKTS		111048	DEC 2021 MCGUIRE BRIGL	9604.6249		MISCELLANEOUS OPER/
		299.00	NSPE- 2022 DUES FOR LEN LINTON		111049	DEC 2021 WESTBY	9101.1550		PREPAID EXPENSE
		1,179.00	MGTCOON- MNGMT TRAINING-AARON		111049	DEC 2021 WESTBY	0301.6335		TRAINING
		<u>16,086.46</u>							
99205907	1/7/2022		101306 IRS						
		26,641.29			110917	0106221404597	9101.2171		FEDERAL WITHHOLDING
		15,452.63			110918	0106221404598	9101.2173		FICA & MEDICARE-EMPL
		15,452.63			110919	0106221404599	9101.2182		FICA & MEDICARE-EMPL
		<u>57,546.55</u>							
99635581	1/7/2022		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		25,318.12			110914	0106221404594	9101.2174		PERA-EMPLOYEE
		33,954.47			110915	0106221404595	9101.2183		PERA-EMPLOYER
		<u>59,272.59</u>							
99673232	1/7/2022		100223 ICMA RETIREMENT TRUST 457						
		1,944.73			110906	0106221404591	9101.2175		DEFERRED COMPENSAT
		<u>1,944.73</u>							
99673445	1/7/2022		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		11,306.50			110908	01062214045911	9101.2175		DEFERRED COMPENSAT
		<u>11,306.50</u>							
99674630	1/7/2022		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		17,102.84			110909	01062214045912	9101.2176		LIFE/HEALTH-EMPLOYEE
		<u>17,102.84</u>							
99900960	1/7/2022		100601 MN DEPT OF REV WH						
		12,505.61			110916	0106221404596	9101.2172		STATE WITHHOLDING
		<u>12,505.61</u>							
		<u>385,607.82</u>	Grand Total						<u>Payment Instrument Totals</u>

CITY OF RAMSEY

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1/6/2022 - 1/19/2022

<u>Check #</u>	<u>Date</u>	<u>Amount</u>	<u>Supplier / Explanation</u>	<u>PO #</u>	<u>Doc No</u>	<u>Inv No</u>	<u>Account No</u>	<u>Subledger</u>	<u>Account Description</u>
		385,607.82	Grand Total						
							<u>Payment Instrument Totals</u>		
							Checks	157,138.16	
							EFT Payments	185,054.37	
							A/P ACH Payment	43,415.29	
							Total Payments	385,607.82	

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3339
 Bank Account 999,1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator TOAKES
 Payment Instrument Check Payment
 Pay Through Date 12/31/2022

Payee	Stub	Document	Due	Invoice	Payment
Number	Name / Mailing Address	Ty Number Itm Co	Date	Number	Amount
117651	ACCESS MECHANICAL INC	PV 110958 001 00999	1/7/2022	022321-1254	1,270.00
	ACCESS MECHANICAL INC 15901 FOX STREET NW ANDOVER MN 55304			Summary Total	1,270.00
				Payment Amount	1,270.00
107708	ACOUSTICS ASSOCIATES INC	FINAL PAY APP PW CAMPUS-CEILIN	PV 111120 001 09438	1/19/2022 01192022	1,490.60
	ACOUSTICS ASSOCIATES INC 1250 ZANE AVENUE N MINNEAPOLIS MN 55422			Summary Total	1,490.60
		FINAL PAY APP PW CAMPUS-PARTIT	PV 111121 001 09438	1/19/2022 01192022B	974.85
				Summary Total	974.85
				Payment Amount	2,465.45
119096	ADVANCED GRAPHIX, INC		PV 111060 001 00999	12/30/2021 208247	404.30
	ADVANCED GRAPHIX, INC 3600 LABORE ROAD SUITE 3 VADNAIS HEIGHTS MN 55110			Summary Total	404.30
				Payment Amount	404.30
118856	AERO MATERIAL HANDLING	FINAL PAY APP PW CAMPUS	PV 111122 001 09438	1/19/2022 01192022	4,167.40
	AERO MATERIAL HANDLING PO BOX 337 ANOKA MN 55303			Summary Total	4,167.40
				Payment Amount	4,167.40
118854	AMERICAN DRAPERY SYSTEMS, INC	FINAL PAY APP PW CAMPUS	PV 111123 001 09438	1/19/2022 01192022	1,026.55
	AMERICAN DRAPERY SYSTEMS, INC 676 MENDELSSOHN AVE N GOLDEN VALLEY MN 55427			Summary Total	1,026.55
				Payment Amount	1,026.55
100036	ANOKA COUNTY CHIEFS OF POLICE ASSN	2021 MTG EXPENSES (RAMSEY)	PV 111061 001 00999	1/11/2022 12312021	84.50
	ANOKA COUNTY CHIEFS OF POLICE ASSN			Summary Total	84.50
	ATTN: KELLY HAIGH	FRANKFURTH 2022 MTGS	PV 111062 001 00999	1/14/2022 01142022FRANKFURTH	142.00

CITY OF RAMSEY
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 Payment Instrument Check Payment
 Pay Through Date 12/31/2022

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
(ACSO)									
	ANOKA COUNTY SHERIFF OFFICE			Summary Total					142.00
	13301 HANSON BLVD NW	BLUML 2022 MEETINGS	PV	111063	001	00999	1/14/2022	01142022BLUML	142.00
	ANDOVER MN 55304			Summary Total					142.00
		KATERS 2022 MEETINGS	PV	111064	001	00999	1/14/2022	01142022KATERS	142.00
				Summary Total					142.00
				Payment Amount					510.50
118165	ARCHITECT MECHANICAL INC	FINAL PAY APP PW CAMPUS	PV	111124	001	09438	1/19/2022	01192022	63,288.29
	ARCHITECT MECHANICAL INC			Summary Total					63,288.29
	2917 ANTHONY LANE NORTH ST ANTHONY MN 55418			Payment Amount					63,288.29
100063	ASPEN MILLS		PV	111002	001	00999	1/10/2022	285060	237.75
	ASPEN MILLS			Summary Total					237.75
	8201 C CENTRAL AVE NE		PV	111003	001	00999	1/10/2022	285053	83.95
	SPRING LAKE PARK MN 55432			Summary Total					83.95
			PV	111004	001	00999	1/10/2022	284689	83.95
				Summary Total					83.95
		CUST ID 55303RPD	PV	111006	001	00999	1/10/2022	285052	83.95
				Summary Total					83.95
			PV	111007	001	00999	1/10/2022	284688	83.95
				Summary Total					83.95
			PV	111008	001	00999	1/10/2022	286174	334.80
				Summary Total					334.80
			PV	111009	001	00999	1/10/2022	284687	264.45
				Summary Total					264.45
			PV	111010	001	00999	1/10/2022	284654	83.95
				Summary Total					83.95
			PV	111011	001	00999	1/10/2022	285436	51.95
				Summary Total					51.95
			PV	111012	001	00999	1/10/2022	286486	4,100.00
				Summary Total					4,100.00
			PV	111013	001	00999	1/10/2022	284686	264.45
				Summary Total					264.45
			PV	111014	001	00999	1/10/2022	284655	135.90

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
									Summary Total
			PV	111015	001	00999	1/10/2022	284690	135.90
									83.95
									Summary Total
			PV	111016	001	00999	1/10/2022	284645	83.95
									83.95
									Summary Total
			PD	111017	001	00999	12/31/2021	CM4440	83.95
									20.97-
									Summary Total
			PV	111018	001	00999	1/10/2022	286916	20.97-
									167.30
									Summary Total
									167.30
									Payment Amount
									6,123.28
117352	AT SCENE LLC		PV	110929	001	00999	12/29/2021	1301	7,488.00
	AT SCENE LLC								Summary Total
	P O BOX 68								7,488.00
	SARTELL MN 56377-0068								Payment Amount
									7,488.00
118203	ATOMIC ARCHITECTURAL SHEET METAL INC	FINAL PAY APP PW CAMPUS	PV	111125	001	09438	1/19/2022	01192022	10,122.19
	ATOMIC ARCHITECTURAL SHEET METAL INC								Summary Total
	3207 LABORE ROAD								10,122.19
	VADNAIS HEIGHTS MN 55110								Payment Amount
									10,122.19
118685	BREDEMUS HARDWARE COMPANY INC	FINAL PAY APP PW CAMPUS	PV	111126	001	09438	1/19/2022	01192022	5,252.70
	BREDEMUS HARDWARE COMPANY INC								Summary Total
	1285 SYLVAN STREET								5,252.70
	ST PAUL MN 55117								Payment Amount
									5,252.70
118401	BROTHERS FIRE PROTECTION	FINAL PAY APP PW CAMPUS	PV	111127	001	09438	1/19/2022	01192022	6,915.00
	BROTHERS FIRE PROTECTION								Summary Total
	9950 EAST HIGHWAY 10								6,915.00
	ELK RIVER MN 55330								Payment Amount
									6,915.00
115222	BRYANT AND FIELD REAL	APPRAISALS (2 PIDS)	PV	110954	001	00999	1/3/2022	BLACKJACK	2,400.00

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount
ESTATE APPRAISAL						
	BRYANT AND FIELD REAL ESTATE APPRAISAL		Summary Total			2,400.00
	2057 135TH LANE NE					
	HAM LAKE MN 55304					
			Payment Amount			2,400.00
100306	BUREAU OF CRIMINAL APPREHENSION	CUST #13171	PV 110927 001 00999	12/31/2021	00000685464	390.00
	BUREAU OF CRIMINAL APPREHENSION		Summary Total			390.00
	BUSINESS SHARED SERVICES					
	1430 MARYLAND AVENUE EAST					
	ST PAUL MN 55106					
			Payment Amount			390.00
117395	BUSINESS WATCH INTERNATIONAL		PV 110937 001 00999	1/1/2022	36855	250.00
	BUSINESS WATCH INTERNATIONAL		Summary Total			250.00
	1384 HERITAGE ACRES BLVD SUITE C					
	ROCKLEDGE FL 32955					
			Payment Amount			250.00
118179	COLUMBIA WINDOW FILM AND GRAPHICS LLC		PV 111066 001 00999	1/11/2022	50306	9,870.00
	COLUMBIA WINDOW FILM AND GRAPHICS LLC		Summary Total			9,870.00
	5100 EDINA INDUSTRIAL BLVD #224					
	EDINA MN 55439					
			Payment Amount			9,870.00
119039	CONSTRUCTION SUPPLY, INC	FINAL PAY APP PW CAMPUS	PV 111128 001 09438	1/19/2022	01192022	753.22
	CONSTRUCTION SUPPLY, INC		Summary Total			753.22
	2410 5TH AVENUE N					
	FARGO ND 58102					
			Payment Amount			753.22
100167	CORNERSTONE FORD		PV 110934 001 00999	12/30/2021	16348284	597.28
	CORNERSTONE FORD		Summary Total			597.28
	17219 HIGHWAY 10 NW					
	PO BOX 304					

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CITY OF RAMSEY
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 Pay Through Date 12/31/2022

Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount
ELK RIVER MN 55330					597.28
				Payment Amount	
112411 COUNTRY SIDE SERVICES OF MN INC		PV 110935 001 00999	12/30/2021	1-107972	866.72
COUNTRY SIDE SERVICES OF MN INC 6228 HIGHWAY 10 NW				Summary Total	866.72
		PV 110936 001 00999	1/4/2022	1-105547-01	1,871.48
RAMSEY MN 55303				Summary Total	1,871.48
		PV 111070 001 00999	1/10/2022	1-108107	1,053.26
				Summary Total	1,053.26
				Payment Amount	3,791.46
118687 DISTINCTIVE CABINET DESIGN	FINAL PAY APP PW CAMPUS	PV 111129 001 09438	1/19/2022	01192022	2,732.50
DISTINCTIVE CABINET DESIGN 30 2ND AVENUE W FOLEY MN 56329				Summary Total	2,732.50
				Payment Amount	2,732.50
118780 DONLAR CONSTRUCTION	FINAL PAY APP PW CAMPUS	PV 111130 001 09438	1/19/2022	01192022	4,962.55
DONLAR CONSTRUCTION 550 SHOREVIEW PARK ROAD SHOREVIEW MN 55126				Summary Total	4,962.55
				Payment Amount	4,962.55
106684 EBERT CONSTRUCTION	FINAL PAY APP PW CAMPUS	PV 111131 001 09438	1/19/2022	01192022	7,145.85
EBERT CONSTRUCTION 23350 COUNTY ROAD 10 CORCORAN MN 55357				Summary Total	7,145.85
				Payment Amount	7,145.85
106624 EHLERS AND ASSOCIATES, INC	Inv #89494	PV 111074 001 00999	1/10/2022	89494	1,250.00
EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105				Summary Total	1,250.00
				Payment Amount	1,250.00

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 Pay Through Date 12/31/2022

Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
118931	ELECTRIC SYSTEMS SOLUTIONS		PV	110956	001	00999	12/31/2021	7959	940.00
	ELECTRIC SYSTEMS SOLUTIONS 6021 167TH AVENUE NW RAMSEY MN 55303								Summary Total 940.00
									Payment Amount 940.00
118778	EMANUELSON PODAS INC		PV	111019	001	00999	12/31/2021	020378	3,600.00
	EMANUELSON PODAS INC 7705 BUSH LAKE ROAD EDINA MN 55439								Summary Total 3,600.00
									Payment Amount 3,600.00
100993	EMBEDDED SYSTEMS, INC		PV	111075	001	00999	1/10/2022	344322	207.50
	EMBEDDED SYSTEMS, INC 11931 HWY #65 NE BLAINE MN 55434								Summary Total 207.50
									Payment Amount 207.50
104268	FRONTIER PRECISION INC		PV	111082	001	00999	1/11/2022	245713	810.00
	FRONTIER PRECISION INC 2020 FRONTIER DRIVE BISMARCK ND 58504								Summary Total 810.00
									Payment Amount 810.00
118461	GRANITE CITY ROOFING INC	FINAL PAY APP PW CAMPUS	PV	111132	001	09438	1/19/2022	01192022	43,025.95
	GRANITE CITY ROOFING INC P O BOX 1482 ST CLOUD MN 56302								Summary Total 43,025.95
									Payment Amount 43,025.95
119086	GUARD GUYS, LLC DBA ONSITE DRUG TESTING		PV	110943	001	00999	1/3/2022	10065	1,000.00
	GUARD GUYS, LLC DBA ONSITE DRUG TESTING SUITE 702 70 COUNTY ROAD C WEST								Summary Total 1,000.00

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 Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Item	Co	Due Date	Invoice Number	Payment Amount
	LITTLE CANADA MN 55117								
								Payment Amount	1,000.00
100209	HAKANSON ANDERSON ASSOC INC	PAY APP 7 PW CAMPUS	PV	111133	001	09438	1/19/2022	01192022	762.85
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063							Summary Total	762.85
								Payment Amount	762.85
100209	HAKANSON ANDERSON ASSOC INC	FINAL PAY APP PW CAMPUS	PV	111134	001	09438	1/19/2022	01192022B	1,148.15
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063							Summary Total	1,148.15
								Payment Amount	1,148.15
115760	HENRY SCHEIN INC	BILL TO #3742024	PV	111089	001	00999	12/20/2021	14426561	619.64
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241							Summary Total	619.64
								Payment Amount	619.64
118077	HERZOG COATINGS	FINAL PAY APP PW CAMPUS	PV	111135	001	09438	1/19/2022	01192022	2,200.00
	HERZOG COATINGS 2014 W ALCOTT AVENUE FERGUS FALLS MN 56537							Summary Total	2,200.00
								Payment Amount	2,200.00
119037	HOLSTAD & KNAAK, PLC	Dec civil	PV	110944	001	00999	12/27/2021	12272021	4,050.00
	HKB LAW 4501 ALLENDALE DRIVE WHITE BEAR LAKE MN 55127							Summary Total	4,050.00
								Payment Amount	4,050.00
117451	INKY ELF LLC		PV	111088	001	00999	1/12/2022	9747	100.00
	INKY ELF LLC P O BOX 819							Summary Total	100.00

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Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount
ANOKA MN 55303					
				Payment Amount	100.00
106324 INSPECTRON INC		PV 110948 001 00999	1/4/2022	2021-215	7,475.00
INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068				Summary Total	7,475.00
				Payment Amount	7,475.00
118075 JACON LLC	PAY APP 5 PW CAMPUS	PV 111136 001 09438	1/19/2022	01192022	3,116.00-
JACON LLC 3900 LABORE ROAD	PAY APP 6 PW CAMPUS	PV 111137 001 09438	1/19/2022	01192022B	11,067.50
VADNAIS HEIGHTS MN 55110	PAY APP 7 PW CAMPUS	PV 111187 001 09438	1/19/2022	01192022C	19,389.10
				Summary Total	19,389.10
				Payment Amount	27,340.60
107712 KLAMM MECHANICAL CONTRACTORS	CUST ID RAMS005	PV 111023 001 00999	12/31/2021	4189	2,750.00
KLAMM MECHANICAL CONTRACTORS 12409 COUNTY ROAD 11	FINAL PAY APP PW CAMPUS	PV 111139 001 09438	1/19/2022	01192022	50,557.78
BURNSVILLE MN 55337				Summary Total	50,557.78
				Payment Amount	53,307.78
102954 LITTLE FALLS MACHINE INC		PV 111092 001 00999	1/5/2022	362962	774.92
LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH LITTLE FALLS MN 56345-1598				Summary Total	774.92
				Payment Amount	774.92
100270 MACQUEEN EQUIPMENT INC	ACCT RAMSE001	PV 110949 001 00999	1/6/2022	P39269	875.73
MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST		PV 111094 001 00999	1/11/2022	P39343	530.59
ST PAUL MN 55106	ACCT RAMSE001	PV 111095 001 00999	1/12/2022	P39380	107.82
				Summary Total	875.73
				Summary Total	530.59
				Summary Total	107.82

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Item Itm	Company Co	Due Date	Invoice Number	Payment Amount
		ACCT RAMSE001	PV	111096	001	00999	1/13/2022	P39427	107.82
									1,210.65
									1,210.65
									2,724.79
119085	MARTIN, ANNETTE	WATER REBATE APPLICATION	PV	110920	001	00999	1/5/2022	01052022	400.00
	ANNETTE MARTIN 5729 160TH LANE NW RAMSEY MN 55303								400.00
									400.00
117588	MEDART INC	CUST #70856E	PV	111093	001	00999	1/12/2022	08274001	354.45
	MEDART INC 3801 THURSTON AVENUE ANOKA MN 55303								354.45
									354.45
118201	MET CON CONSTRUCTION INC	FINAL PAY APP PW CAMPUS	PV	111140	001	09438	1/19/2022	01192022	16,468.34
	MET CON CONSTRUCTION INC 15760 ACRON TRAIL FARIBAULT MN 55021								16,468.34
									16,468.34
100288	METRO NORTH CHAMBER OF COMMERCE	2022 LEGISLATIVE RECEPTION	PV	111100	001	00999	1/10/2022	25284	40.00
	METRO NORTH CHAMBER OF COMMERCE 9380 CENTRAL AVE NE SUITE 320 BLAINE MN 55434								40.00
									40.00
108208	METRO PRODUCTS INC		PV	110946	001	00999	12/28/2021	164025	34.73
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432								34.73
			PV	111097	001	00999	1/12/2022	164282	572.03
									572.03
									606.76
119040	MIDWEST FENCE	FINAL PAY APP PW	PV	111141	001	09438	1/19/2022	01192022	15,217.10

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	
CAMPUS										
	MIDWEST FENCE								Summary Total	15,217.10
	525 EAST VILLAUME AVENUE									
	SOUTH ST PAUL MN 55075								Payment Amount	15,217.10
118689	MIDWEST LIFT WORKS LLC	PAY APP 3 PW CAMPUS	PV	111142	001	09438	1/19/2022	01192022		19,000.00
	MIDWEST LIFT WORKS LLC								Summary Total	19,000.00
	614 BROADWAY ST NORTH	FINAL PAY APP PW	PV	111143	001	09438	1/19/2022	01192022B		14,052.70
	JORDAN MN 55352	CAMPUS								
									Summary Total	14,052.70
									Payment Amount	33,052.70
119038	MIDWEST SPECIALTY MAINTENANCE, INC	FINAL PAY APP PW CAMPUS	PV	111144	001	09438	1/19/2022	01192022		2,568.35
	MIDWEST SPECIALTY MAINTENANCE, INC								Summary Total	2,568.35
	9225 EAST RIVER ROAD NW									
	COON RAPIDS MN 55433								Payment Amount	2,568.35
118036	MINNESOTA UTILITIES AND EXCAVATING LLC	PAY APP 13 PW CAMPUS	PV	111145	001	09438	1/19/2022	01192022		856.60-
	MINNESOTA UTILITIES AND EXCAVATING LLC								Summary Total	856.60-
	13932 LAKE DRIVE	FINAL PAY APP PW	PV	111146	001	09438	1/19/2022	01192022B		31,688.08
	FOREST LAKE MN 55025	CAMPUS								
									Summary Total	31,688.08
									Payment Amount	30,831.48
100621	MN DNR ECO WATERS	2021 WATER APPROPRIATION PERMI	PV	111119	001	09601	1/13/2022	01192022		17,939.04
	MN DNR ECO WATERS								Summary Total	17,939.04
	MINNESOTA DNR- OMB									
	500 LAFAYETTE ROAD BOX 10									
	ST PAUL MN 55155-4048								Payment Amount	17,939.04
100316	MN STATE FIRE CHIEFS ASSN	2022 MEMBERSHIP-KOHNER	PV	110967	001	00999	1/1/2022	3500		100.00
	MN STATE FIRE CHIEFS ASSN								Summary Total	100.00

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 Bank Account 999.1010 CASH IN BANK 00002224
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Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	
	SUITE 4210 6737 W WASHINGTON STREET MILWAUKEE WI 53214								100.00	
			Payment Amount							100.00
115868	MOLIN CONCRETE	FINAL PAY APP PW CAMPUS	PV	111147	001	09438	1/19/2022	01192022	75,429.95	
	MOLIN CONCRETE 415 LILAC STREET LINO LAKES MN 55014								75,429.95	
			Summary Total							75,429.95
			Payment Amount							75,429.95
100345	NAPA AUTO PARTS ELK RIVER		PV	111020	001	00999	12/29/2021	144142	86.44	
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW								86.44	
			Summary Total							86.44
			PV	111021	001	00999	12/30/2021	144267	33.98	
	P O BOX 1041 ELK RIVER MN 55330								33.98	
			Summary Total							33.98
			PV	111101	001	00999	12/24/2021	143650	6.29	
									6.29	
			Summary Total							6.29
			Payment Amount							126.71
115543	NATURAL ENDEAVORS LANDSCAPING INC	Youth First 6701 Hwy 10 Snow	PV	111102	001	00999	1/11/2022	1901	604.17	
	NATURAL ENDEAVORS LANDSCAPING INC 2662 S COON CREEK DRIVE ANDOVER MN 55304								604.17	
			Summary Total							604.17
			Payment Amount							604.17
118035	NORTHLAND CONCRETE AND MASONRY CO. LLC	FINAL PAY APP PW CAMPUS	PV	111157	001	09438	1/19/2022	01192022	67,957.68	
	NORTHLAND CONCRETE AND MASONRY CO. LLC 1125 STAGECOACH ROAD SHAKOPEE MN 55379								67,957.68	
			Summary Total							67,957.68
			Payment Amount							67,957.68
118516	NORTHLAND PAVING LLC	PAY APP 5 PW CAMPUS	PV	111188	001	09438	1/19/2022	01192022	16,430.98	
	NORTHLAND PAVING LLC 12450 BEARD AVENUE SOUTH BURNSVILLE MN 55337								16,430.98	
			Summary Total							16,430.98
			Payment Amount							16,430.98

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number Number	Item Itm	Co	Due Date	Invoice Number	Payment Amount
									16,430.98
118202	OLYMPUS LOCKERS AND STORAGE	FINAL PAY APP PW CAMPUS	PV	111149	001	09438	1/19/2022	01192022	2,585.90
	OLYMPUS LOCKERS AND STORAGE 6213 BURY DRIVE EDEN PRAIRIE MN 55346-1720								Summary Total 2,585.90
									Payment Amount 2,585.90
118688	PETERSON COMPANIES INC	FINAL PAY APP PW CAMPUS	PV	111150	001	09438	1/19/2022	01192022	3,337.29
	PETERSON COMPANIES INC 8326 WYOMING TRAIL CHISAGO CITY MN 55013								Summary Total 3,337.29
									Payment Amount 3,337.29
118162	PROFESSIONAL SERVICE INDUSTRIES INC	FINAL PAY APP PW CAMPUS	PV	111151	001	09438	1/19/2022	01192022	2,084.99
	PROFESSIONAL SERVICE INDUSTRIES INC 2915 WATERS ROAD SUITE 112 EAGAN MN 55121								Summary Total 2,084.99
									Payment Amount 2,084.99
118400	PUMP AND METER SERVICE	FINAL PAY APP PW CAMPUS	PV	111152	001	09438	1/19/2022	01192022	13,280.56
	PUMP AND METER SERVICE 11303 EXCELSIOR BLVD HOPKINS MN 55343								Summary Total 13,280.56
									Payment Amount 13,280.56
117595	QUADIENT LEASING USA INC	POSTAGE MACHINE LEASE JAN - AP	PV	110923	001	00999	12/12/2021	N9176946	474.36
	QUADIENT LEASING USA INC DEPT 3682 P O BOX 123682 DALLAS TX 75312-3682								Summary Total 474.36
									Payment Amount 474.36
119098	RELIABLE PLUS CAR WASH SERVICES INC	PAY APP 1 PW CAMPUS	PV	111185	001	09438	1/19/2022	01192022	46,004.64

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 Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number Number	Item Itm	Co	Due Date	Invoice Number	Payment Amount	
Payment Amount									7,996.45	
118547	SWATMOD LLC		PV	110969	001	00999	1/5/2022	#2022001	9,018.00	
	SWATMOD LLC		Summary Total							9,018.00
	3866 31ST STREET SE									
	ST CLOUD MN 56304									
Payment Amount									9,018.00	
119084	T W HIPSAG ELECTRIC INC	CANCELLED PERMIT RA 049884	PV	110924	001	00999	1/4/2022	010422A	166.00	
	T W HIPSAG ELECTRIC INC		Summary Total							166.00
	17286 ULYSSES STREET NW	CANCELLED PERMIT RA 049885	PV	110925	001	00999	1/4/2022	010422B	166.00	
	ELK RIVER MN 55330		Summary Total							166.00
Payment Amount									332.00	
114958	TENNANT SALES AND SERVICE COMPANY	CUST #5136355	PV	111111	001	00999	12/27/2021	918404688	37.70	
	TENNANT SALES AND SERVICE COMPANY		Summary Total							37.70
	P O BOX 71414									
	CHICAGO IL 60694-1414									
Payment Amount									37.70	
118076	THORNBERG STEEL	FINAL PAY APP PW CAMPUS	PV	111163	001	09438	1/19/2022	01192022	42,338.70	
	THORNBERG STEEL		Summary Total							42,338.70
	23604 UNIVERSITY AVENUE NW									
	BETHEL MN 55005									
Payment Amount									42,338.70	
118853	TIM'S CONSTRUCTION GROUP LLC	FINAL PAY APP PW CAMPUS	PV	111164	001	09438	1/19/2022	01192022	1,636.04	
	TIM'S CONSTRUCTION GROUP LLC		Summary Total							1,636.04
	15345 SODIUM STREET NW									
	RAMSEY MN 55303									
Payment Amount									1,636.04	
118163	TOP LITE CONTRACT GLAZING INC	FINAL PAY APP PW CAMPUS	PV	111165	001	09438	1/19/2022	01192022	5,980.75	

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 Bank Account 999,1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator TOAKES
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Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	TOP LITE CONTRACT GLAZING INC 15548 260TH STREET LINDSTROM MN 55045								Summary Total 5,980.75
									Payment Amount 5,980.75
116724	TRI STATE BOBCAT TRI STATE BOBCAT 1200 HIGHWAY 13 EAST BURNSVILLE MN 55337	ORDER #195874	PV	111112	001	00999	12/8/2021	A96759	493.91
									Summary Total 493.91
									Payment Amount 493.91
119097	TRUAX PATIENT SERVICES, LLC TRUAX PATIENT SERVICES, LLC 1112 RAILROAD STREET SE BEMIDJI MN 56601		PV	111113	001	00999	1/12/2022	3224	150.00
									Summary Total 150.00
									Payment Amount 150.00
100495	TWIN CITIES FLAG SOURCE TWIN CITIES FLAG SOURCE 3240 - 199TH AVENUE NW ANOKA MN 55303		PV	111116	001	00999	1/11/2022	35960	190.00
									Summary Total 190.00
									Payment Amount 190.00
107705	TWIN CITY GARAGE DOOR CO TWIN CITY GARAGE DOOR CO 5601 BOONE AVE N MINNEAPOLIS MN 55428	FINAL PAY APP PW-SECT OVERHD	PV	111166	001	09438	1/19/2022	01192022	9,827.90
									Summary Total 9,827.90
		FINAL PAY APP PW-COILING OVHD	PV	111167	001	09438	1/19/2022	01192022B	1,078.75
									Summary Total 1,078.75
									Payment Amount 10,906.65
118399	W L HALL COMPANY W L HALL COMPANY 530 15TH AVENUE SOUTH HOPKINS MN 55343	FINAL PAY APP PW CAMPUS	PV	111169	001	09438	1/19/2022	01192022	3,980.10
									Summary Total 3,980.10
									Payment Amount 3,980.10

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 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator TOAKES
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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount
100529	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458	SALES ORDER #496973	PV 111117 001 00999	1/13/2022	2643249	5.23
			Summary Total			5.23
			Payment Amount			5.23
118166	WOLF RIVER ELECTRIC 101 ISANTI PARKWAY NE # G ISANTI MN 55040	FINAL PAY APP PW CAMPUS	PV 111170 001 09438	1/19/2022	01192022	45,423.32
			Summary Total			45,423.32
			Payment Amount			45,423.32
118781	WON DOOR CORPORATION 1865 S 3480 W SALT LAKE CITY UT 84104	FINAL PAY APP PW CAMPUS	PV 111168 001 09438	1/19/2022	01192022	1,013.65
			Summary Total			1,013.65
			Payment Amount			1,013.65
			Total Amount to be Processed			904,491.89
			Total Number of Payments to be Processed			87

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Payment Group Control Number 3340
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator TOAKES
 Payment Instrument T A/P ACH Payment
 Pay Through Date 12/31/2022

Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
110789	4IMPRINT 25303 NETWORK PLACE CHICAGO IL 60673-1253	ACCT 1798846	PV	111005	001	00999	12/29/2021	22223809	4,322.21
									Summary Total 4,322.21
									Payment Amount 4,322.21
100017	AIRGAS USA, LLC AIRGAS USA LLC P O BOX 734445 CHICAGO IL 60673-4445	PAYER 2030987	PV	110928	001	00999	12/31/2021	9984911595	33.39
									Summary Total 33.39
									Payment Amount 33.39
117343	AMAZON CAPITAL SERVICES INC AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184	Acct A3VYUQ4FSATYMN	PV	110960	001	00999	1/10/2022	1GLL-TWYW-7ND4	83.60
									Summary Total 83.60
									Payment Amount 83.60
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303	DOC #2347681.001	PV	111067	001	00999	12/31/2021	21-83569	46.00
									Summary Total 46.00
									Payment Amount 46.00
107587	ANOKA COUNTY TREASURY DEPARTMENT ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303	CUST 130878	PV	110965	001	00999	1/6/2022	B220103M	492.00
									Summary Total 492.00
			PV	111068	001	00999	1/6/2022	M20220105B	156.00
									Summary Total 156.00
									Payment Amount 648.00
101084	BATTERIES PLUS BULBS BATTERIES PLUS BULBS 138 SOUTH DALE MABRY HWY TAMPA FL 33609		PV	110963	001	00999	1/5/2022	P47610260	220.76
									Summary Total 220.76
									Payment Amount 220.76

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Payment Group Control Number 3340
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator TOAKES
 Payment Instrument T A/P ACH Payment
 Pay Through Date 12/31/2022

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number Number	Item Itm	Company Co	Due Date	Invoice Number	Payment Amount
106346	BAUER BUILT INCORPORATED		PV	110930	001	00999	12/28/2021	940083502	2,020.80
	BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR BLAINE MN 55449			Summary Total					2,020.80
				Payment Amount					2,020.80
103641	BOYER TRUCKS ROGERS	CUST #7645	PV	110931	001	00999	1/5/2022	003P15629	7.14
	BOYER TRUCKS P O BOX 18338 MINNEAPOLIS MN 55418	CUST #7645		Summary Total					7.14
			PV	110932	001	00999	1/3/2022	003P15535	30.55
				Summary Total					30.55
			PV	111069	001	00999	1/6/2022	003P15792	72.29
				Summary Total					72.29
				Payment Amount					109.98
114549	CHETS SHOES INC		PV	110933	001	00999	12/31/2021	51642	300.00
	CHETS SHOES INC 8870 RENDOVA STREET NE CIRCLE PINES MN 55014			Summary Total					300.00
				Payment Amount					300.00
116197	CINTAS CORPORATION		PV	111065	001	00999	1/7/2022	4106984761	229.65
	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838			Summary Total					229.65
				Payment Amount					229.65
100134	CUTTER SALES INC	ORDER #148014	PV	111071	001	00999	1/11/2022	155267	114.52
	CUTTER SALES INC 8844 ZEALAND AVENUE NORTH BROOKLYN PARK MN 55445			Summary Total					114.52
				Payment Amount					114.52
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	CONTRACT C12710-01	PV	110922	001	00999	12/22/2021	INV229155	345.60
	DEFINITIVE TECHNOLOGY SOLUTIONS INC			Summary Total					345.60

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3340
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator TOAKES
 Payment Instrument T A/P ACH Payment
 Pay Through Date 12/31/2022

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number Number	Itm	Co	Due Date	Invoice Number	Payment Amount
Payment Amount									179.60
100650	GRAINGER	ACCT #806511127	PV	111084	001	00999	1/11/2022	9173821985	6,485.20
	GRAINGER INC			Summary Total					6,485.20
	DEPT. 806511127								
	PALATINE IL 60038-0001								
Payment Amount									6,485.20
112564	GROUP HEALTH INC	CUST #2861	PV	111085	001	00999	12/31/2021	W819859	94.00
	WORKSITE								
	GROUP HEALTH INC WORKSITE			Summary Total					94.00
	MAIL STOP # 21109A								
	P O BOX 1309								
	MINNEAPOLIS MN 55440-1309								
Payment Amount									94.00
100211	HAWKINS INC		PV	111086	001	00999	1/7/2022	6099871	3,259.24
	HAWKINS INC			Summary Total					3,259.24
	P O BOX 860263								
	MINNEAPOLIS MN 55486-0263								
Payment Amount									3,259.24
104027	INK WIZARDS INC		PV	110945	001	00999	1/5/2022	7236	80.00
	INK WIZARDS INC			Summary Total					80.00
	9958 HIGHWAY 10 NW		PV	111087	001	00999	1/11/2022	7264	72.00
	ELK RIVER MN 55330			Summary Total					72.00
Payment Amount									152.00
112475	INNOVATIVE OFFICE	CUST #S27569	PV	111098	001	00999	1/6/2022	IN3614290	239.37
	SOLUTIONS								
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					239.37
	P O BOX 860627								
	MINNEAPOLIS MN 55486-0001								
Payment Amount									239.37
116789	KIESLER POLICE SUPPLY	CUST # L75226	PV	111090	001	00999	1/11/2022	IN181196	142.80
	INC								
	KIESLER POLICE SUPPLY INC			Summary Total					142.80
	2802 SABLE MILL ROAD	CUST # L75226	PV	111091	001	00999	1/11/2022	IN181197	679.00

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3340
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator TOAKES
 Payment Instrument T A/P ACH Payment
 Pay Through Date 12/31/2022

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
MINNEAPOLIS MN 55433									
Payment Amount									301.47
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	110947	001	00999	1/4/2022	13309	200.00
NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303									
Summary Total									200.00
Payment Amount									200.00
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	111105	001	00999	1/10/2022	123724	232.00
NORTHWEST LIGHTING SYSTEMS CO. 736 CRAIG AVENUE TRACY MN 56175									
Summary Total									232.00
Payment Amount									232.00
110480	OPUS 21 MANAGEMENT SOLUTIONS	INV 211257	PV	111106	001	00999	1/13/2022	211257	459.84
OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125									
Summary Total									459.84
Payment Amount									459.84
112421	PERRILL		PV	111108	001	00999	1/1/2022	256328	200.00
PERRILL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305									
Summary Total									200.00
Payment Amount									200.00
111488	POPP.COM INC	10007670-763-A1-NNN	PD	111025	001	00999	12/31/2021	#992706323	61.96-
POPP.COM INC 620 MENDELSSOHN AVE NO SUITE 101 GOLDEN VALLEY MN 55427									
Summary Total									61.96-
111026		10007670-763-A1-NNN	PV	111026	001	00999	12/31/2021	#992710991	805.76
Summary Total									805.76
Payment Amount									743.80
107978	PREMIER COMMERCIAL PROPERTIES INC	LEASE FEE FOR 6701 HWY 10	PV	111000	001	00999	12/28/2021	8022B	4,176.00

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3340
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator TOAKES
 Payment Instrument T A/P ACH Payment
 Pay Through Date 12/31/2022

Payee Number	Name / Mailing Address	Stub Message	Document Ty Number	Due Date	Invoice Number	Payment Amount
112515	WSB AND ASSOCIATES INC Trott Brook Crossing EAW		PV 111114 001 00999	1/6/2022	R-017243-000-7	697.00
	WSB AND ASSOCIATES INC 701 XENIA AVENUE SOUTH SUITE 300 MINNEAPOLIS MN 55416				Summary Total	697.00
					Payment Amount	697.00
101257	YOUTH FIRST YOUTH FIRST 6701 HWY 10 NW RAMSEY MN 55303	INV #1031	PV 111115 001 00999	1/10/2022	1031	15,000.00
					Summary Total	15,000.00
					Payment Amount	15,000.00
100543	ZIEGLER INC SDS 12-0436 PO BOX 86 MINNEAPOLIS MN 55486-0436	ACCT #7353700	PV 111118 001 00999	1/10/2022	SI000124143	163.00
					Summary Total	163.00
					Payment Amount	163.00
					Total Amount to be Processed	171,992.72
					Total Number of Payments to be Processed	49

payables:

checks \$ 904,491.89
 Ac # 171,992.72
\$ 1,076,484.61

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #22-028

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JANUARY 6, 2022, THROUGH JANUARY 19, 2022

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of January 6, 2022, through January 19, 2022, in the amount of \$1,657,486.69 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period January 6, 2022, through January 19, 2022, in the amount of \$1,657,486.69.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of January, 2022.

Mayor

ATTEST:

City Clerk

CC Regular Session

5. 6.

Meeting Date: 01/25/2022

By: Chloe McGuire Brigl, Community
Development

Information

Title

Adopt Resolution #22-008 Approving Development Agreement for Riverstone South; Case of Capstone Homes/Riverstone Development, LLC

Purpose/Background:

The purpose of this case is to review a Development Agreement for Riverstone South. The attached development agreement is the City's standard template, unchanged from the template. The development agreement lays out fees, project costs, and financial sureties that the City will take in order to ensure that the project is completed to City standards. The Draft Development Agreement has been sent to the City Attorney and approved.

Attached is the draft Stormwater Maintenance Agreement referenced in the Development Agreement and supporting resolution. The City Attorney is reviewing this agreement, as is the developer. Staff does not anticipate any significant revisions to this agreement.

Notification:

No notification required for development agreement.

Funding Source:

The Applicant is responsible for all costs associated with project review. Please note that this project does include a cost share agreement with the City and adjacent property owner for the Riverdale Drive extension/project. Based on the approved cost share agreement, the developer of Riverstone South does not need to contribute directly to any of the costs to extend Riverdale Drive. However, the adjacent property owner is responsible for contributing to the Riverdale Drive extension costs through special assessment agreements, which will be presented for Council approval in February.

Recommendation:

Riverstone South (final plat for the first addition) was approved with a contingency for the Developer to enter into a Development Agreement with the City. This is a standard contingency and this Development Agreement utilizes the City's standard template agreement, which has been approved by the City Attorney.

Action:

Motion to adopt Resolution #22-008 Approving Development Agreement for Riverstone South

Attachments

DRAFT Stormwater Maintenance Agreement

Final Plat

Approved Cost Share Framework

ACTION - Development Agreement

ACTION - Resolution #22-008

Form Review

Inbox

Bruce Westby

Brian Hagen

Bruce Westby

Kurt Ulrich

Form Started By: Chloe McGuire Brigl

Final Approval Date: 01/20/2022

Reviewed By

Bruce Westby

Brian Hagen

Bruce Westby

Kathy Schmitz

Date

01/20/2022 09:56 AM

01/20/2022 11:47 AM

01/20/2022 02:06 PM

01/20/2022 02:31 PM

Started On: 12/28/2021 02:28 PM

(Reserved for Recording Data)

STORMWATER TREATMENT AND PONDING MAINTENANCE AGREEMENT

THIS STORMWATER TREATMENT AND PONDING MAINTENANCE AGREEMENT (this “**Agreement**”) is made this ___ day of _____, 2022, by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (hereinafter referred to as the “**City**”) and **RIVERSTONE DEVELOPMENT, LLC**, a Minnesota limited liability corporation (hereinafter referred to as the “**Developer**”).

WHEREAS, the **Developer** is the fee owner of certain real property situated in the City of Ramsey, County of Anoka, State of Minnesota legally described on the attached **Exhibit A** (the “**Subject Property**”); and

WHEREAS, the **Developer** has received approval from the **City** to subdivide the Subject Property and plat the same as RIVERSTONE SOUTH (the “**Plat**”); and

- A. WHEREAS, the Plat re-subdivides the Subject Property into:
- Lot 1, Block 1; and
 - Lots 1-3, Block 2 (inclusive); and
 - Lots 1-11, Block 3 (inclusive); and
 - Lots 1-4, Block 4 (inclusive); and
 - Lots 1-6, Block 5 (inclusive); and
 - Lots 1-6, Block 6 (inclusive); and
 - Lots 1-21, Block 7 (inclusive); and
 - Lots 1-10, Block 8 (inclusive); and
 - Lots 1-15, Block 9 (inclusive); and
 - Lots 1-6, Block 10 (inclusive); and
 - Outlots A-O (inclusive), Anoka County, Minnesota.); and

WHEREAS, residential homes are proposed to be constructed on all Lots and Blocks, the City has required that the **Developer** make provisions for the construction, maintenance and repair of a stormwater management system that utilizes (among other things) infiltration areas, sump manholes, storm sewer pipes, and stormwater ponding facilities (“**Stormwater Management Practices**”) located within the Subject Property, as shown on **Exhibit B** attached hereto and as the same are described and depicted in those certain construction plans prepared by Carlson McCain, Inc. (the “**Plans**”); and

WHEREAS, the Stormwater Management Practices are sufficient to serve all portions of

the Subject Property; and

WHEREAS, the City approved the Plat and Development Agreement conditioned on the requirement that the **Developer** enter into an agreement for the maintenance of the Stormwater Management Practices within the Subject Property (the “Stormwater Maintenance Agreement”); and

WHEREAS, the **City** and **Developer** desire to set forth their understanding with respect to the construction, repair and maintenance of the Stormwater Management Practices and the responsibility relating to the costs of the repair and maintenance of the Stormwater Management Practices.

NOW THEREFORE, in consideration of the foregoing facts and circumstances, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Construction of the Stormwater Management Practices. The **Developer** shall be responsible for constructing all Stormwater Management Practices according to the Plans.

2. Maintenance of the Stormwater Management Practices. The **City** shall be responsible for repairing and maintaining the Stormwater Management Practices constructed in Outlots E and G. Maintenance of the Stormwater Management Practices may include, but not be limited to:

a. Semi-annual inspections of all sump manholes and pond outfalls (flared end sections), with one inspection each spring (to remove debris, winter salt and sand deposits, etc.) and autumn (to remove vegetation, sediment, debris, leaves, etc.). If necessary, corrective actions, including removal of all litter and debris, and replacement of mulch, vegetation, and eroded areas to ensure establishment of healthy functioning plant-life therein, shall be executed. Such inspections and corrective actions shall be documented in a maintenance log retained by the **City**; and

b. Bi-annual inspections to certify that the Stormwater Management Practices are functioning in accordance with the Plans, and the ponding facilities have maintained the proper operation of stormwater treatment in accordance with **City** and Lower Rum River Watershed Management Organization standards. Such inspections shall be documented in an inspection log retained by the **City**.

If, as a result of any inspection by the **City**, it is determined that the Stormwater Management Practices constructed in Outlots E and G (i) are not functioning as originally designed and intended, or (ii) are in need of repair, the **City** shall restore the Stormwater Management Practices within a reasonable time so that they function as they were originally designed and intended pursuant to the Plans.

The **City** agrees to be solely responsible for the repair and maintenance of the Stormwater Management Practices constructed in Outlots E and G and shall bear all costs of such maintenance.

3. Assessment. The **Developer**, for itself and the Owners from time to time, hereby waives any statutory right to contest any assessment by the **City** for its costs of maintenance/repair as permitted herein, on the basis of the benefit to portions of the Subject Property.

4. Future City Policy. Notwithstanding anything contained in this Agreement to the contrary, in the event the **City** shall in the future establish a policy for repair and maintenance by the

City of stormwater management practices owned by private parties located elsewhere in the **City** under which policy the costs of such repair and maintenance are to be paid either out of general **City** revenues or by collection of utility or service fees or charges, the Owners shall be entitled to petition the **City** for the inclusion of the Stormwater Management Practices under such repair and maintenance program. The recording of a certified copy of the resolution of the City Council of the **City** which sets forth the consent and authorization described in the foregoing sentence shall serve to terminate this Agreement, without further action on the part of any party hereto.

5. Terms and Conditions. The terms and conditions of this Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns. This Agreement shall be recorded in the Anoka County, Minnesota Recorder's office at Developer's expense.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

DRAFT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

CITY OF RAMSEY:

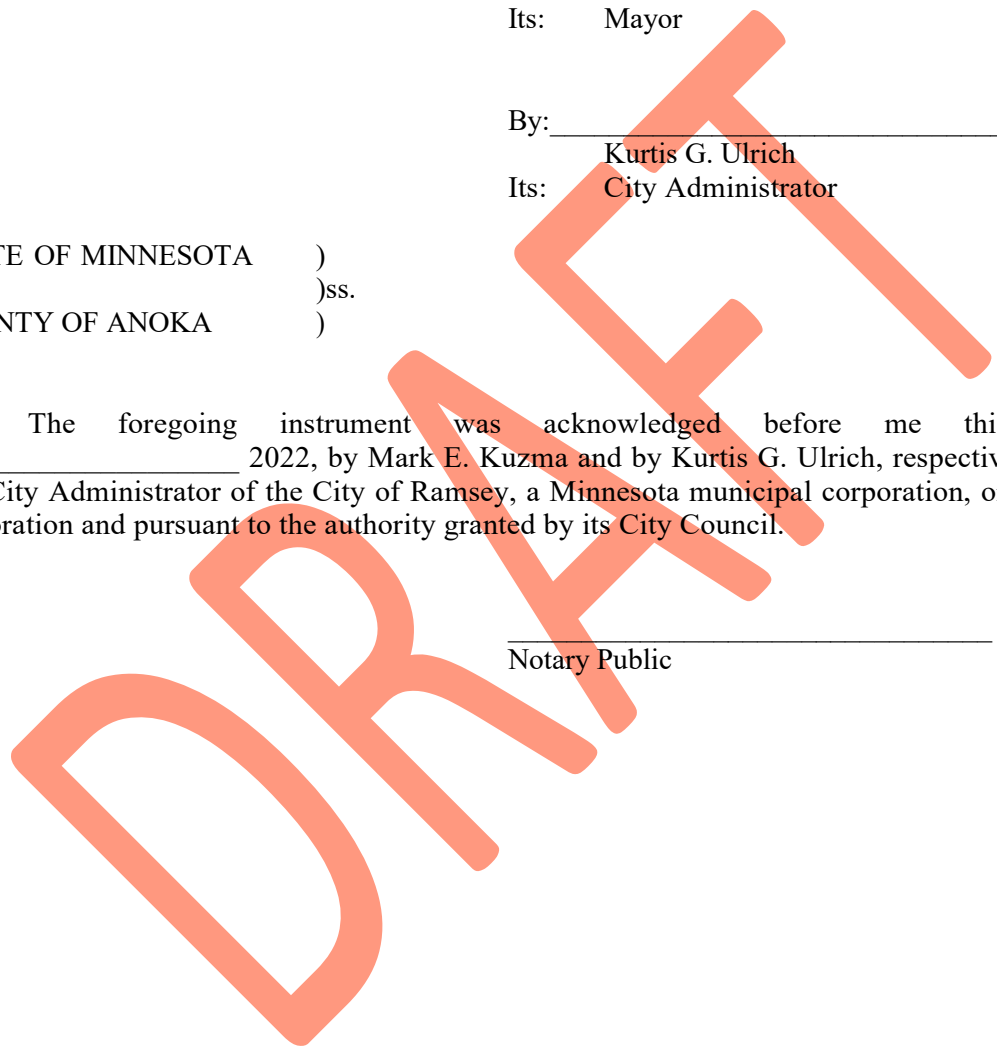
By: _____
Mark E. Kuzma
Its: Mayor

By: _____
Kurtis G. Ulrich
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ of _____ 2022, by Mark E. Kuzma and by Kurtis G. Ulrich, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public



RIVERSTONE DEVELOPMENT, LLC.:

By: _____
Stephen Bona, its Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

This instrument was acknowledged before me this ____ day of _____, 2022,
by Stephen Bona, the Vice President of RIVERSTONE DEVELOPMENT, LLC, a Minnesota limited
liability corporation, on behalf of the corporation.

Notary Public

DRAFT

EXHIBIT A
Legal Description of the Subject Property

That part of Northwest Quarter of Northwest Quarter, Section 29, Township 32, Range 25 lying northeaster of northeasterly right of way line of Burlington Northern Rail Road and lying westerly and southerly of the north 60 feet of east 40 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

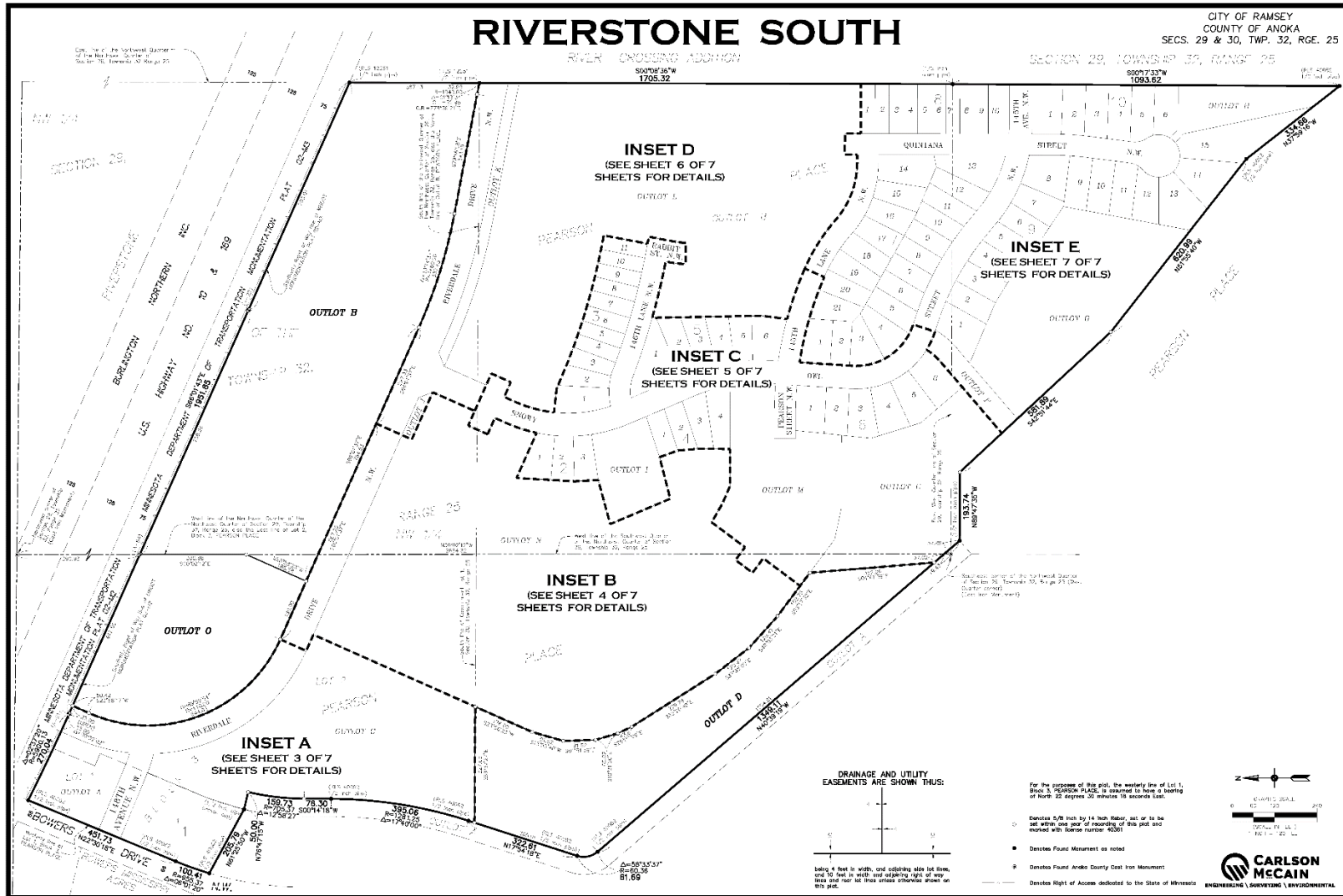
-and-

The Northwest Quarter of Southwest Quarter of Section 20, township 32, Range 25 except east 40 feet of said Quarter Quarter lying southerly of southerly right of way line of Alpine Drive NW and except north 40 feet of south 100 feet of west 40 feet of east 80 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25 lying west of east 40 feet thereof, except road subject to easement of record, Anoka County, Minnesota

EXHIBIT B

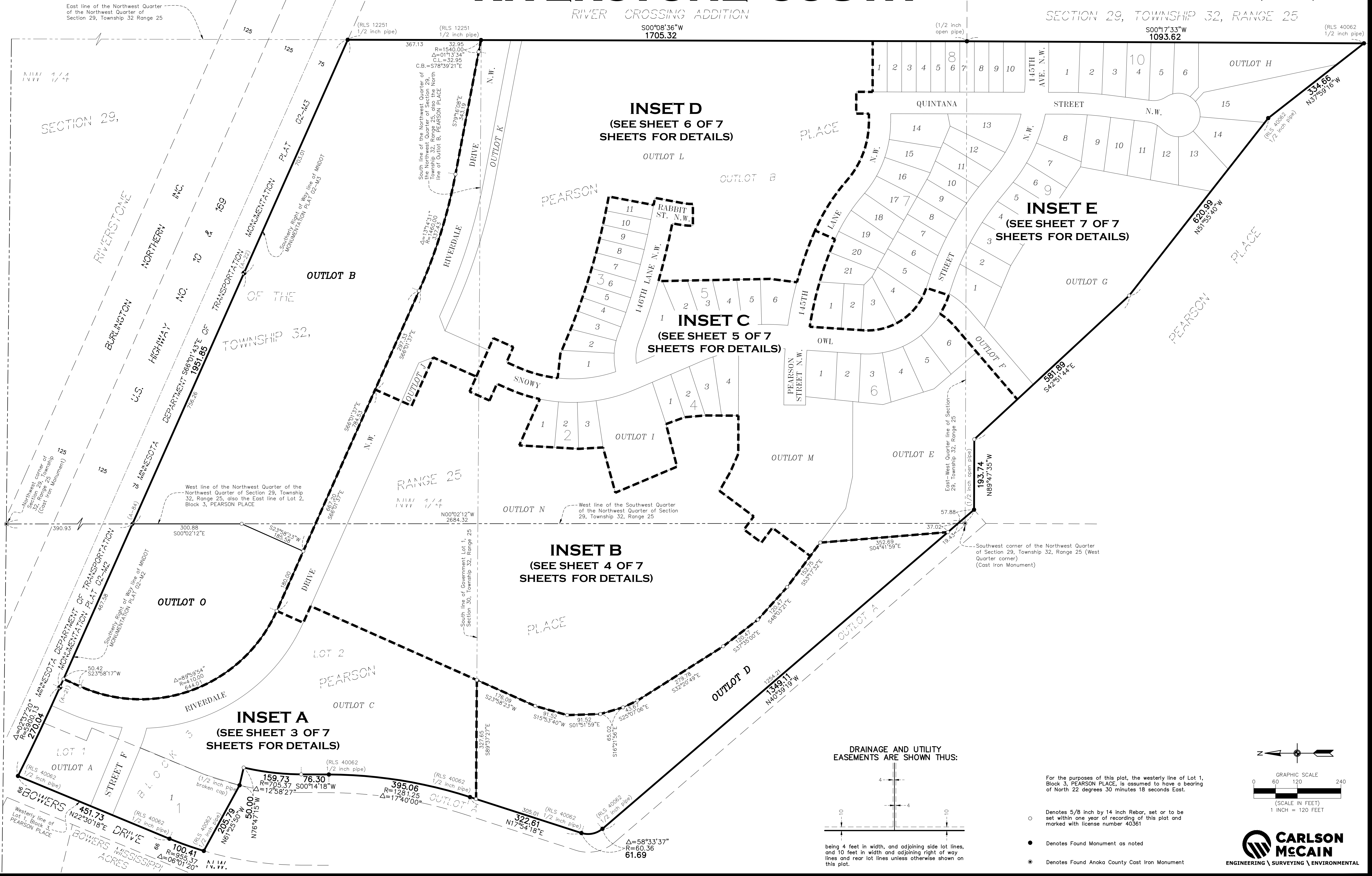


RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

RIVER CROSSING ADDITION

SECTION 29, TOWNSHIP 32, RANGE 25



INSET D
(SEE SHEET 6 OF 7 SHEETS FOR DETAILS)

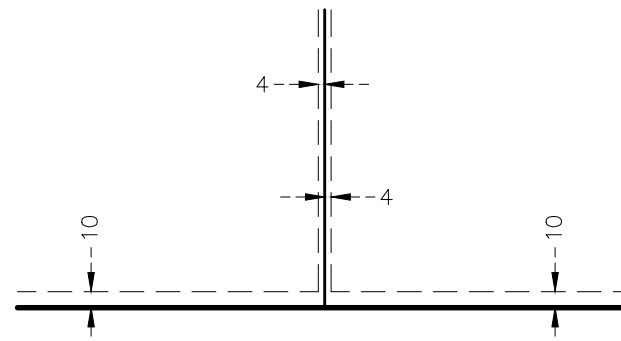
INSET E
(SEE SHEET 7 OF 7 SHEETS FOR DETAILS)

INSET C
(SEE SHEET 5 OF 7 SHEETS FOR DETAILS)

INSET B
(SEE SHEET 4 OF 7 SHEETS FOR DETAILS)

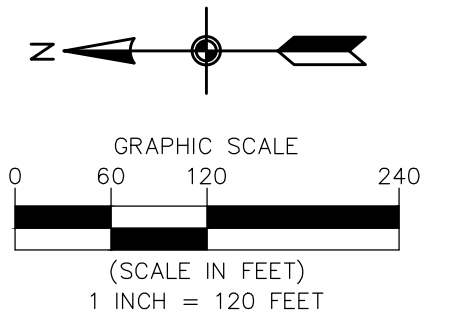
INSET A
(SEE SHEET 3 OF 7 SHEETS FOR DETAILS)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.



- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Monument as noted
- ⊙ Denotes Found Anoka County Cast Iron Monument



Councilmember Riley introduced the following resolution and moved for its adoption:

RESOLUTION #21-185

RESOLUTION APPROVING REVISED COST SHARE FRAMEWORK FOR RIVERDALE DRIVE AND RIVERSTONE SOUTH AND AUTHORIZING APPLICATION TO ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

WHEREAS, Riverstone Development LLC, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

That part of Northwest Quarter of Northwest Quarter, Section 29, Township 32, Range 25 lying northeaster of northeasterly right of way line of Burlington Northern Rail Road and lying westerly and southerly of the north 60 feet of east 40 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Northwest Quarter of Southwest Quarter of Section 20, township 32, Range 25 except east 40 feet of said Quarter Quarter lying southerly of southerly right of way line of Alpine Drive NW and except north 40 feet of south 100 feet of west 40 feet of east 80 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25 lying west of east 40 feet thereof, except road subject to easement of record, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the City and Developer have been working on a long-range land use plan for the Subject Property since the end of 2019; and

WHEREAS, the City approved a cost share framework in concept for the extension of Riverdale Drive on March 24, 2020; and

WHEREAS, the City approved a revised cost share framework for the extension of Riverdale Drive on January 26, 2021; and

WHEREAS, the City adopted Resolution #21-101 directing staff to identify and seek outside funding sources assist with the cost of Riverdale Drive Extension and the Tree Preservation Credit; and

WHEREAS, the City applied for and received a grant award of \$612,000 from the MnDOT Local Partnership Program (LPP) which can only be used for construction costs for Riverdale Drive (not for tree preservation); and

WHEREAS, the City has identified the ACHRA Fund as a viable source for city contribution costs associated with the construction of Riverdale Drive (not for tree preservation); and

WHEREAS, the City has been unsuccessful in obtaining additional funding for Riverdale Drive and preservation of 7 Acres of Forest.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby approves a revised Cost Share Framework for the construction of Riverdale Drive and Riverstone South attached hereto as Exhibit A generally as follows:
 - a. Riverdale Drive – Developer and Property Owner’s contribution towards the Riverdale Drive Extension Project is currently estimated at \$352,757 for each party before a private assessment agreement allocation; subject to change based on final construction costs and associated lineal footage.
 - i. Detailed Cost Share Framework, including the private assessment agreement allocation agreed to by the developer and land owner is outlined on Exhibit A.
 - b. Tree Preservation – Developer shall convey a 7 acre parcel to preserve a portion of the existing forest as indicated on the Preliminary Plat.
 - i. The City will work credit \$350,000 towards Capstone’s contribution to Riverdale Drive in exchange for this conveyance. (ACHRA - \$239,875 and PIR \$110,125); subject to change based on final construction costs and associated lineal footage
 - ii. The City continues to not support an additional credit to Park Dedication Fees to fund this \$350,000 tree preservation expenditure.
2. That the Ramsey City Council hereby approves a funding request to the Anoka County Housing and Redevelopment Authority in the amount of \$950,000 towards the City’s contribution to Riverdale Drive Construction Project.
3. That the Ramsey City hereby approves the use of the PIR Fund to fund a portion of the tree preservation credit in an amount not to exceed \$150,000.
4. The City council Agrees that a city contribution to a collector road has broader public benefit and that the revised cost share framework attached hereto as Exhibit A is close to the (non-binding) framework approved by the City Council on January 26, 2021.

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

Mayor Kuzma
Councilmember Riley
Councilmember Specht
Councilmember Heineman
Councilmember Howell
Councilmember Musgrove
Councilmember Woestehoff

and the following voted against the same:

None

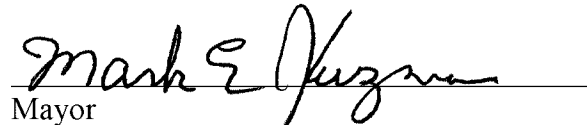
and the following abstained:

None

and the following were absent:

None

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 26th day of October, 2021.



Mayor

ATTEST:



City Clerk

Exhibit A Revised Cost Share Framework

10.19.21 PWC Presentation Solving for 350K Tree Preservation with HRA and PIR Funding

City/Grant Fully Funding County Parcel	Project Costs (including ROW)					
Area Description	Cost Allocation	Lineal Footage	%	City %	Capstone %	Pearson%
County Parcel	\$612,226	1532	35.89%	100%	0	0
County ROW DRAFT	\$283,000	0	0	100%		
Pearson Parcel	\$979,881	2452	57.44%	52.5%	0.0%	47.5%
Bowers Drive Modifications	\$113,893	285	6.68%	100%	0	0
Total	\$1,989,000	4269	100.00%			

Note: utilities not included - paid for by Trunk Fees

Sources of Funds						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
MnDOT Grant	\$612,000	\$0			\$612,000	30.8%
City Contribution (HRA)	\$283,226	\$514,242	52.5%	\$113,893	\$911,361	45.8%
Pearson Contribution		\$465,639	47.5%		\$465,639	23.4%
Capstone Contribution		\$0	0.0%		\$0	0.0%
	\$895,226	\$979,881	100.0%		\$1,989,000	100.0%

Uses (Project Costs)						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
Portion of Overall Project	35.9%	57.4%		6.7%	100.0%	
Road, Trail, Storm	\$612,226	\$979,881		\$113,893	\$1,706,000	
ROW	\$283,000				\$283,000	
	\$895,226	\$979,881		\$113,893	\$1,989,000	

County Parcel + ROW =	\$895,226					
				Funding Gap	\$0	1/3 of funding gap \$0.00

Public vs. Private Dollars		
Private (Capstone + Pearson)	\$465,639	23%
Public (City + MnDOT)	<u>\$1,523,361</u>	77%
	\$1,989,000	

Capstone / Pearson Agreement*	Party	Assessment Amt	%
Private Pearson Parcel Total	Capstone	\$239,875	34%
\$465,639	Pearson	\$465,639	66%

* Assessment amounts based on lineal footage along Riverdale Drive Pearson and Capstone

Capstone Tree Preservation Credit (Pearson)	\$ 239,875	HRA	Pay for Capstone Assessment (above)
Additional City Contribution (to Capstone)	\$ 110,125	PIR	Payment to Capstone
Tree Preservation Reconciliation	\$ 350,000		

Difference from 1.26.21			
Total City Contribution**	\$ 911,361		\$235,841
Total Grant Contribution	\$ 612,000		(638,000)
ROW Cost Estimate	\$ 283,000		(667,000)
Project Costs Less County ROW	\$ 1,706,000		\$ 31,000

** This includes 350 K Tree Preservation

**CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RIVERSTONE SOUTH**

This Agreement (hereinafter the “Agreement”) is dated as of this ____ day of _____, 2022, and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the “**CITY**”) and **RIVERSTONE DEVELOPMENT, LLC.**, a Minnesota Corporation (the “**PERMITTEE**”).

Recitals

- A. **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the “Subject Property”).
- B. **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as RIVERSTONE SOUTH (the “Plat”).
- C. The Plat re-subdivides the Subject Property into:
 - Lot 1, Block 1; and
 - Lots 1-3, Block 2 (inclusive); and
 - Lots 1-11, Block 3 (inclusive); and
 - Lots 1-4, Block 4 (inclusive); and
 - Lots 1-6, Block 5 (inclusive); and
 - Lots 1-6, Block 6 (inclusive); and
 - Lots 1-21, Block 7 (inclusive); and
 - Lots 1-10, Block 8 (inclusive); and
 - Lots 1-15, Block 9 (inclusive); and
 - Lots 1-6, Block 10 (inclusive); and
 - Outlots A-O (inclusive), Anoka County, Minnesota.

Agreement

- 1. **Recitals Incorporated.** The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:
 - a. The PERMITTEE'S Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.
 - b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy.
 - c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.
 - d. Riverdale Drive Extension. The plat for the right-of-way and stormwater ponding required to extend Riverdale Drive west of Llama Street, which includes City purchase of land from Anoka County, must be recorded concurrently with this plat (Riverstone South). The **PERMITTEE** is not required to contribute to the costs for the public improvement project to extend Riverdale Drive between Llama Street and Bowers Drive, including the removal of the Bowers Drive access to US Highway 10, subject to the approved Cost Share Framework attached hereto as Exhibit E.
 - e. Tree Preservation Area. The **PERMITTEE** shall convey to the **CITY** in Fee Title the 7 Acre Tree Preservation Area, Outlot D, as indicated on Exhibit D attached hereto. The conveyance shall happen immediately following the recording of the **PLAT**.
 - f. Public Park. The **PERMITTEE** shall convey to the **CITY** in Fee Title Outlot I, the 1-acre public park parcel, at time of Plat being recorded, as indicated on Exhibit C attached hereto. The conveyance shall happen immediately following the recording of the **PLAT**.
 - g. Lift Station and Trail. The **PERMITTEE** shall convey the lift station lot, Outlot F, and the trail easement, Outlot H, to the **CITY** in Fee Title. The conveyance shall happen immediately following the recording of the **PLAT**.
3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Carlson McCain, Inc., dated October 6, 2021 and last updated December 15, 2021. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.
4. Stage I Improvements. The improvements the **PERMITTEE** will construct or install are as follows:
 - a. Trunk and lateral sanitary sewer.
 - b. Trunk and lateral water main.
 - c. Storm drainage facilities (when specified).
 - d. Stormwater maintenance through 90 percent buildout.
 - e. Streets.
 - f. Concrete curb and gutter (urban).
 - g. Street traffic control signals.
 - h. Lot grading.

- i. Trail development.
- j. Sidewalks.
- k. Electricity (within one-fourth mile).
- l. Telecommunication (within one-fourth mile).
- m. Natural gas (within one-fourth mile).
- n. Boulevard sodding.
- o. Water shut off boxes.
- p. Landscaping for noise mitigation

(the “Stage I Improvements”).

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guarantee noted in paragraph #11 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the approved plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners and outlot corners.
6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible “As Built” plans for the Stage I Improvements.
7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.
8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY’S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY’S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY’S** financial guaranty described in Section 11 of this Agreement and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY’S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 11 of this Agreement or allows such financial guarantee to lapse, expire or otherwise terminate.
9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY’S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the

PERMITTEE'S installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

10. Stage II Improvements. The future improvements the **PERMITTEE** must construct or install are as follows:
- a. Street striping (if required by Plans).
 - b. Street and traffic control signs.
 - i. **CITY** will provide and install Street Name and Traffic Control signs (following payment by **PERMITTEE** pursuant to the established rates and charges in effect).
 - c. Street lights per agreement with Connexus Energy.
 - d. Installation of survey monumentation.

The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #11 of this Agreement until **CITY** has received the as-built plans. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

11. Stage I Improvement and Stage II Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements and Stage II Improvements and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of \$4,842,219, which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements and Stage II Improvements ($\$3,873,775 \times 1.25$). Upon completion of Stage I Improvements and Stage II Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, the **PERMITTEE** may request a reduction in the amount of the financial guarantee.
12. Inspection Fees for the Stage I Improvements and Stage II Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements and Stage II Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of \$193,689, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements and Stage II Improvements ($\$3,873,775 \times .05$). The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements and Stage II Improvements, and acceptance by the **CITY**.
13. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one-year warranty in the amount of \$968,444 ($\$3,873,775 \times .25$), which is 25% of the cost of the Stage I and Stage II Improvements. The **CITY** shall reduce the Financial Guarantee as required by Paragraph 11 above (Stage I Improvements and Stage II Improvements Financial Guarantee) and shall not collect a separate guarantee. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of

said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the CITY'S Finance Director or a cash escrow.

14. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a maintenance guarantee to ensure the survival of the plantings. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of \$21,240. [# plantings (236 trees) x cost/planting (\$300/tree x 30% average non-survival rate, (0 shrubs) x cost/planting \$75/shrub x 30% average non-survival rate)], which shall be in effect for a two-year period commencing on the date of the **CITY**'s acceptance of said plantings as part of the Required Private Improvements. The **CITY** shall draw down the guarantee as required in Paragraph 13 (Warranty for Stage I Improvements and Stage II Improvements) and shall not require a separate guarantee.
15. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE**'S responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.
16. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Water Management Fees, Street Light as well as Street Light Operation and Maintenance Fees. Fees must be paid prior to recording of **PLAT**.
17. Requirements for Building Permits and Occupancy Permits.
 - a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure and such construction does not conflict with the construction of Stage I Improvements; (b) provided the Building Official with a Certificate of Survey; c.) submitted the financial guaranty described in Section 11 of this Agreement to the **CITY**; d.) obtained all necessary permits from regulatory agencies, including the Lower Rum River Watershed Management Organization, and has provided a copy of each permit to the **CITY**; and
 - b. Construction access across property owned by Anoka County must be approved by Anoka County under separate agreement; and
 - c. The City shall approve early permits for three models as outlined in the Final Plat resolution; and
 - d. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place and operational and the **CITY** has accepted those utilities and storm water facilities; (c) provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on any lots

having a slope of less than 2% is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

18. **PERMITTEE Defaults.** If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:
- a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;
 - b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;
 - c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and
 - d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 11 of this Agreement use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

19. Storm Pond Outlots. A Maintenance Agreement is to be established between **PERMITTEE** and **CITY** for the purpose of, granting the **CITY** the responsibility for maintaining all stormwater functionality, tree and vegetation removal and management, repair, replacement and reconstruction (collectively, “Maintenance”) of Outlots E and G, including all ponds and other Improvements located on such Outlots. The **CITY** shall be the beneficiary of easements over all of Outlots E and G to complete such Maintenance. Additionally, upon recording of the Maintenance Agreement, Outlots E and G of Riverstone South are to be deeded by **PERMITTEE** to Riverstone South, a planned community. The **CITY’S** maintenance responsibilities are outlined in Section 9.1 and 9.8 of the Riverstone South Declaration, which will be recorded in conjunction with the recording of the Riverstone South Final Plat.
20. Miscellaneous.
- a. Plat Approval. **PLAT** was approved via Resolution #21-312.
 - b. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.
 - c. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the City Council. The **CITY’S** or the **PERMITTEE’S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.
 - d. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY’S** demand **PERMITTEE** shall cease work until there is compliance.
 - e. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to approval by the **CITY**. Utility locates will be necessary.
 - f. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.
 - g. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 8:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours.

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

- h. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.
- i. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.
- j. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.
- k. Reimbursement to the CITY. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.
- l. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes. No Certificate of Occupancy shall be issued until the construction of Riverdale Drive is substantially complete (open to traffic and first lift of pavement complete) along the entire length of the Subject Property, connecting to Bowers Drive and realigning Highway 10 access.
- m. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO THE PERMITTEE:

Riverstone Development, LLC.
Attn: Stephen Bona, Vice President
14015 Sunfish Lake Blvd. NW
Ramsey, MN 55303

TO THE CITY:

City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

RIVERSTONE DEVELOPMENT, LLC.

By: _____, Stephen Bona
Its: Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Stephen Bona, Vice President of **RIVERSTONE DEVELOPMENT, LLC.**, a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the corporation.

Notary Public

DRAFT

EXHIBIT A
Legal Description of the Subject Property

Outlot B, PEARSON PLACE, Anoka County, Minnesota.

AND

That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.

AND

Lot 2, Block 3, PEARSON PLACE, Anoka County, Minnesota.

AND

Lot 1, Block 3, PEARSON PLACE, Anoka County, Minnesota.

Or Upon Recording:

Lot 1, Block 1; and
Lots 1-3, Block 2 (inclusive); and
Lots 1-11, Block 3 (inclusive); and
Lots 1-4, Block 4 (inclusive); and
Lots 1-6, Block 5 (inclusive); and
Lots 1-6, Block 6 (inclusive); and
Lots 1-21, Block 7 (inclusive); and
Lots 1-10, Block 8 (inclusive); and
Lots 1-15, Block 9 (inclusive); and
Lots 1-6, Block 10 (inclusive); and
Outlots A-O (inclusive), Anoka County, Minnesota.

EXHIBIT B
Fees Payable to the City¹

Park Dedication and Trail Development					
					\$350,000 plus Outlot I
Park Dedication ² 0-12 Units per acre					
Trail Development, Residential	82	per unit	\$1,000		\$82,000
Subtotal Park and Trail Development					\$432,000
Water and Sewer Fees³					
Water Trunk (Connection)	82	per unit	\$1,945		\$159,490
Sanitary Sewer Trunk (Connection)	82	per unit	\$1,306		\$107,092
Water Main to Bowers Drive					(\$29,695.00) ⁴
Sanitary Sewer Oversizing					(\$32,349.75) ⁴
Sanitary Sewer Forcemain					(\$131,887.50) ⁴
Sanitary Sewer Stub to Park					(\$1,277.50) ⁴
Subtotal Water and Sewer Fees					\$266,582
Stormwater Management Fees					
Stormwater Management	82	per unit	\$517		\$42,394
Subtotal Stormwater Management					\$42,394
GRAND TOTAL FOR DEVELOPMENT FEES					\$740,976
Note: SAC and WAC collected with building permit.					

¹ Fees due at time of recording. Fees outlined above indicate 2022 fees. If plat is not recorded in 2022, fees at time of recording will be due. No fees due at this time for Lot 1, Block 1 or Outlot O (existing homes), nor any outlots.

² This shall satisfy park dedication requirements for the entire approved preliminary plat, as approved in Resolution #21-101 for 244 lots. All other fees shall be due with each subsequent addition.

³ City Engineer may reduce these rates based on reimbursement for building of trunk utility lines per City policy. This document shall be updated accordingly and recorded with accurate reimbursement/fee amounts based on length of trunk utility lines built.

⁴ Estimated reimbursement amount not included in development fees. City shall reimburse Permittee for actual costs upon receipt of detailed invoice following completion and acceptance of work.

Sureties and Inspection Fees					
Performance Surety (returned when complete)	\$3,873,775	cost of improvement	125%	\$4,842,219	Cash or Letter of Credit
Engineering Inspection Fee	\$3,873,775	cost of improvement	5%	\$193,689	Cash Escrow
Landscaping Maintenance Guarantee	\$21,240				Cash or Letter of Credit (required after performance surety release)

Exhibit C Park Dedication and Trail Development Credit Agreement

- Developer shall be responsible for the following:
 - 1 acre of land dedicated as PARK on the plat
 - \$350,000 cash park dedication payment
- Developer shall pay 100% of per lot Park Dedication until the \$350,000 threshold is met
- City constructs 1-acre park
- Developer conveys outlot (Outlot I) to City with final plat recording

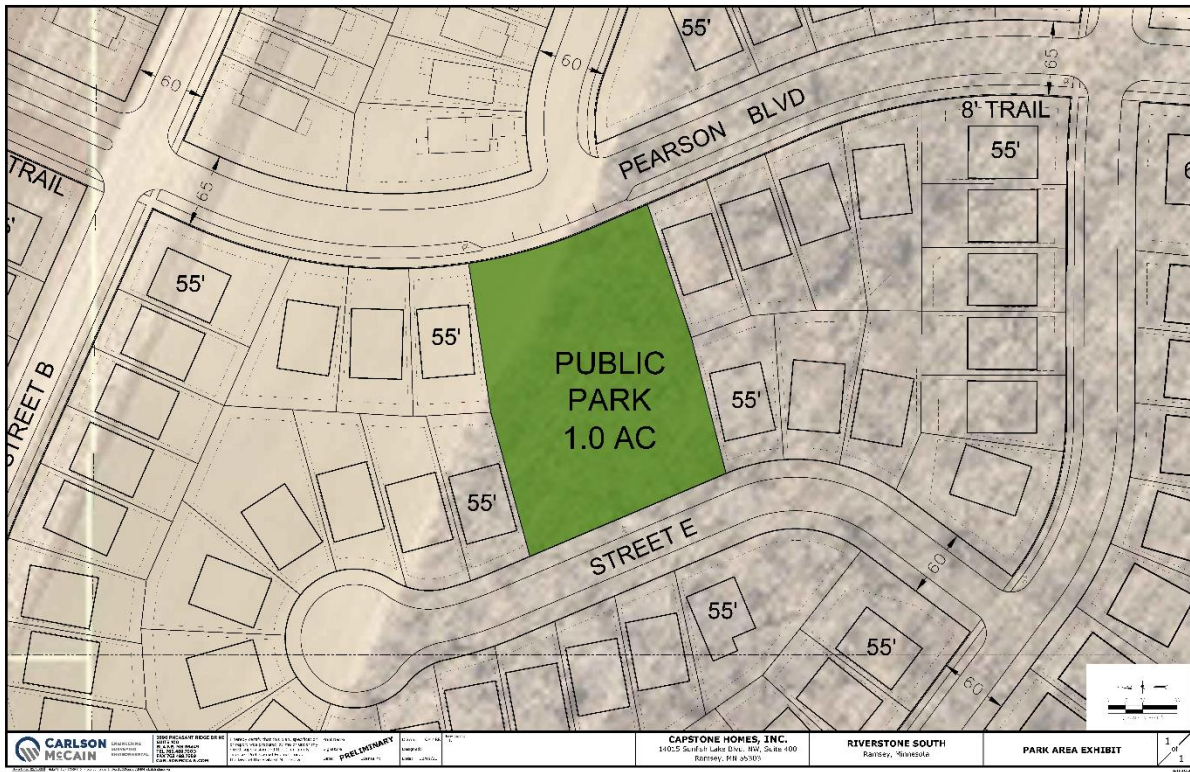
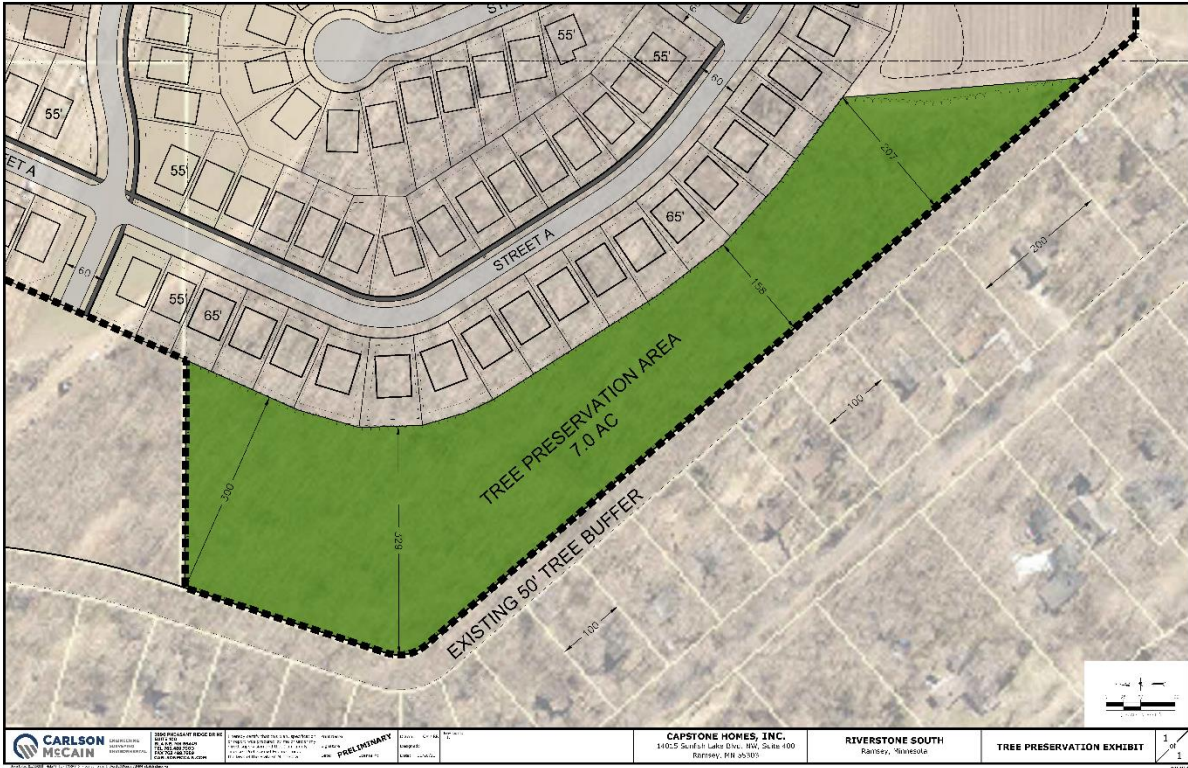


Exhibit D
Tree Preservation Area (Outlot D)



<p>CARLSON McCain ARCHITECTURAL ENGINEERING</p>	<p>2025 PRELIMINARY PROJECT PROJECT NO. 2025-001 DATE: 08/20/2025 DRAWN BY: JLM CHECKED BY: JLM</p>	<p>PRELIMINARY SCALE: AS SHOWN SHEET NO. 101 TOTAL SHEETS: 101</p>	<p>CAPSTONE HOMES, INC. 11905 South Lakes Blvd., Suite 100 Rayney, MN 55385</p>	<p>RIVERSTONE SOUTH Rayney, Minnesota</p>	<p>TREE PRESERVATION EXHIBIT</p>
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DRAFT

Exhibit E Cost Share Framework (From Adopted Resolution 21-185)

Approved Framework 10.26.21 Res. #21-185 Solving for 350K Tree Preservation with HRA and PIR Funding

City/Grant Fully Funding County Parcel Project Costs (including ROW)

Area Description	Cost Allocation	Lineal Footage	%	City %	Capstone %	Pearson%
County Parcel	\$612,226	1532	35.89%	100%	0	0
County ROW DRAFT	\$283,000	0	0	100%		
Pearson Parcel	\$979,881	2452	57.44%	52.5%	0.0%	47.5%
Bowers Drive Modifications	\$113,893	285	6.68%	100%	0	0
Total	\$1,989,000	4269	100.00%			

Note: utilities not included - paid for by Trunk Fees

Sources of Funds						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
MnDOT Grant	\$612,000	\$0			\$612,000	30.8%
City Contribution (HRA)	\$283,226	\$514,242	52.5%	\$113,893	\$911,361	45.8%
Pearson Contribution		\$465,639	47.5%		\$465,639	23.4%
Capstone Contribution		\$0	0.0%		\$0	0.0%
	\$895,226	\$979,881	100.0%		\$1,989,000	100.0%

Uses (Project Costs)						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
Portion of Overall Project	35.9%	57.4%		6.7%	100.0%	
Road, Trail, Storm	\$612,226	\$979,881		\$113,893	\$1,706,000	
ROW	\$283,000				\$283,000	
	\$895,226	\$979,881		\$113,893	\$1,989,000	

County Parcel + ROW =	\$895,226					1/3 of funding gap
				Funding Gap	\$0	\$0.00

Public vs. Private Dollars		
Private (Capstone + Pearson)	\$465,639	23%
Public (City + MnDOT)	<u>\$1,523,361</u>	77%
	\$1,989,000	

Capstone / Pearson Agreement*	Party	Assessment Amt	%
Private Pearson Parcel Total	Capstone	\$239,875	34%
\$465,639	Pearson	\$465,639	66%

* Assessment amounts based on lineal footage along Riverdale Drive Pearson and Capstone

Capstone Tree Preservation Credit (Pearson)	\$ 239,875	HRA	Pay for Capstone Assessment (above)
Additional City Contribution (to Capstone)	\$ 110,125	PIR	Payment to Capstone
Tree Preservation Reconciliation	\$ 350,000		

Difference from 1.26.21			
Total City Contribution**	\$ 911,361		\$235,841
Total Grant Contribution	\$ 612,000		(638,000)
ROW Cost Estimate	\$ 283,000		(667,000)
Project Costs Less County ROW	\$ 1,706,000		\$ 31,000

** This includes 350 K Tree Preservation

Note: Final Cost-Share Framework shall be based on Resolution 21-185. This attachment is for reference only.

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-008

**A RESOLUTION APPROVING DEVELOPMENT
AGREEMENT FOR RIVERSTONE SOUTH**

RECITALS

1. Capstone Homes dba Riverstone Development, LLC hereinafter referred to as the “Permittee” has an approved preliminary plat and associated Final Plat for Riverstone South for the property legally described in Exhibit A (the “Subject Property”).
2. That a contingency of approval for the Final Plat for Riverstone South included the Permittee entering into a Development Agreement with the City.
3. That the City Council reviewed and approved the Development Agreement on January 25, 2022.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of the Development Agreement (the “Agreement”) for Riverstone South on the Subject Property contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.
2. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
3. Review and approval by City Engineer and City Finance Department.
4. Approved Final Plat and associated contingencies.
5. The Applicant entering into a maintenance agreement for necessary outlots (e.g. stormwater ponds) and execution of said agreements. The City authorizes the use of the standard template agreement for said agreements, contingent upon City Attorney review.
6. Execution of the Pearson’s Assessment Agreement for Riverdale Drive shall be recorded concurrently with Development Agreement and/or Riverstone South Final Plat.

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

Exhibit A: Legal Description of Subject Property

Outlot B, PEARSON PLACE, Anoka County, Minnesota.

AND

That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S.

Highway 10 and 169.

AND

Lot 2, Block 3, PEARSON PLACE, Anoka County, Minnesota.

AND

Lot 1, Block 3, PEARSON PLACE, Anoka County, Minnesota.

Or Upon Recording:

Lot 1, Block 1; and
Lots 1-3, Block 2 (inclusive); and
Lots 1-11, Block 3 (inclusive); and
Lots 1-4, Block 4 (inclusive); and
Lots 1-6, Block 5 (inclusive); and
Lots 1-6, Block 6 (inclusive); and
Lots 1-21, Block 7 (inclusive); and
Lots 1-10, Block 8 (inclusive); and
Lots 1-15, Block 9 (inclusive); and
Lots 1-6, Block 10 (inclusive); and
Outlots A-O (inclusive), Anoka County, Minnesota.

Meeting Date: 01/25/2022

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #22-021 Accepting Bids and Awarding Contract for Improvement Project #21-10, Fire Station No.1 Parking Lot Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #22-021 Accepting Bids and Awarding Contract for Improvement Project #21-10, Fire Station No.1 Parking Lot Improvements.

Background:

City Improvement Project 21-10 proposes to make improvements to the parking lot at Ramsey Fire Station No.1, located at 15050 Armstrong Boulevard.

The existing parking lot was built in 2001. Drainage issues are apparent near the northern entrance off of Armstrong Boulevard. Four (4) pavement cores were taken in various areas of the parking lot. Three (3) measured a thickness of 2.25", while one (1) measured a thickness of 2.75" for the existing bituminous pavement.

Staff is proposing to mill 1.0" of existing pavement off the surface of the parking lot and overlay 1.5" of new bituminous pavement. The pavement and concrete curb and gutter, near the northern entrance to Armstrong Boulevard, back approximately 100 lineal feet, will be removed and rebuilt to allow for proper drainage to the existing swale along Armstrong Boulevard. Additional spot concrete curb and gutter and bituminous patching is proposed due to poor conditions. Pedestrian ramp improvements are required where the existing bituminous trail crosses the entrances. After paving, the parking lot is proposed to be marked to generally match the existing pavement marking layout, with the addition of another handicap stall to meet current Minnesota Accessibility Code.

On July 27, 2021 the Ramsey City Council adopted resolution #21-195, ordering Staff to prepare plans and specifications for improvement project #21-10, Fire Station No.1 Parking Lot Improvements. Staff prepared plans and specifications in-house as part of their normal duties.

On December 14, 2021 the Ramsey City Council adopted resolution #21-344, approving plans and specifications and authorizing advertisements for bids for Fire Station No.1 Parking Lot Improvements, Improvement Project #21-10. Staff publicly opened bids on January 18, 2022 for the mentioned improvements.

The proposed improvements are designated as City Improvement Project #21-10, Fire Station No.1 Parking Lot Improvements.

Notification:

Advertisements were published in the Anoka Union Herald and in Finance & Commerce on December 17 and December 24, 2021. Bids were also advertised on-line on Quest CDN.

Observations/Alternatives:

Motion to adopt Resolution #22-021 accepting bids and awarding contract for Improvement Project #21-10, Fire Station No.1 Parking Lot Improvements, to North Valley, Inc. for the bid in the amount of \$104,935.73.

Funding Source:

On January 18, 2022 a total of eleven (11) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

CONTRACTOR	TOTAL BID
North Valley, Inc.	\$ 104,935.73
Goodmanson Construction	\$ 109,239.00
Omann Brothers Paving Inc.	\$ 109,991.04
Aslakson’s Service Inc.	\$ 113,277.71
Minnesota Roadways Company	\$ 116,012.95
Asphalt Surface Technologies Corporation	\$ 116,807.28
Bituminous Roadways Inc.	\$ 117,400.00
Park Construction Company	\$ 119,384.22
Allied Blacktop Company	\$ 123,844.78
Winberg Companies	\$ 124,958.22
Urban Companies	\$ 169,563.50
<i>Engineer’s Estimate</i>	<i>\$ 96,209.00</i>

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of \$104,935.73 for the total bid for construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 14-percent brings total project costs to \$119,626.73.

Per the final plans and specifications, estimated construction costs were \$96,209.00. After adding 14-percent for indirect costs for administrative, engineering, finance and legal costs, estimated project costs totaled \$109,678.26.

The low bid is 8-percent more than the engineer’s estimate, primarily due to higher than estimated bituminous paving, concrete, and pavement marking costs.

The funding source for these improvements is proposed to be taken from the Facility Funds, which has an adequate balance to fund these improvements.

City Staff proposes to administer and inspect construction.

Plans and specifications were prepared in-house as part of Staff’s normal duties.

Outside costs incurred to date as engineering indirect costs include:

- \$100.00 for SPC Engineering & Testing, Inc. to perform pavement coring for determining existing pavement thickness. This cost is included in the 14% indirect project costs.

Recommendation:

Staff recommends adopting Resolution #22-021 accepting bids and awarding contract for Improvement Project #21-10, Fire Station No.1 Parking Lot Improvements, to North Valley, Inc. for the bid in the amount of \$104,935.73.

Action:

Motion to adopt Resolution #22-021 accepting bids and awarding a contract for Improvement Project #21-10, Fire Station No.1 Parking Lot Improvements, to North Valley, Inc. for the bid in the amount of \$104,935.73.

Res 22-021

21-10 Final Plans

Form Review

Inbox

Bruce Westby

Kurt Ulrich

Form Started By: Joe Feriancek

Final Approval Date: 01/20/2022

Reviewed By

Bruce Westby

Kurt Ulrich

Date

01/20/2022 09:55 AM

01/20/2022 10:08 AM

Started On: 01/18/2022 06:31 AM

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-021

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #21-10, FIRE STATION No.1 PARKING LOT IMPROVEMENTS

WHEREAS, the City proposes to overlay the pavement and improve drainage of the Fire Station No. 1 Parking Lot; and

WHEREAS, the City staff has the capacity to prepare plans and specifications for improvement project #21-10, Fire Station No.1 Parking Lot Improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #21-195, adopted July 27, 2021, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for the same improvements.

WHEREAS, pursuant to Ramsey City Council resolution #21-344, adopted December 14, 2021, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for said improvements; and

WHEREAS, Eleven (11) bids were received, opened, and tabulated on January 18, 2022, and the following bids were found to comply with the advertisement for bids; and

Contractor	Total Bid
North Valley, Inc.	\$ 104,935.73
Goodmanson Construction	\$ 109,239.00
Omann Brothers Paving Inc.	\$ 109,991.04
Aslakson's Services Inc.	\$ 113,277.71
Minnesota Roadways Company	\$ 116,012.95
Asphalt Surface Technologies Corporation	\$ 116,807.28
Bituminous Roadways Inc.	\$ 117,400.00
Park Construction Company	\$ 119,384.22
Allied Blacktop Company	\$ 123,844.78
Winberg Companies	\$ 124,958.22
Urban Companies	\$ 169,563.50

WHEREAS, the bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of \$104,935.73 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.
- 2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the bid bonds made with their bids at such time that a contract has been executed.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of January, 2022.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY

FIRE STATION No.1 PARKING LOT IMPROVEMENTS

CITY IMPROVEMENT PROJECT NO. 21-10

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

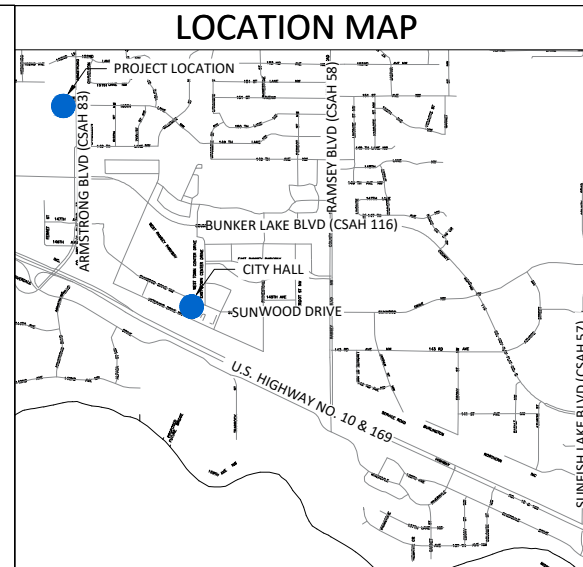
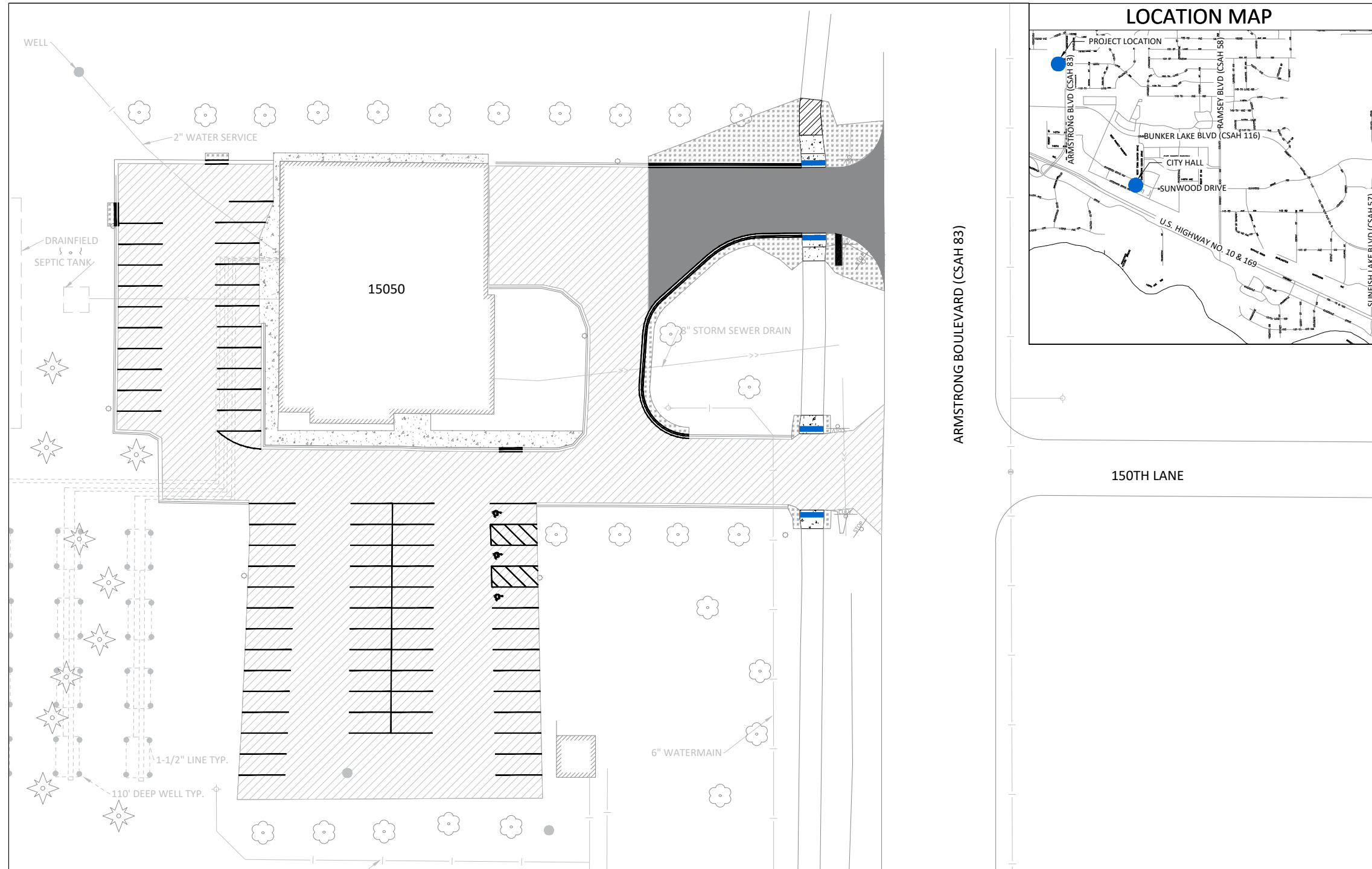
ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 12 SHEETS

SHEET No.	DESCRIPTION
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01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	REMOVALS
04	SITE PLAN
05	GRADING PLAN
06	CITY DETAILS
07-12	MNDOT PEDESTRIAN DETAILS



LEGEND

	LIGHT POLE		EASEMENT
	TREE		RIGHT OF WAY
	SHRUB		OVERHEAD ELECTRIC
	SIGN		BURIED ELECTRIC
	VALVE		GAS
	UTILITY PEDESTAL		TELECOMMUNICATIONS
	HAND HOLE		OVERHEAD TELECOMMUNICATIONS
	REMOVE TREE		FIBER OPTIC LINE
	3'X2' CATCH BASIN		STORM SEWER
	MANHOLE		SANITARY SEWER
	INLET PROTECTION		WATERMAIN
	HYDRANT		SAWCUT PAVEMENT
	VALVE		TREE LINE
	BITUMINOUS PAVEMENT		FENCE
	GRAVEL SURFACE		LANDSCAPING
	MILL BIT. PAVEMENT		RETAINING WALL
	REMOVE BIT. PAVEMENT		5' CONTOUR LINE
	SEEDING AREA		1' CONTOUR LINE
	CONCRETE PAVEMENT		SILT FENCE

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.

Joe Feriancek
 JOE FERIANCEK, P.E.
 CIVIL ENGINEER II

57095 DATE 11/23/21
 LIC. NO.

DATE	REVISION

SHEET 01 OF 12 SHEETS



CITY OF RAMSEY
 7550 SUNWOOD DRIVE
 RAMSEY, MN 55303
 (763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002



Call before you dig
 811
 651 454-0002 Metro
 800 252-1166 Outstate
www.gopherstateonecall.org

21-10 FIRE STATION No.1 PARKING LOT IMPROVEMENTS

STATEMENT OF ESTIMATED QUANTITIES

NOTE	ITEM No.	MNDOT No.	DESCRIPTION	UNIT	ESTIMATED QUANTITY
	1	2021.501	MOBILIZATION	LS	1
	2	2104.502	SALVAGE SIGN	EA	3
1	3	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	235
1	4	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	390
1	5	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	67
1	6	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	461
1	7	2104.504	REMOVE CONCRETE WALK	SY	6
11	8	2105.607	COMMON EXCAVATION (EV)	CY	65
2, 10	9	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	100
1	10	2231.604	BITUMINOUS PATCH	SY	129
1	11	2232.504	MILL BITUMINOUS SURFACE (1.0")	SY	4117
4	12	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	318
5	13	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	46
5	14	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	374
	15	2521.504	4" CONCRETE WALK	SY	6
	16	2521.504	6" CONCRETE WALK	SY	47
	17	2531.503	CONCRETE CURB & GUTTER DESIGN B612	LF	228
	18	2531.503	CONCRETE CURB & GUTTER DESIGN FLAT	LF	10
	19	2531.604	CONCRETE FLUME	SY	4
	20	2531.618	TRUNCATED DOMES	SF	80
9	21	2563.601	TRAFFIC CONTROL	LS	1
	22	2573.503	SILT FENCE	LF	60
3	23	2574.507	TOPSOIL (LV)	CY	40
6	24	2574.508	FERTILIZER TYPE 3	LBS	6
	25	2575.505	SEEDING	ACRE	0.06
8	26	2575.508	HYDRAULIC MULCH MATRIX	LBS	240
7	27	2575.508	SEED MIXTURE 25-151	LBS	8
	28	2582.503	4" SOLID LINE PAINT (EPOXY)	LF	1640
	29	2582.518	PAVEMENT MESSAGE PAINT (HANDICAP SYMBOL) (EPOXY)	SF	36

PAY ITEM NOTES:

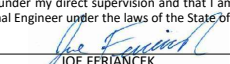
1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. LV TO CV CONVERSION FACTOR = 1.25.
3. LV TO CV CONVERSION FACTOR = 1.30.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
5. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 110 LB/SY-IN.
6. ESTIMATED QUANTITY BASED ON 100 LB/ACRE.
7. ESTIMATED QUANTITY BASED ON 120 LB/ACRE.
8. ESTIMATED QUANTITY BASED ON 4000 LB/ACRE.
9. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.
10. RECLAMATION MATERIAL FROM THE CITY STOCKPILE LOCATED AT THE CITY OF RAMSEY PUBLIC WORKS CAMPUS, 14100 JASPER STREET MAY BE USED AS AGGREGATE BASE CLASS 5 MODIFIED.
11. THE EXCAVATION REQUIRED FOR PLACEMENT OF NEW AGGREGATE BASE MATERIAL SHALL BE PAID FOR AS COMMON EXCAVATION.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. PERMANENT SIGN INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.

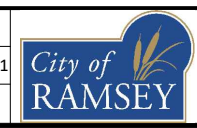
DATE	REVISION

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


JOE FERIANCEK
 Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF
 DRAWN BY: JJF
 CHECKED BY: JJF

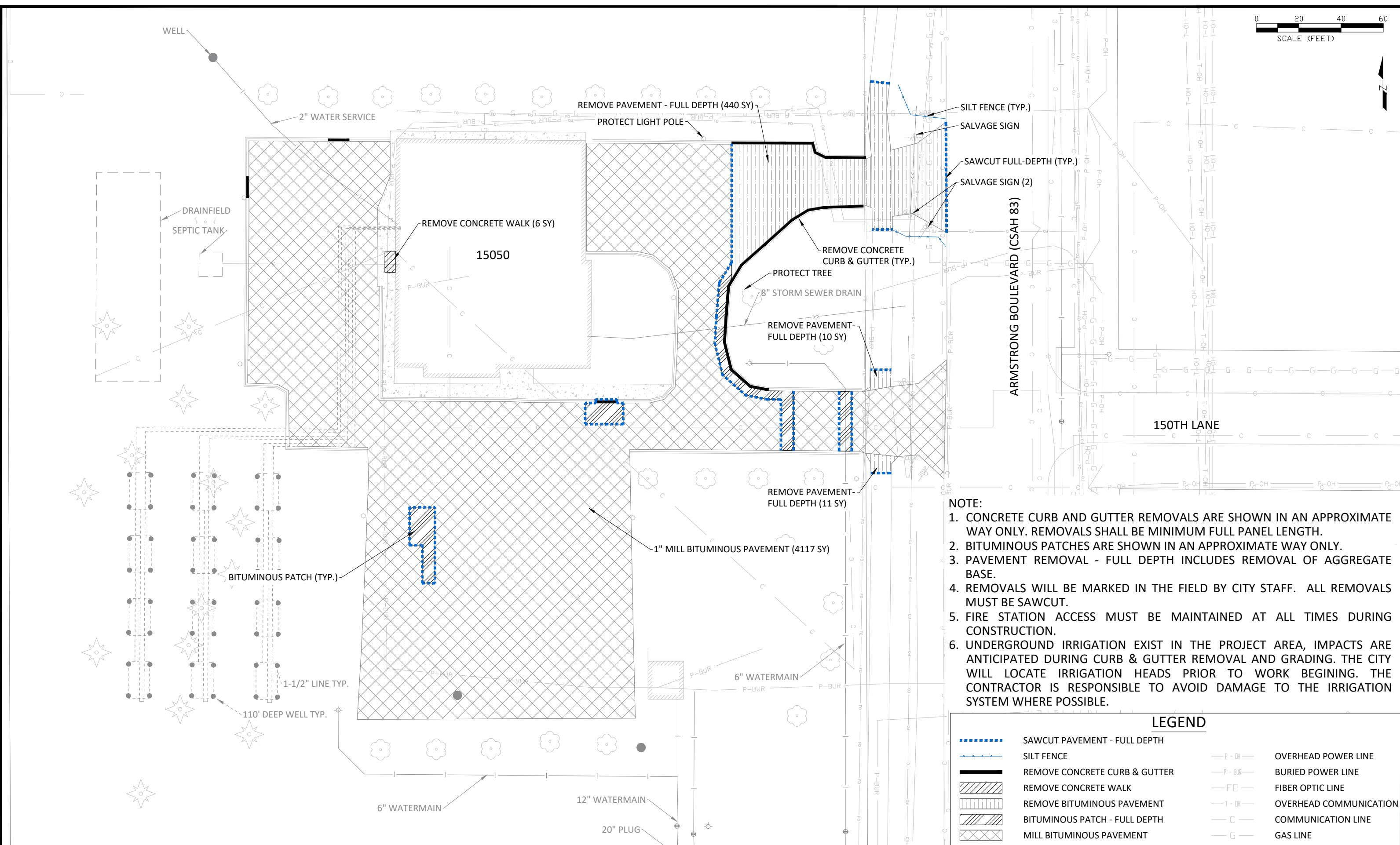
DATE: 11/23/21
 FILE: 21-10



CITY OF RAMSEY
 7550 SUNWOOD DRIVE
 RAMSEY, MN 55303
 (763) 427-1410 FAX (763) 433-9898

STATEMENT OF ESTIMATED QUANTITIES

FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY PROJECT NO. 21-10
 CITY OF RAMSEY, MINNESOTA



- NOTE:**
1. CONCRETE CURB AND GUTTER REMOVALS ARE SHOWN IN AN APPROXIMATE WAY ONLY. REMOVALS SHALL BE MINIMUM FULL PANEL LENGTH.
 2. BITUMINOUS PATCHES ARE SHOWN IN AN APPROXIMATE WAY ONLY.
 3. PAVEMENT REMOVAL - FULL DEPTH INCLUDES REMOVAL OF AGGREGATE BASE.
 4. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
 5. FIRE STATION ACCESS MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 6. UNDERGROUND IRRIGATION EXIST IN THE PROJECT AREA, IMPACTS ARE ANTICIPATED DURING CURB & GUTTER REMOVAL AND GRADING. THE CITY WILL LOCATE IRRIGATION HEADS PRIOR TO WORK BEGINING. THE CONTRACTOR IS RESPONSIBLE TO AVOID DAMAGE TO THE IRRIGATION SYSTEM WHERE POSSIBLE.

LEGEND	
	SAWCUT PAVEMENT - FULL DEPTH
	SILT FENCE
	REMOVE CONCRETE CURB & GUTTER
	REMOVE CONCRETE WALK
	REMOVE BITUMINOUS PAVEMENT
	BITUMINOUS PATCH - FULL DEPTH
	MILL BITUMINOUS PAVEMENT
	OVERHEAD POWER LINE
	BURIED POWER LINE
	FIBER OPTIC LINE
	OVERHEAD COMMUNICATION
	COMMUNICATION LINE
	GAS LINE

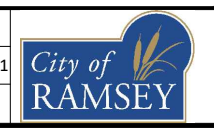
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Joe Feriancek
JOE FERIANCEK
Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF
DRAWN BY: JJF
CHECKED BY: JJF

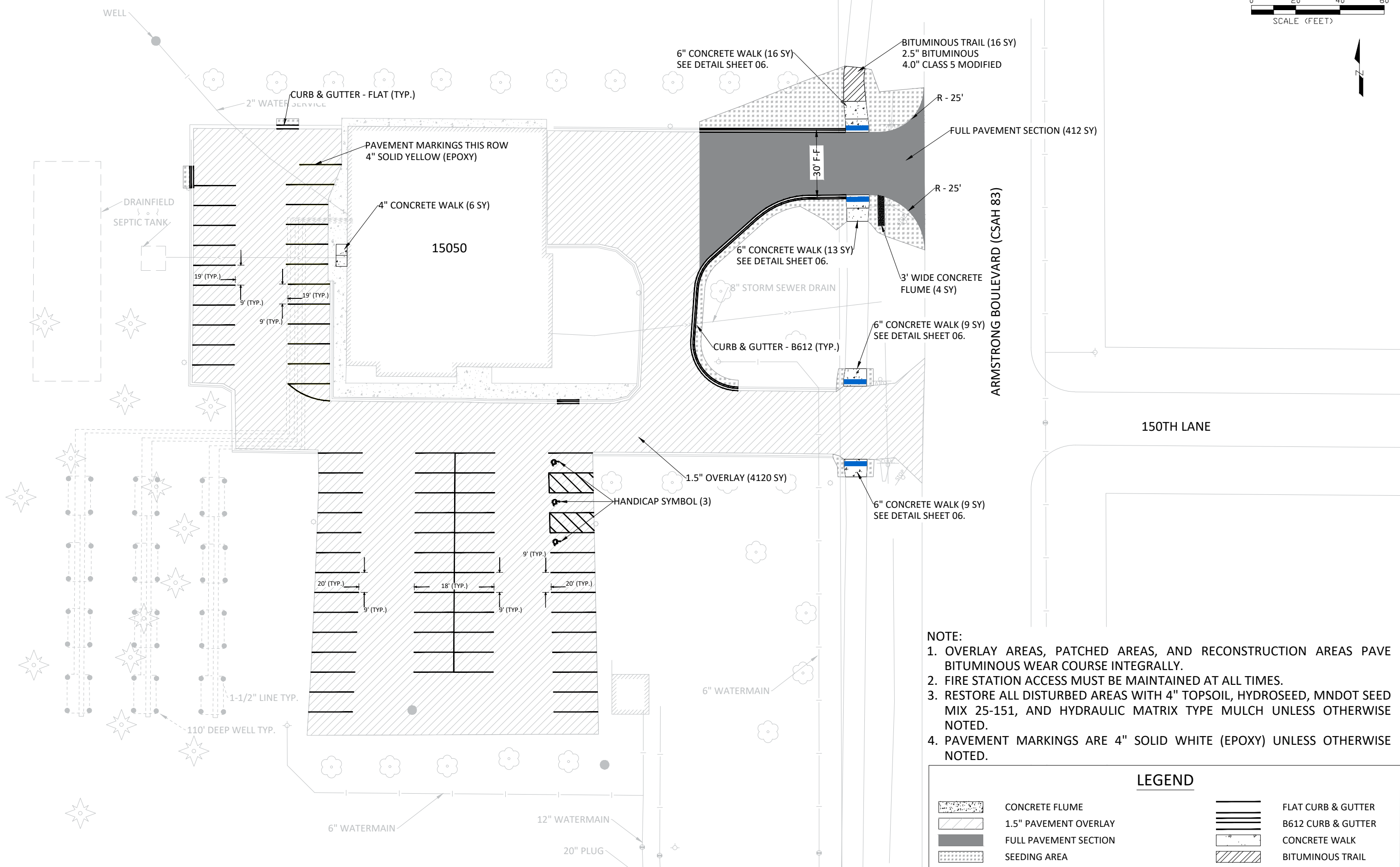
DATE: 11/23/21
FILE: 21-10



CITY OF RAMSEY
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RAMSEY, MN 55303
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REMOVALS

FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY PROJECT NO. 21-10
CITY OF RAMSEY, MINNESOTA



- NOTE:**
1. OVERLAY AREAS, PATCHED AREAS, AND RECONSTRUCTION AREAS PAVE BITUMINOUS WEAR COURSE INTEGRALLY.
 2. FIRE STATION ACCESS MUST BE MAINTAINED AT ALL TIMES.
 3. RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.
 4. PAVEMENT MARKINGS ARE 4" SOLID WHITE (EPOXY) UNLESS OTHERWISE NOTED.

LEGEND			
	CONCRETE FLUME		FLAT CURB & GUTTER
	1.5" PAVEMENT OVERLAY		B612 CURB & GUTTER
	FULL PAVEMENT SECTION		CONCRETE WALK
	SEEDING AREA		BITUMINOUS TRAIL

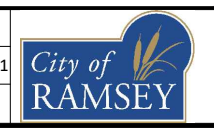
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Joe Feriancek
JOE FERIANCEK
Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF
DRAWN BY: JJF
CHECKED BY: JJF

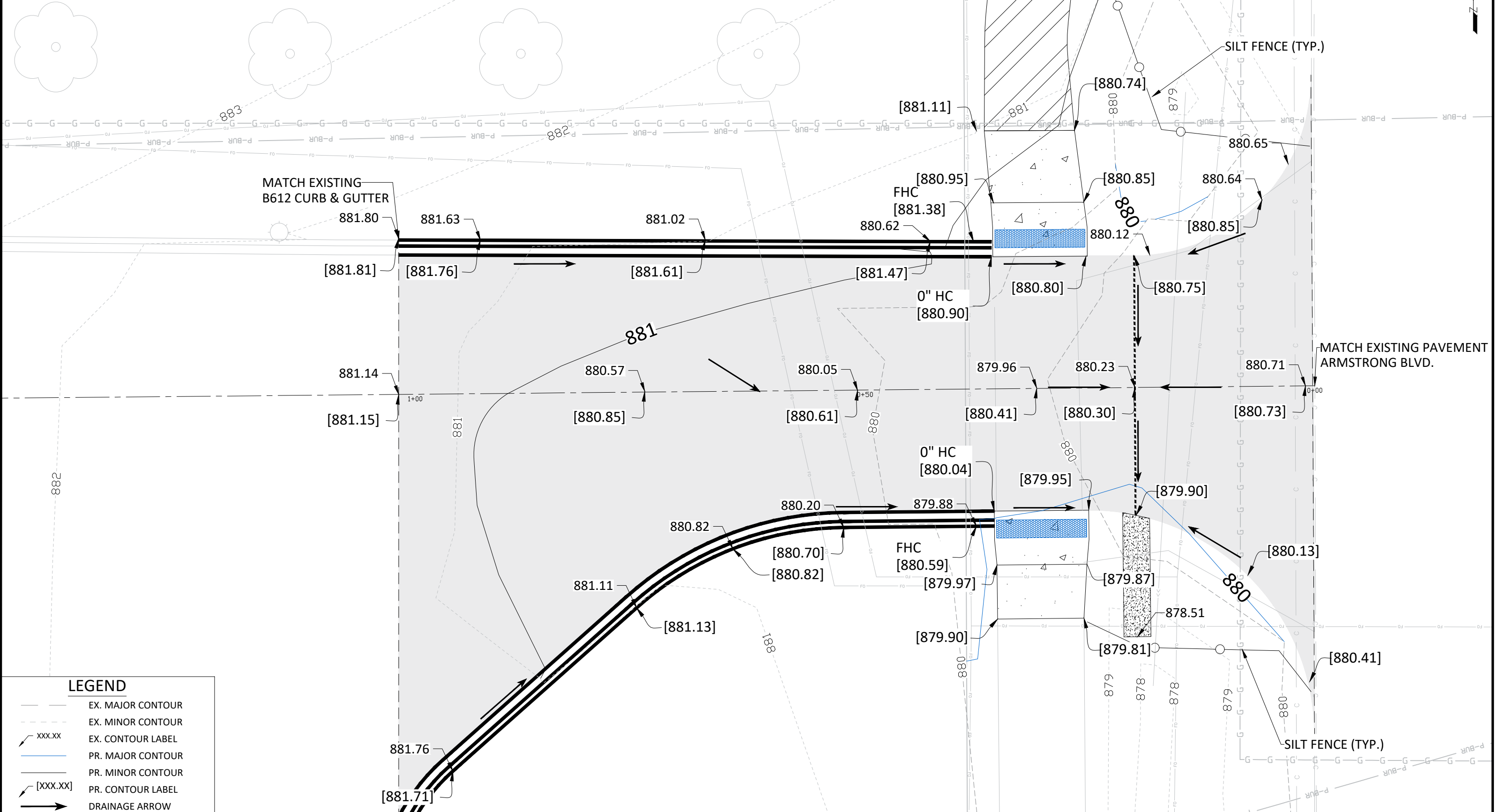
DATE: 11/23/21
FILE: 21-10



CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SITE PLAN

FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY PROJECT NO. 21-10
CITY OF RAMSEY, MINNESOTA



LEGEND

- EX. MAJOR CONTOUR
- - - EX. MINOR CONTOUR
- xxx.xx EX. CONTOUR LABEL
- PR. MAJOR CONTOUR
- - - PR. MINOR CONTOUR
- [xxx.xx] PR. CONTOUR LABEL
- DRAINAGE ARROW

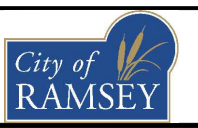
DATE	REVISION

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Joe Feriancek
JOE FERIANCEK
Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF
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CHECKED BY: JJF

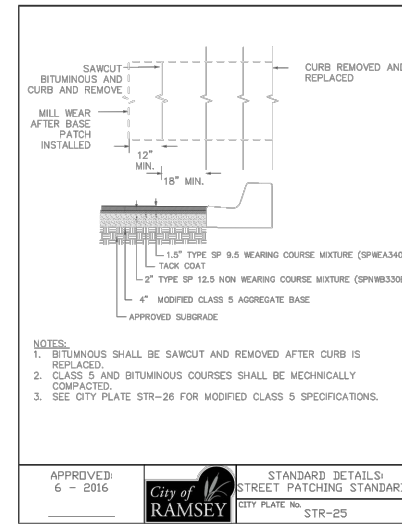
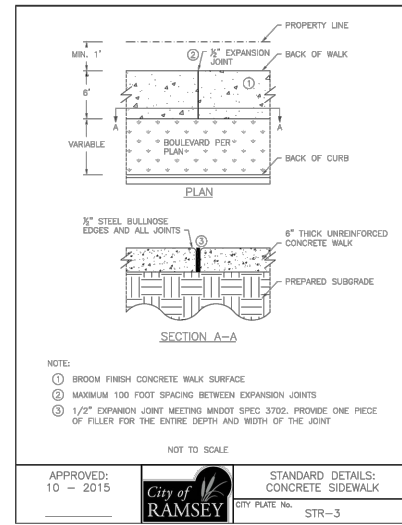
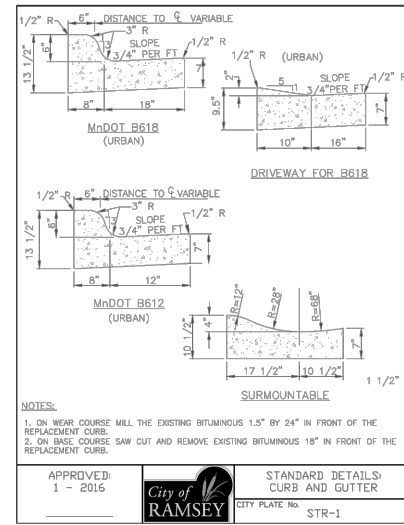
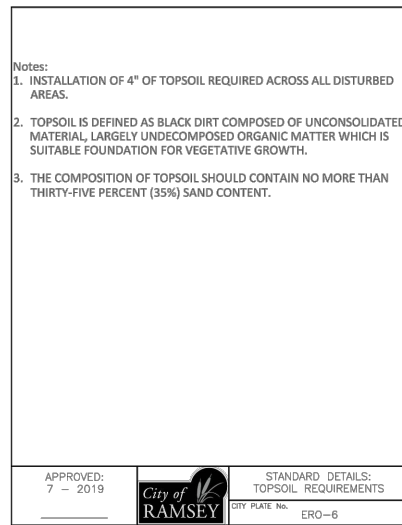
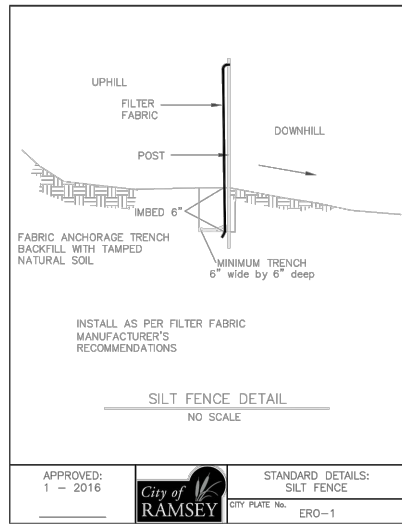
DATE: 11/23/21
FILE: 21-10



CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

GRADING PLAN

FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY PROJECT NO. 21-10
CITY OF RAMSEY, MINNESOTA

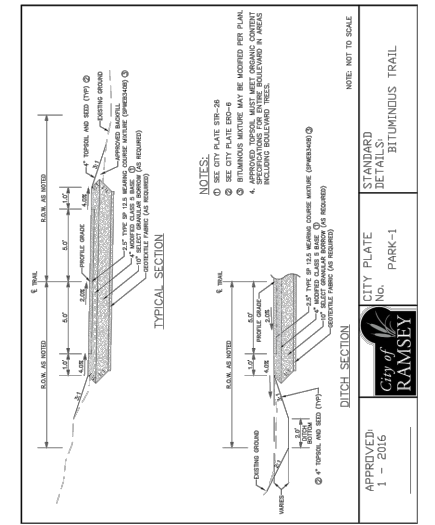


**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

% PASSING

1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

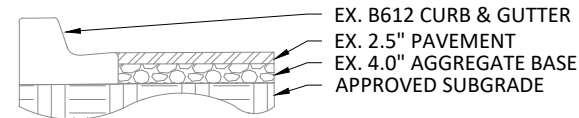
APPROVED: 2 - 2003
City of RAMSEY
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
CITY PLATE No. STR-26



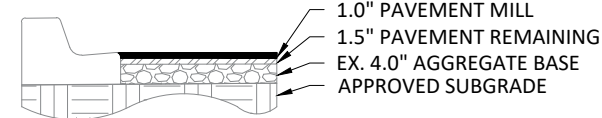
PED RAMP LEGEND

- Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- Ⓣ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- ▨ LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.
- ← DRAINAGE FLOW ARROW

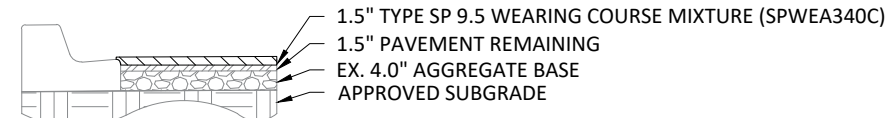
EXISTING PAVEMENT SECTION



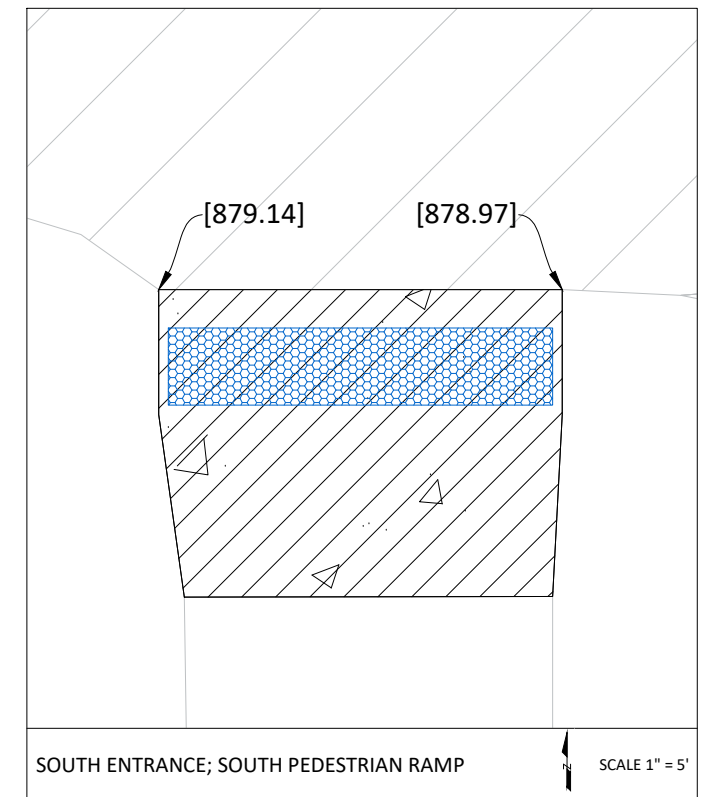
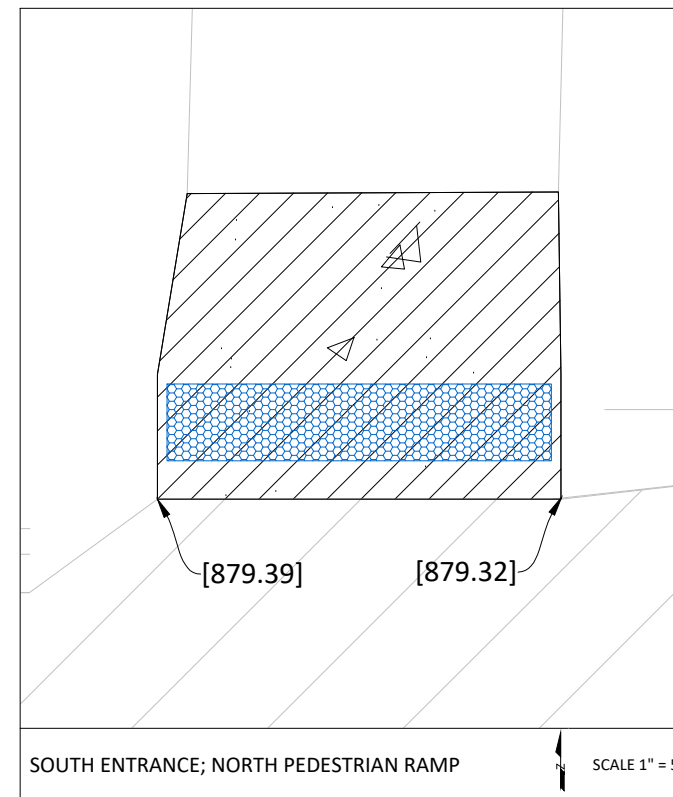
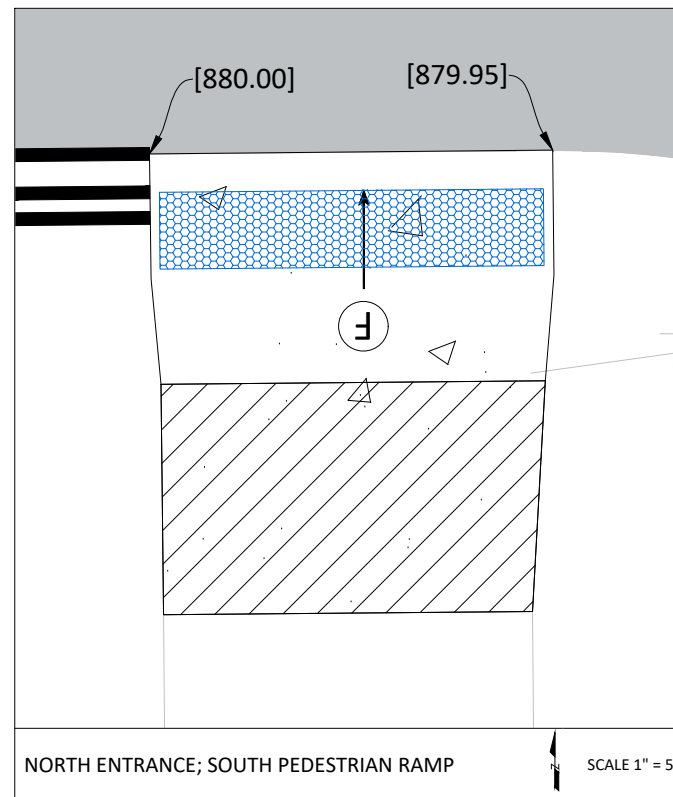
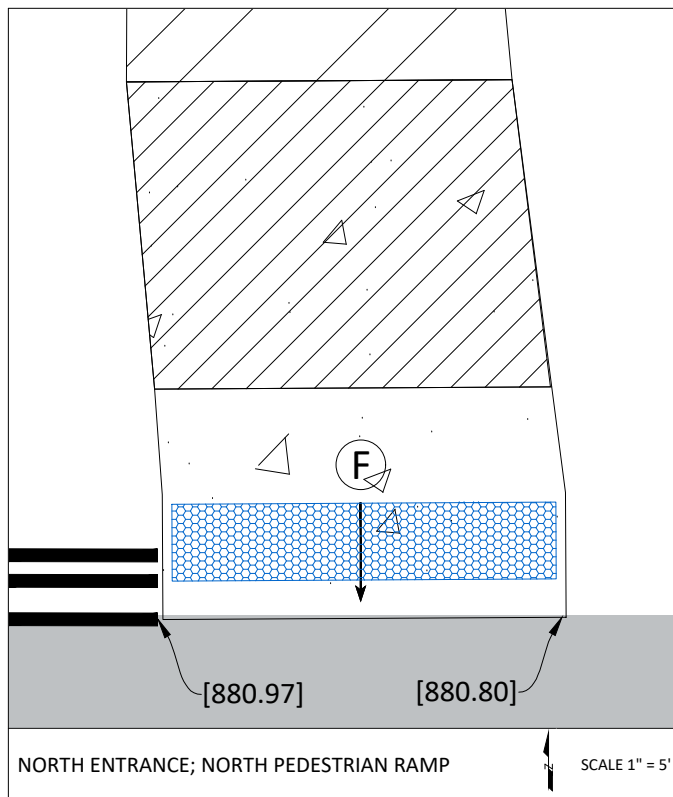
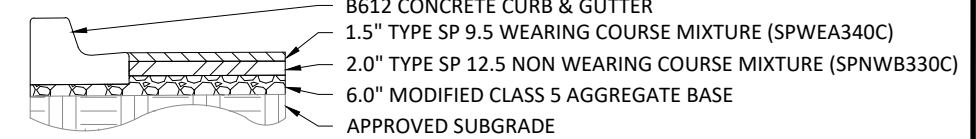
PROPOSED PAVEMENT MILL



PROPOSED PAVEMENT OVERLAY



PROPOSED FULL PAVEMENT SECTION



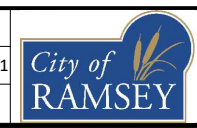
DATE	REVISION

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

Joe Feriancek
JOE FERIANCEK
Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF
DRAWN BY: JJF
CHECKED BY: JJF

DATE: 11/23/21
FILE: 21-10



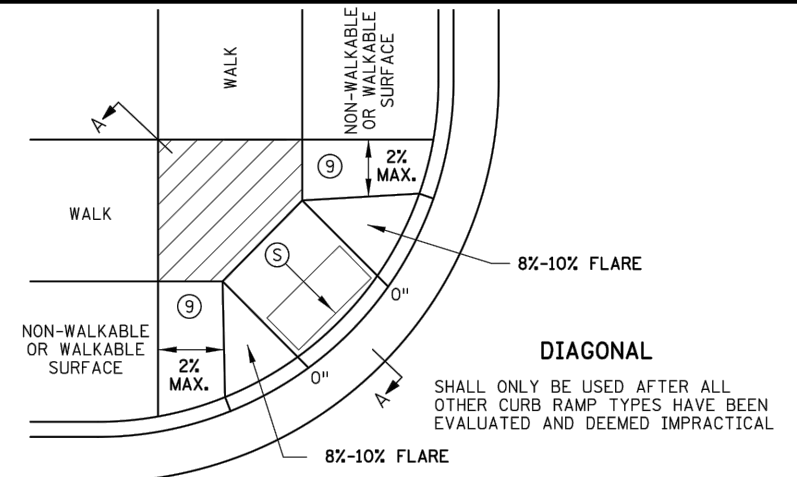
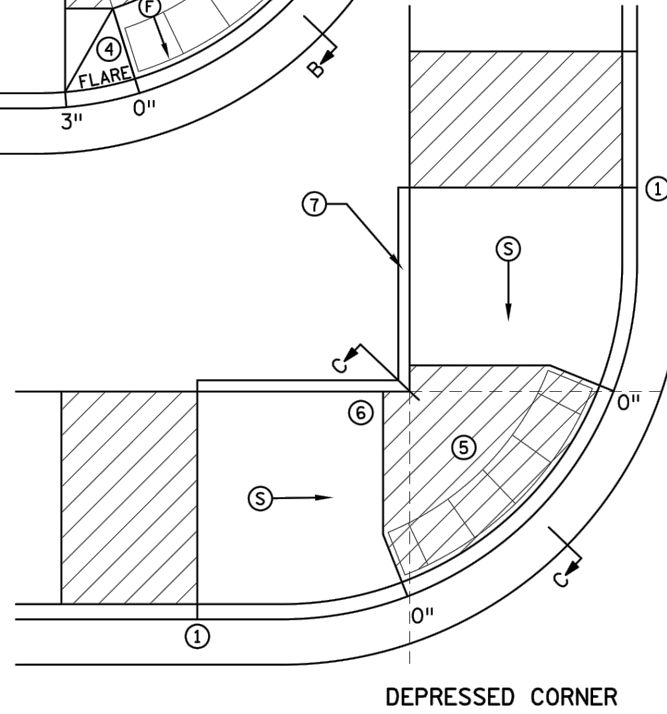
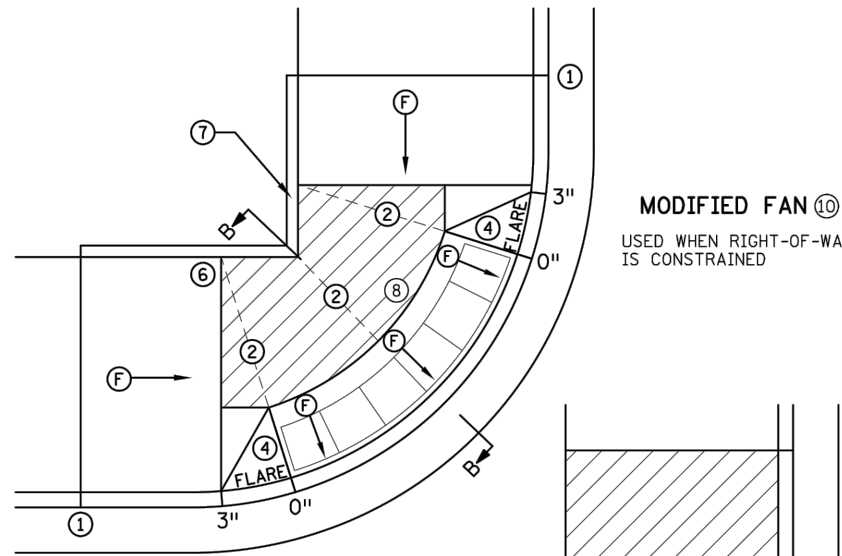
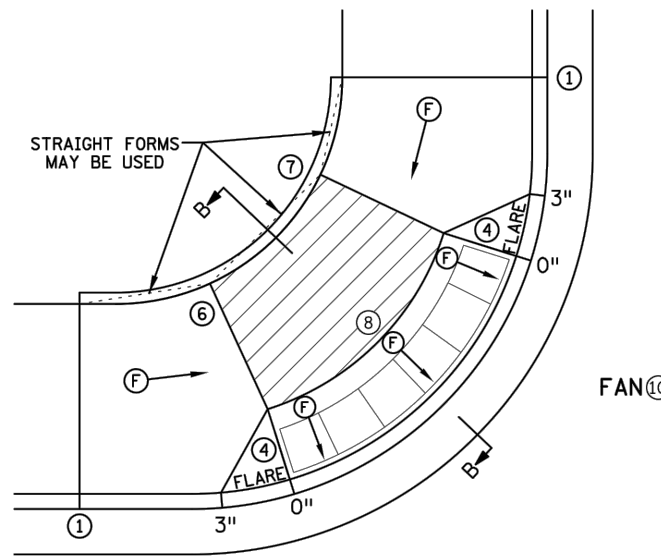
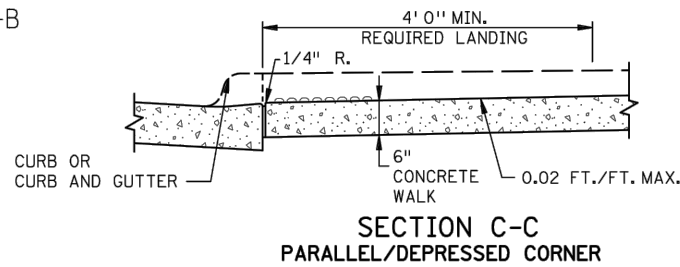
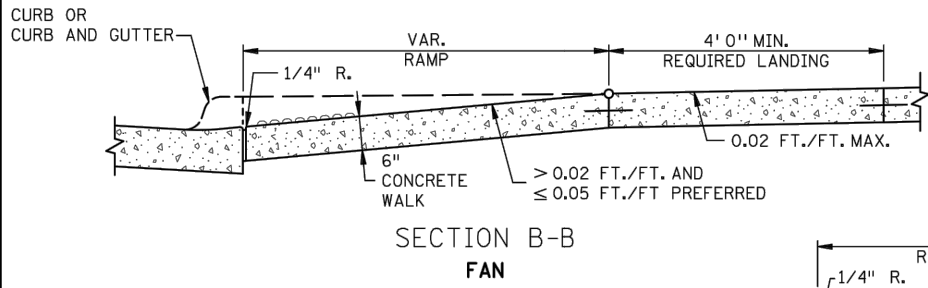
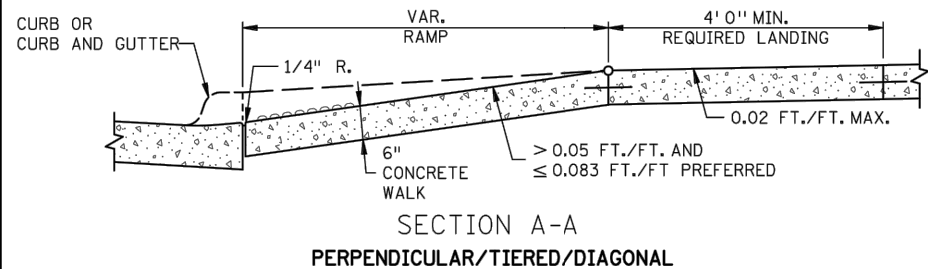
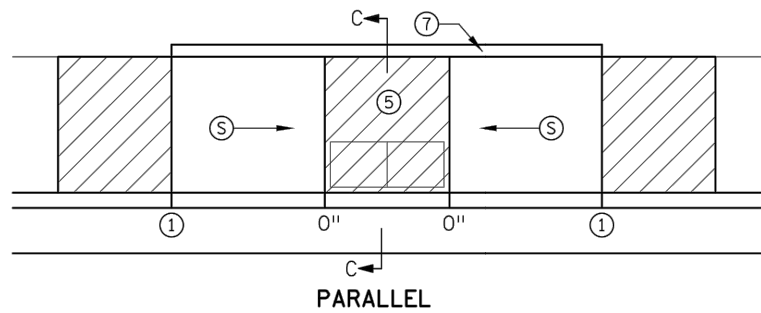
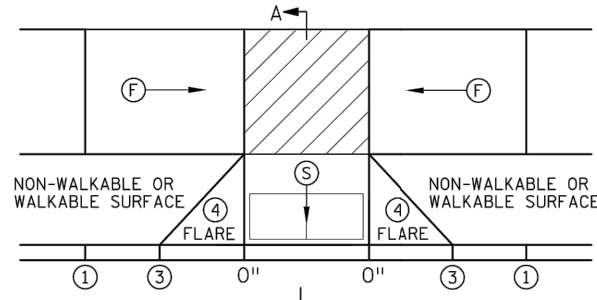
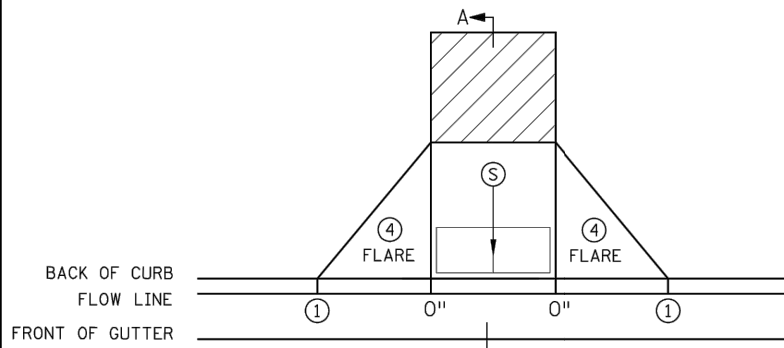
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CITY DETAILS

FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY PROJECT NO. 21-10
CITY OF RAMSEY, MINNESOTA

PLOTTED/REVISED: 4-APR-2018

I/PLOT NAME: s250.J.spr
PATH & FILENAME: OT\S\DesignStandards\Development\New Border\200_Ser\res\250.J.spr.dgn



NOTES:

- LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING RAMP IS INVERSE GRADE GREATER THAN 2%.
 - INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
 - SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30' OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
 - CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
 - ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, (EXCEPT AS STATED IN 6) BELOW.
 - TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).
 - TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
 - WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
 - ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
 - 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
 - RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
- MATCH FULL HEIGHT CURB.
 - 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
 - 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
 - SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
 - DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
 - THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
 - WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
 - A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
 - PAVE FULL WALK WIDTH.
 - "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND	
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.	
(S)	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
(F)	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
[Hatched Box]	LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.
X"	CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN 5-297.250 1 OF 6
APPROVED: 1-23-2017
REVISOR:
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS

DATE	REVISION

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
JOE FERIANECK
Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF
DRAWN BY: JJF
CHECKED BY: JJF
DATE: 11/23/21
FILE: 21-10

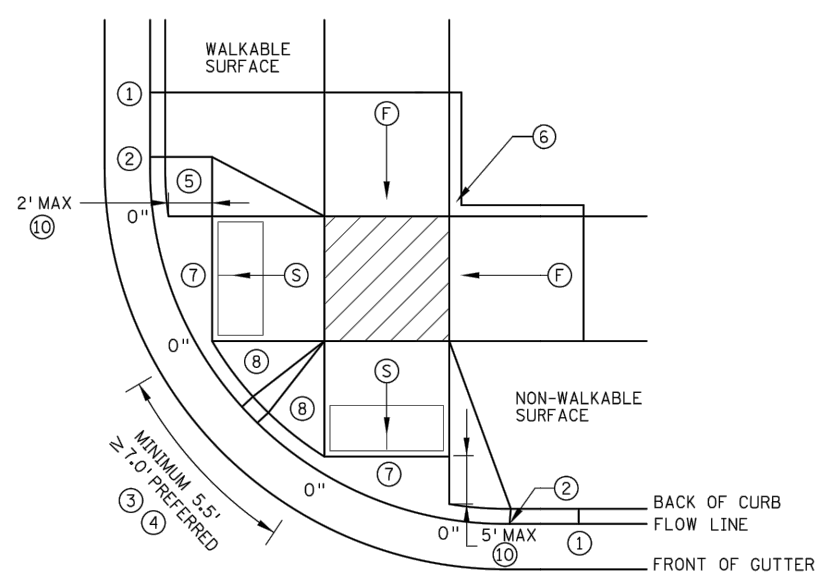


CITY OF RAMSEY
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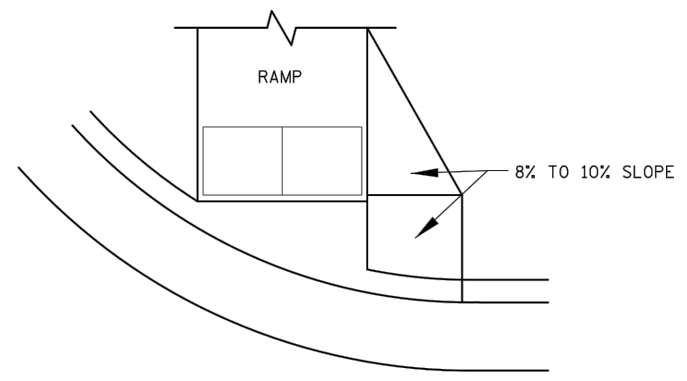
MNDOT PEDESTRIAN DETAILS

FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY PROJECT NO. 21-10
CITY OF RAMSEY, MINNESOTA

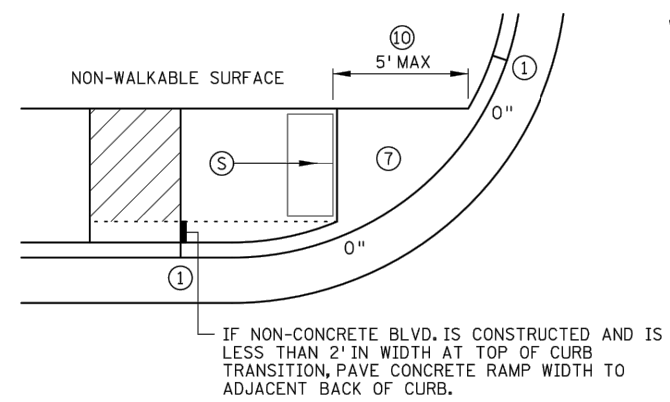
PLOTTED/REVISED: 4-APR-2018
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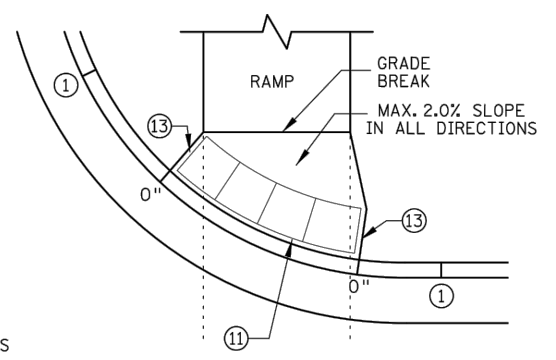
COMBINED DIRECTIONAL ⑨



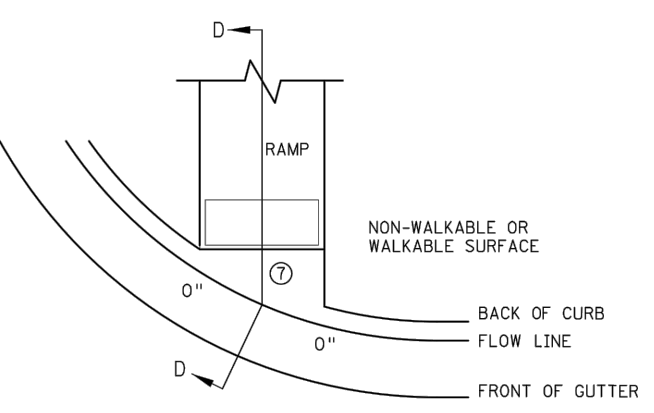
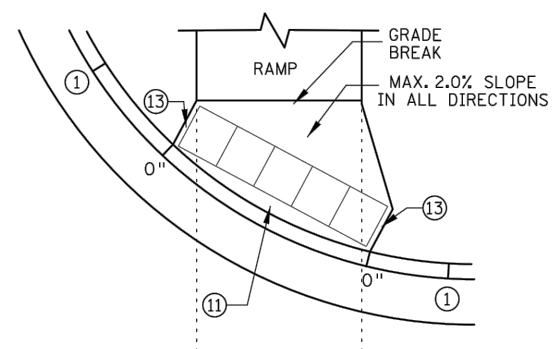
DIRECTIONAL RAMP WALKABLE FLARE



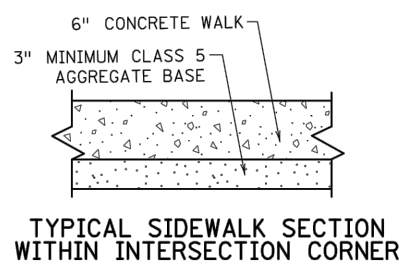
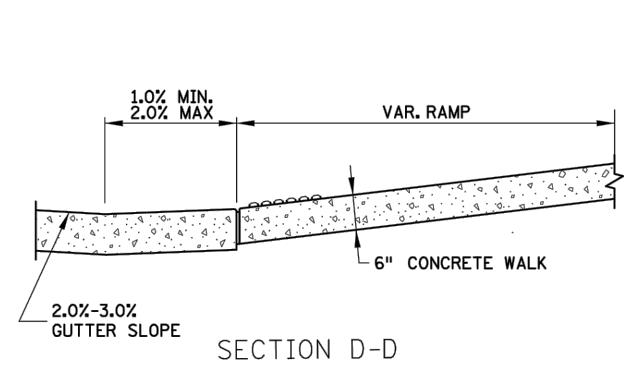
STANDARD ONE-WAY DIRECTIONAL ⑨



ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB



CURB FOR DIRECTIONAL RAMPS ⑭



- NOTES:**
- LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.
 - INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
 - SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.
 - CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
 - ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.
 - TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).
 - TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
 - WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
 - ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
 - 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
 - RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.
- ① MATCH FULL CURB HEIGHT.
 - ② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.
 - ③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
 - ④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
 - ⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.
 - ⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
 - ⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
 - ⑧ 8% TO 10% WALKABLE FLARE.
 - ⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
 - ⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
 - ⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
 - ⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
 - ⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
 - ⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND	
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.	
Ⓢ	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
Ⓣ	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
	LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.
X"	CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

	STANDARD PLAN 5-297.250	2 OF 6	PEDESTRIAN CURB RAMP DETAILS
	APPROVED: 1-23-2017 REVISED:		
DEPARTMENT OF TRANSPORTATION STATE DESIGN ENGINEER 	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

DATE	REVISION

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

JOE FERIANCEK
 Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF	DATE: 11/23/21
DRAWN BY: JJF	FILE: 21-10
CHECKED BY: JJF	

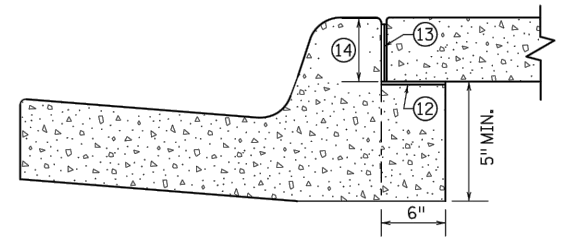
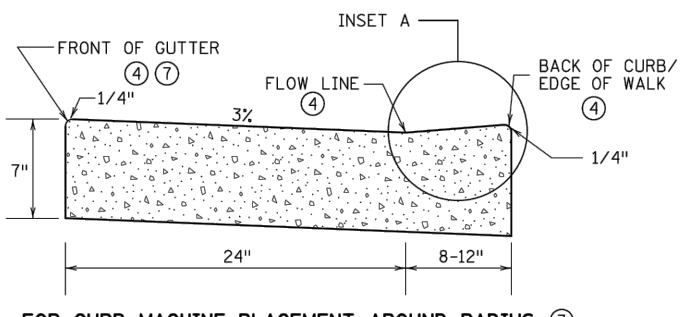
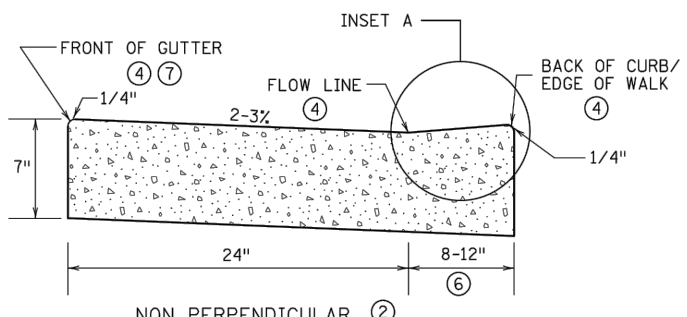
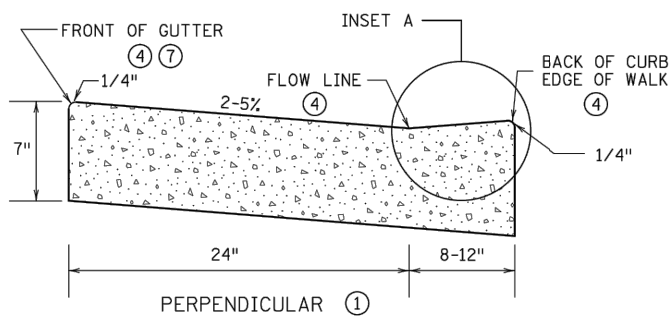
CITY OF RAMSEY
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 RAMSEY, MN 55303
 (763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN DETAILS

FIRE STATION No.1 PARKING LOT IMPROVEMENTS
 CITY PROJECT NO. 21-10
 CITY OF RAMSEY, MINNESOTA

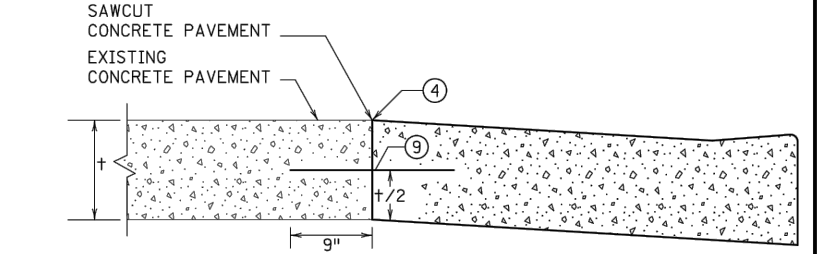
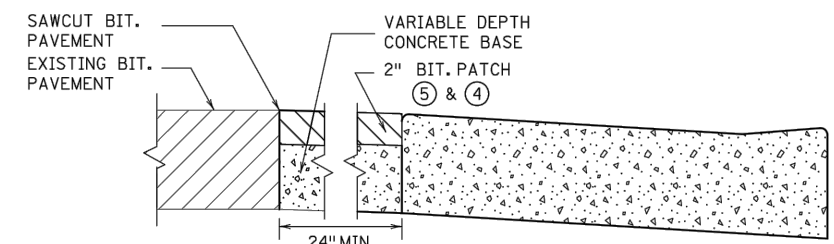
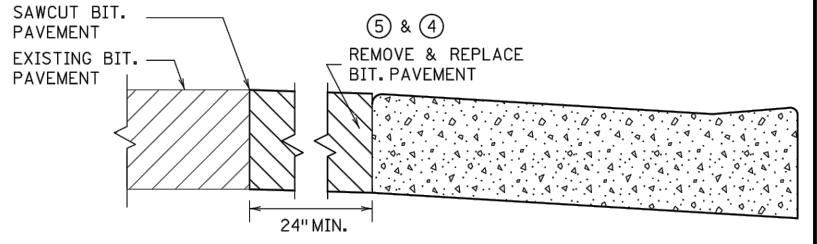
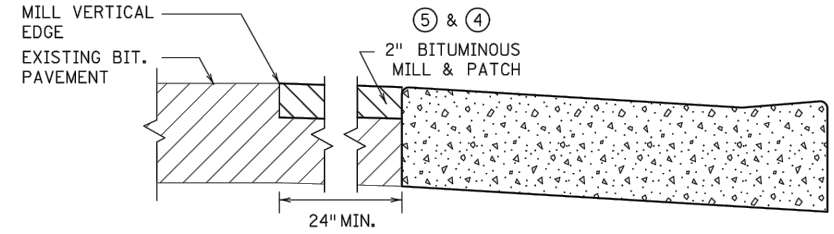
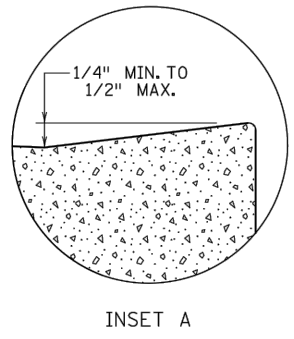
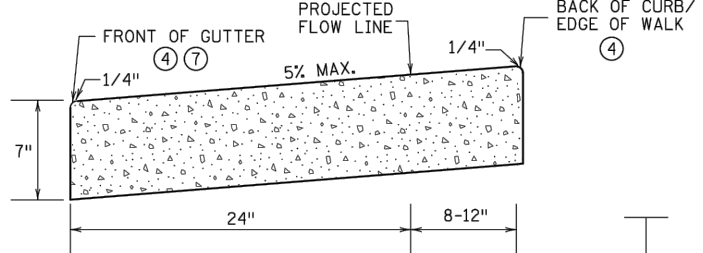
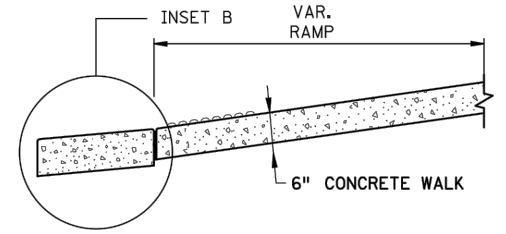
PLOTTED/REVISED: 4-APR-2018

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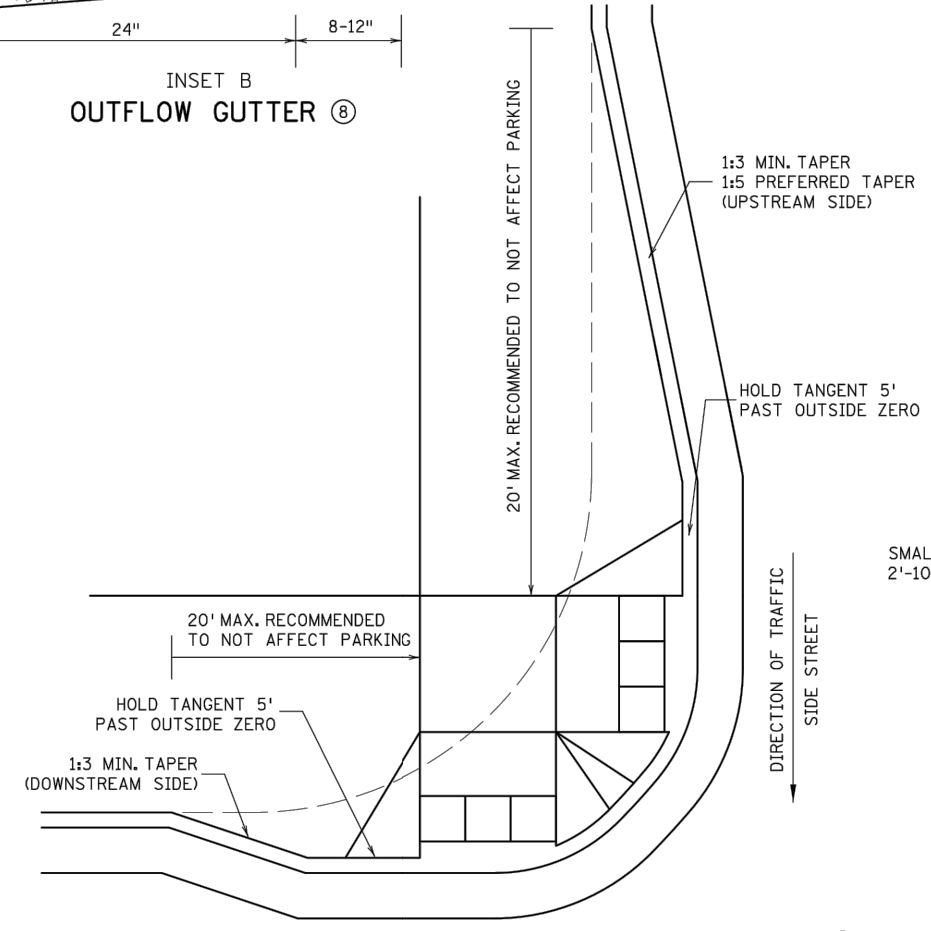
OPTIONAL SILL CURB WHEN SIDEWALK IS AT BACK OF CURB
CONCRETE SILL TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

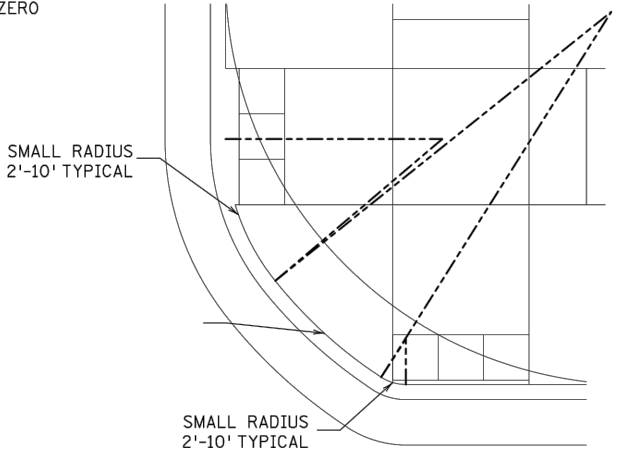


ONLY ALLOWED PER ENGINEER'S APPROVAL

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER
FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) 11



COMBINED DIRECTIONAL (COMPOUND RADIUS) 10

- NOTES:**
- POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR.
 - ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.
 - 1 FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
 - 2 FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
 - 3 BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
 - 4 THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
 - 5 ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
 - 6 VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
 - 7 TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
 - 8 SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
 - 9 DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.
 - 10 HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
 - 11 CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.
 - 12 PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.
 - 13 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.
 - 14 DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

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DIRECTION OF TRAFFIC
MAIN STREET

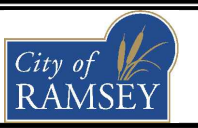
	STANDARD PLAN 5-297.250	3 OF 6	PEDESTRIAN CURB RAMP DETAILS	
		APPROVED: 1-23-2017		

DATE	REVISION

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

JOE FERIANECK
Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF	DATE: 11/23/21
DRAWN BY: JJF	FILE: 21-10
CHECKED BY: JJF	



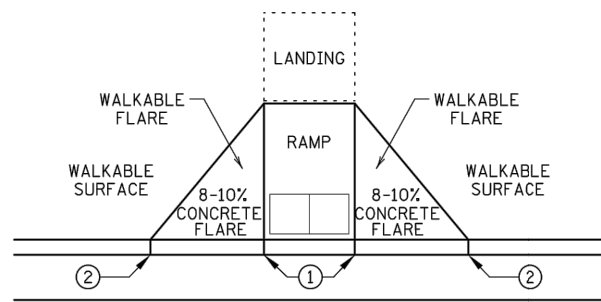
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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN DETAILS

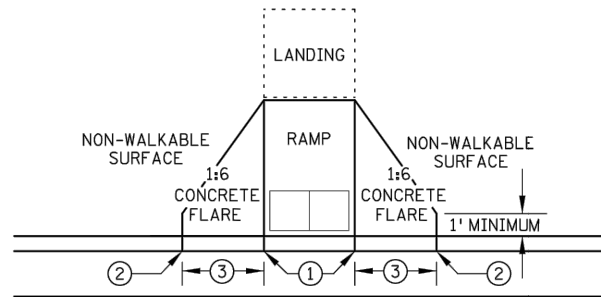
FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY PROJECT NO. 21-10
CITY OF RAMSEY, MINNESOTA

PLOTTED/REVISED: 4-APR-2018

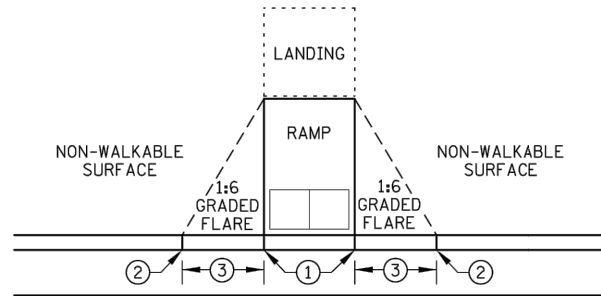
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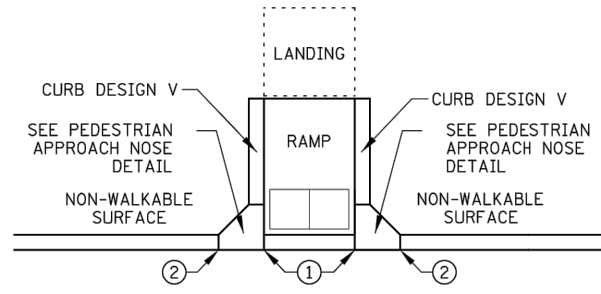
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

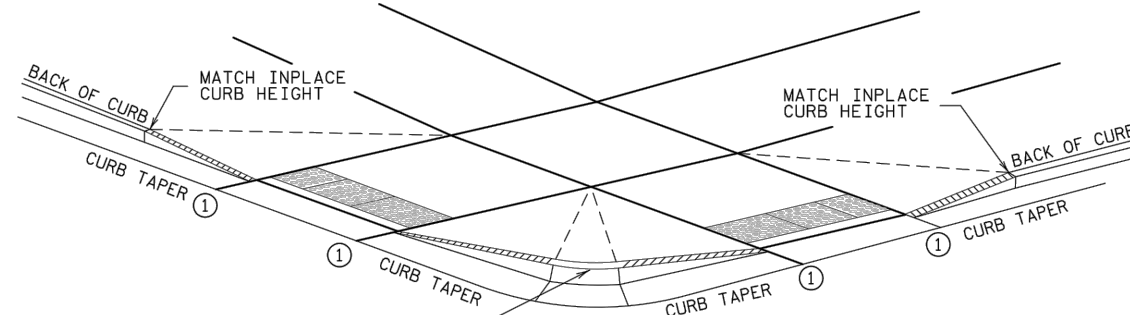


GRADED FLARES



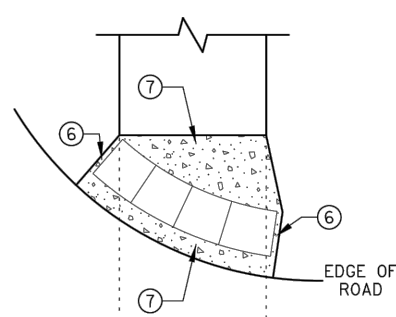
RETURNED CURB ⑤

TYPICAL SIDE TREATMENT OPTIONS ④ ⑪

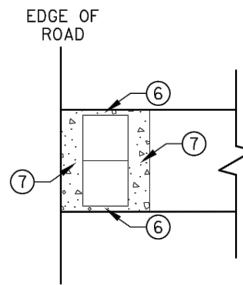


3" MINIMUM CURB HEIGHT, 4" PREFERRED
 (MEASURED AT FRONT FACE OF CURB)
 FOR A MIN. 6" LENGTH (MEASURED ALONG FLOW LINE)

DETECTABLE EDGE WITH ⑧
CURB AND GUTTER

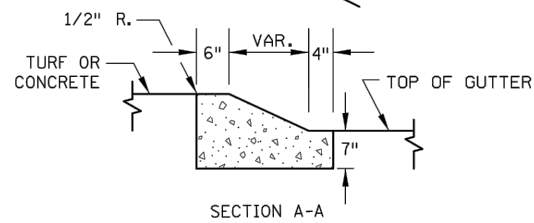
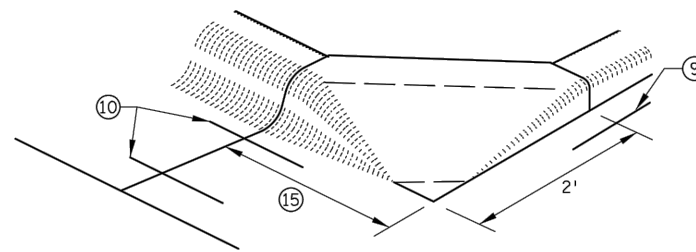


RADIAL DETECTABLE WARNING

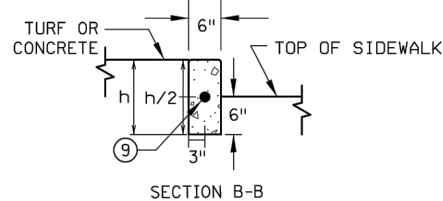


RECTANGULAR DETECTABLE WARNING

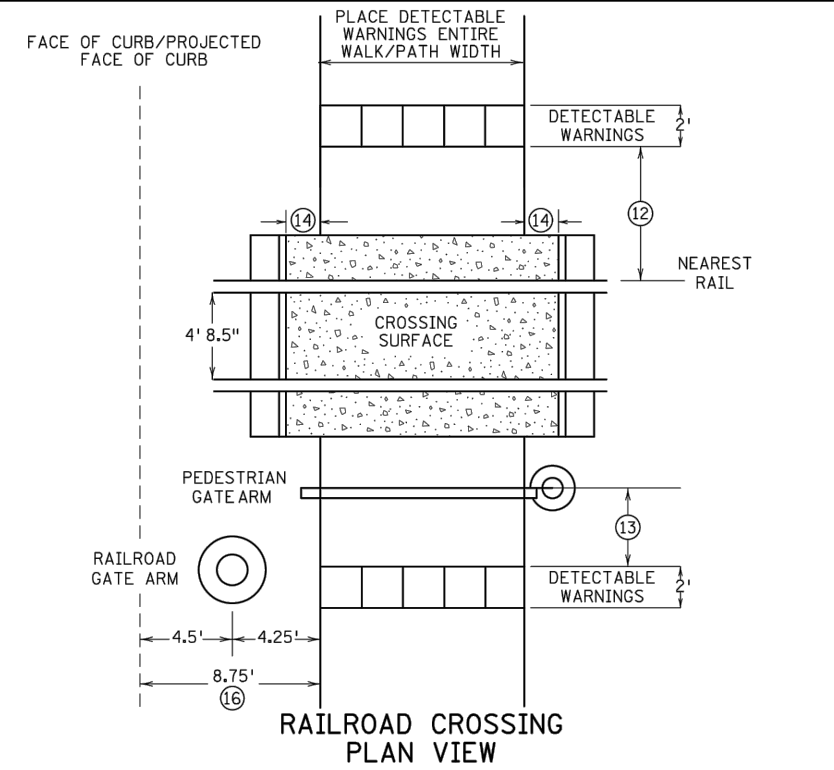
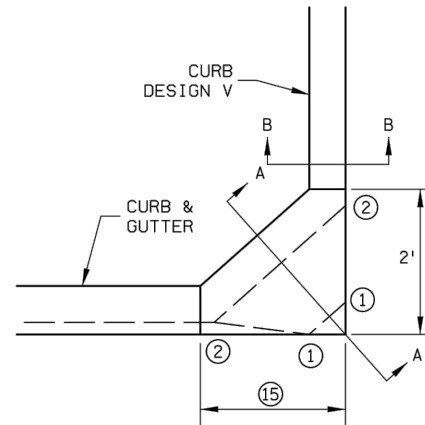
DETECTABLE EDGE WITHOUT CURB AND GUTTER



SECTION A-A



SECTION B-B



RAILROAD CROSSING
PLAN VIEW

NOTES:

- SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
- A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
- CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.
- ① 0" CURB HEIGHT.
- ② FULL CURB HEIGHT.
- ③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.
- ④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
- ⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.
- ⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
- ⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
- ⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
- ⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
- ⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
- ⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.
- ⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWERED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
- ⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.
- ⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
- ⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
- ⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:
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PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



STANDARD PLAN 5-297.250 4 OF 6

APPROVED: 1-23-2017
REVISED:

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PEDESTRIAN CURB RAMP DETAILS

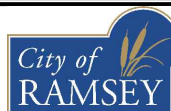
(T.H.) SHEET NO. OF SHEETS

DATE	REVISION

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

JOE FERIANECK
Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF	DATE: 11/23/21
DRAWN BY: JJF	FILE: 21-10
CHECKED BY: JJF	



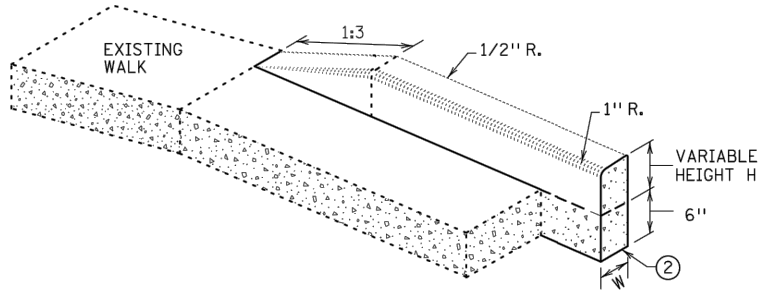
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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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MNDOT PEDESTRIAN DETAILS

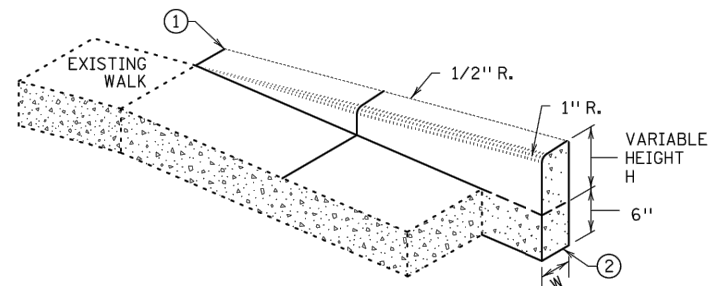
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CITY PROJECT NO. 21-10
CITY OF RAMSEY, MINNESOTA

PLOTTED/REVISED: 4-APR-2018

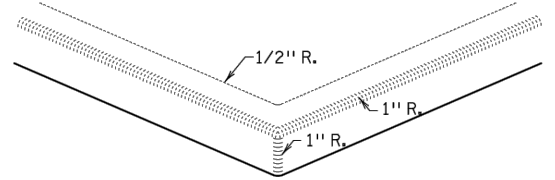
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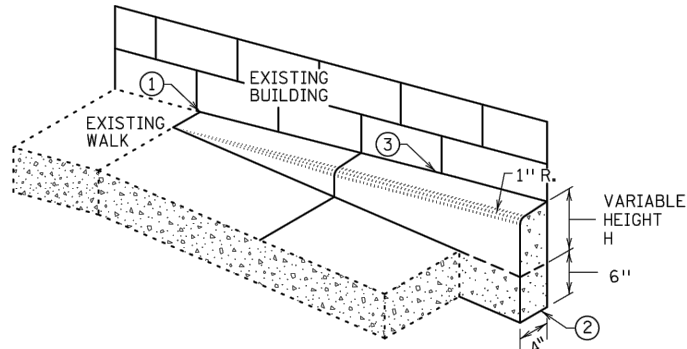
V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS



V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS

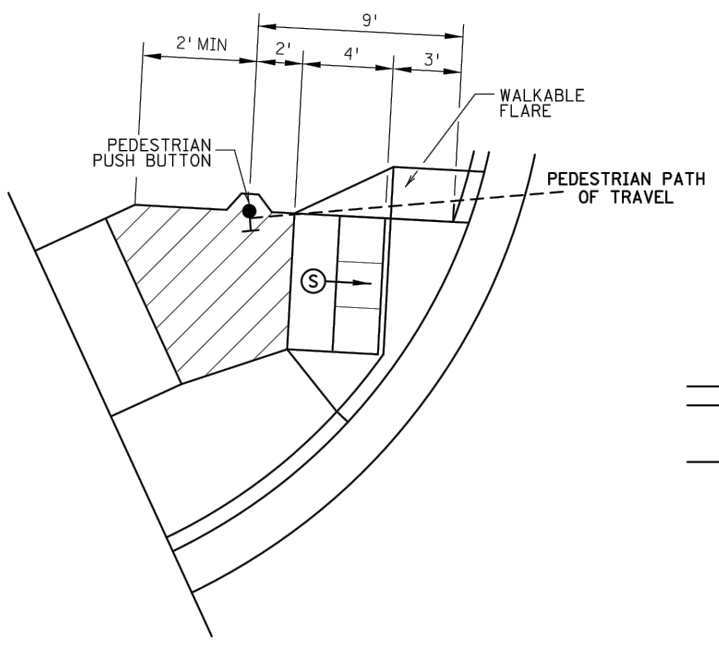


V CURB INTERSECTION

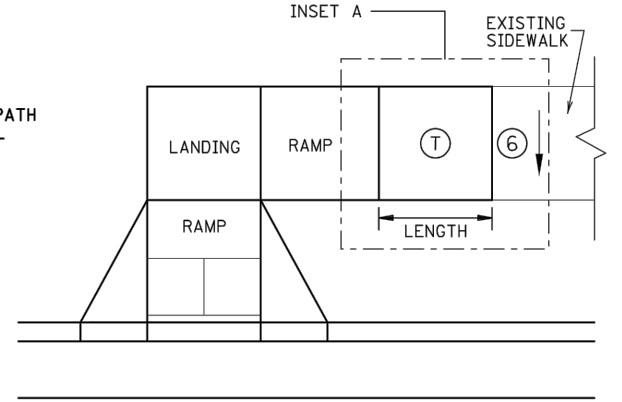


V CURB ADJACENT TO BUILDING
OR BARRIER

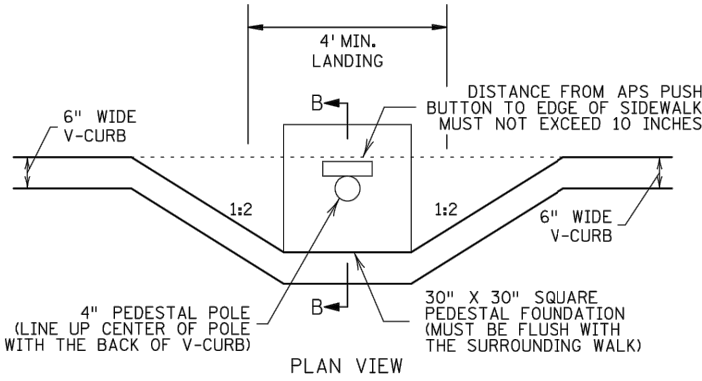
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"



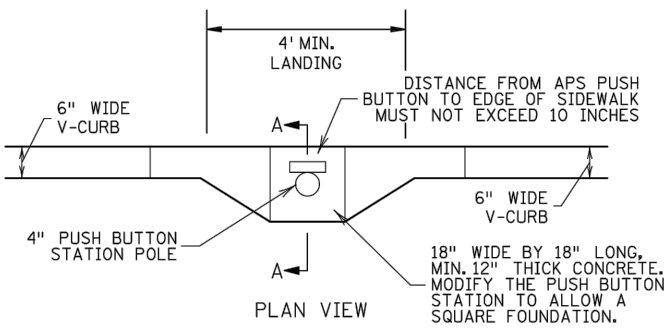
SEMI-DIRECTIONAL RAMP (3,4,9)
3' DOME SETBACK, 4' LONG RAMP AND
PUSH BUTTON 9' FROM THE BACK OF CURB
PRIMARYLY USED FOR APS APPLICATIONS
WHERE THE PAR DOES NOT CONTINUE PAST
THE PUSH BUTTON (DEAD-END SIDEWALK)



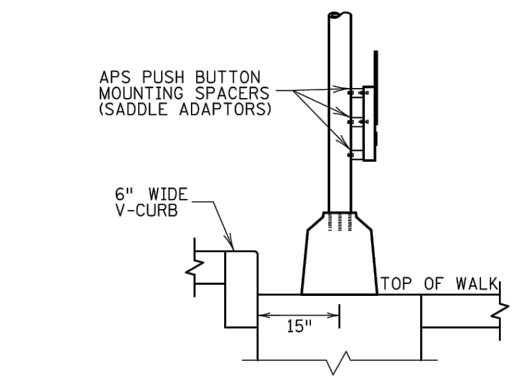
TRANSITION PANEL (4,5)



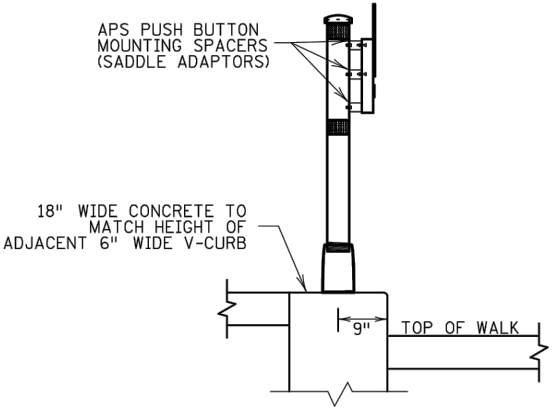
PLAN VIEW



PLAN VIEW



SECTION B-B



SECTION A-A

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PUSH BUTTON STATION (V-CURB)

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NOTES:

- A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.
- ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.
- WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.
- V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
- V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.
- ① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
- ② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
- ③ EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
- ④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
- ⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
- ⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

⑤ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

④ LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.

③ TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.



STANDARD PLAN 5-297.250 5 OF 6
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PEDESTRIAN CURB RAMP DETAILS

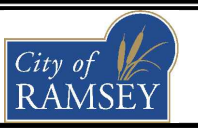
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

DATE	REVISION

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

JOE FERIANECK
Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF
DRAWN BY: JJF
CHECKED BY: JJF
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FILE: 21-10



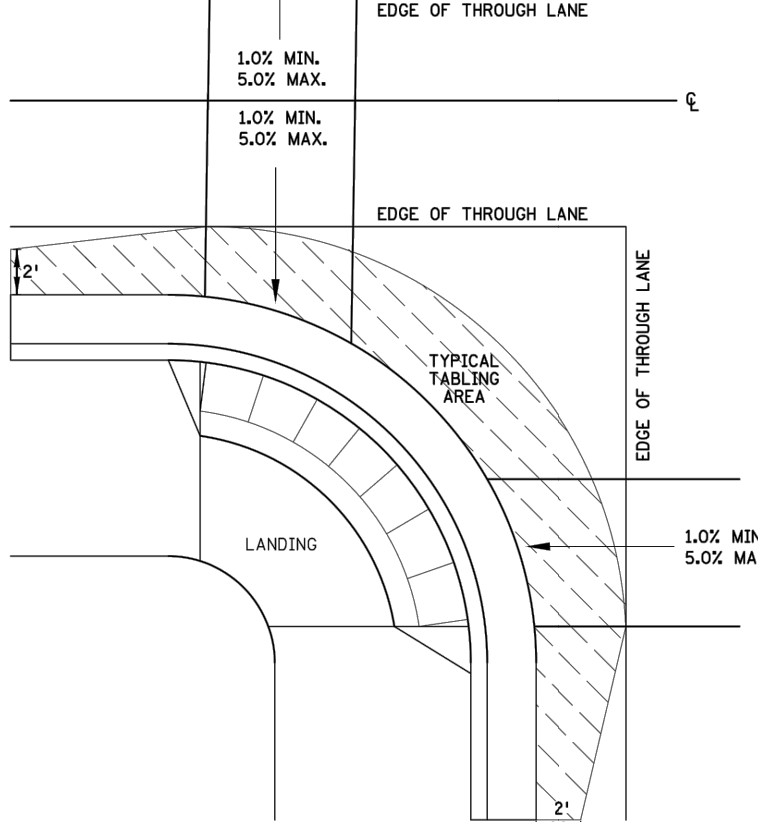
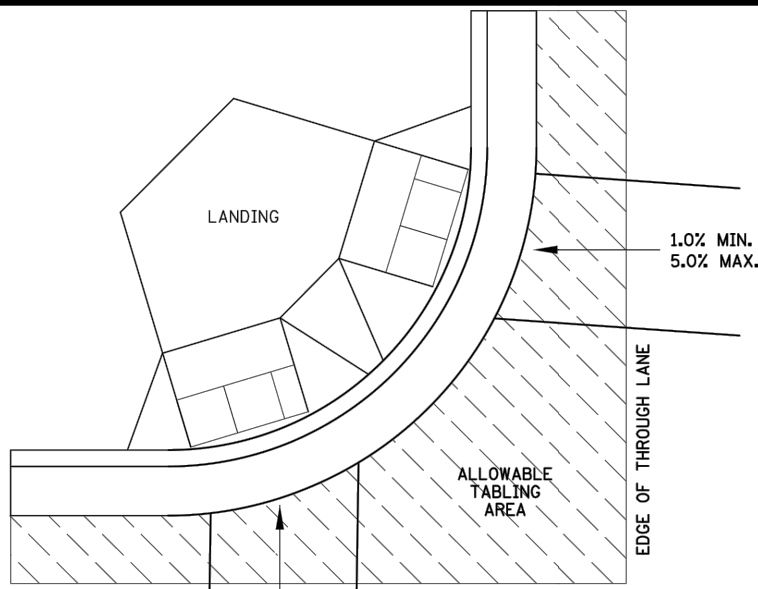
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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN DETAILS

FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY PROJECT NO. 21-10
CITY OF RAMSEY, MINNESOTA

PLOTTED/REVISED: 4-APR-2018

I/PLOT NAME: s250_6.spr
PATH & FILENAME: OT S\DesignStandards\Development\New Border\200_Ser1as250_6.spr.dgn



CURB LINE AND ROAD CROSSING ADJUSTMENTS

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

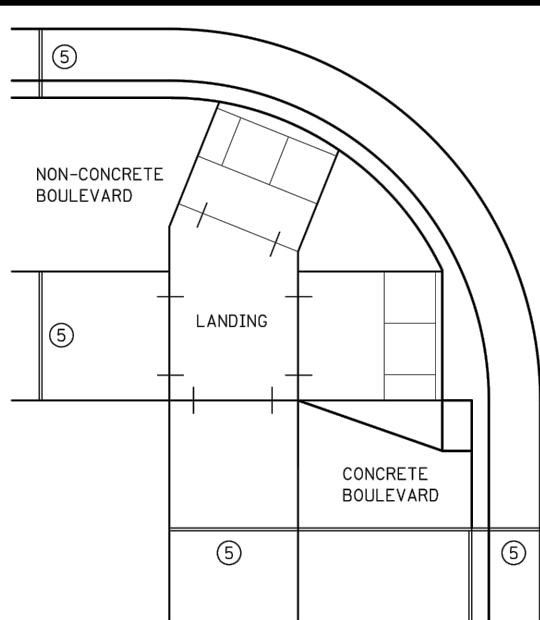
- 1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
- 2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
- 3) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
- 4) 5.0% RECOMMENDED MAX. FLOW LINE
- 4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

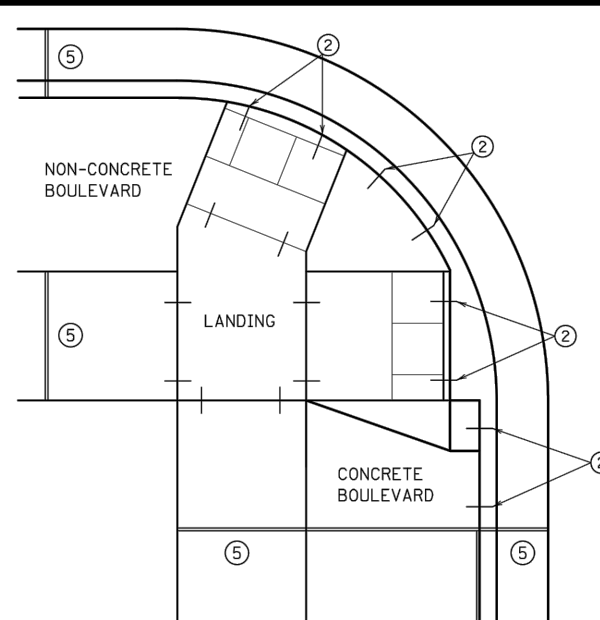
RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

- 1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
- 2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
- 3) 5.0% RECOMMENDED MAX. FLOW LINE
- 4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

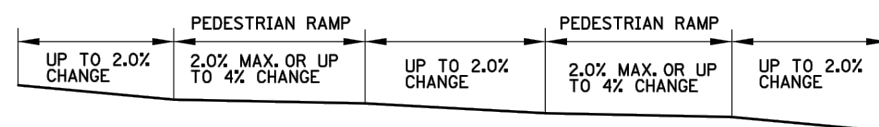
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APPROVED: JANUARY 23, 2017
<i>[Signature]</i> OPERATIONS ENGINEER



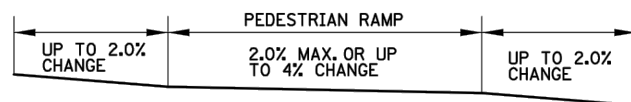
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



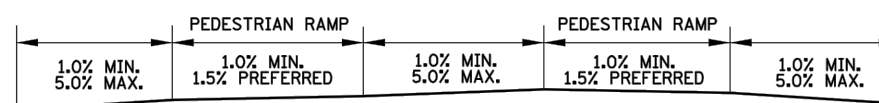
OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS



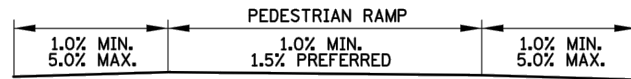
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



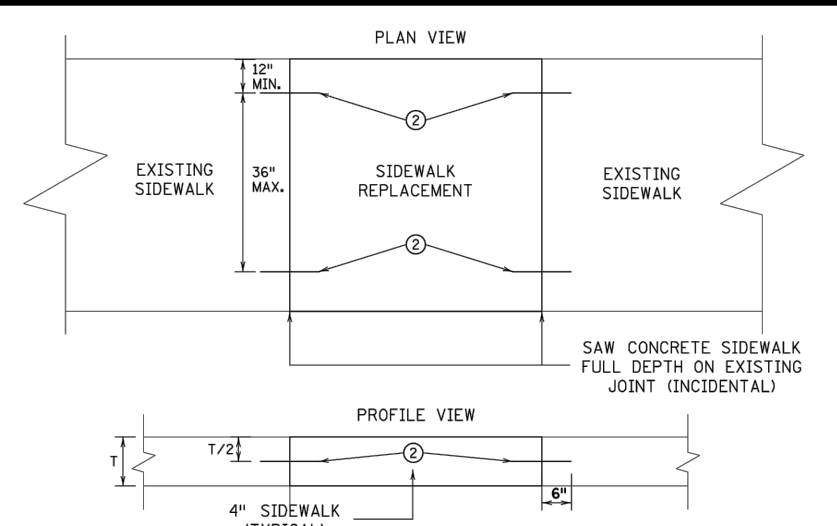
FLOW LINE PROFILE "TABLE" - FAN



FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

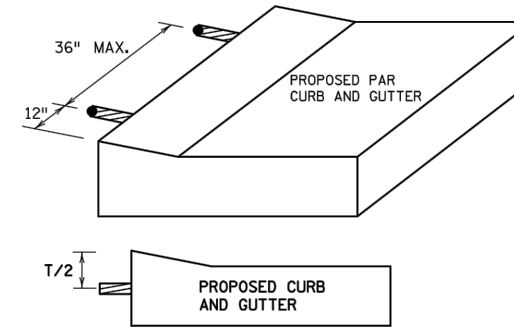


FLOW LINE PROFILE RAISE - FAN

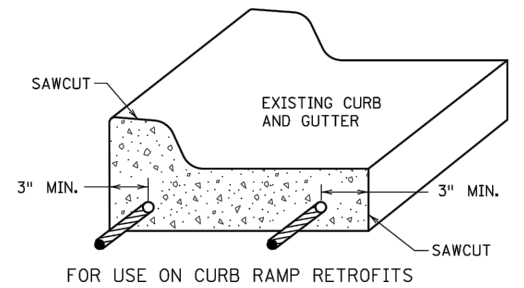


OPTIONAL SIDEWALK REINFORCEMENT

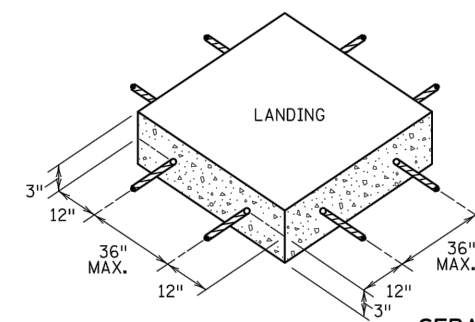
SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



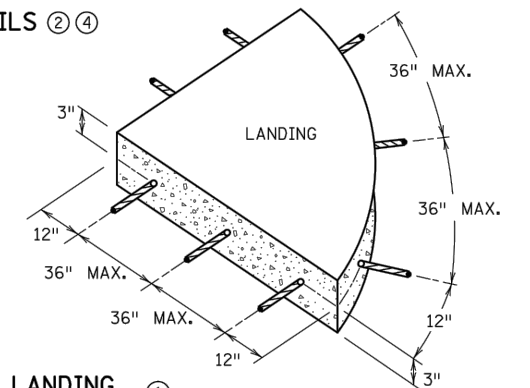
OPTIONAL CURB LINE REINFORCEMENT DETAILS



CURB AND GUTTER REINFORCEMENT



SEPARATE LANDING POUR REINFORCEMENT



NOTES:

- ① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
- ② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
- ③ DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.
- ④ THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.
- ⑤ 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.



STANDARD PLAN 5-297.250 6 OF 6

APPROVED: 1-23-2017
REVISOR:
[Signature]
STATE DESIGN ENGINEER

STATE PROJ. NO.

PEDESTRIAN CURB RAMP DETAILS

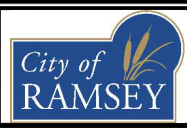
(T.H.) SHEET NO. OF SHEETS

DATE	REVISION

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

JOE FERIANECK
Date 11/23/21 Lic. No. 57095

DESIGNED BY: JJF	DATE: 11/23/21
DRAWN BY: JJF	FILE: 21-10
CHECKED BY: JJF	



CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN DETAILS

FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY PROJECT NO. 21-10
CITY OF RAMSEY, MINNESOTA

Meeting Date: 01/25/2022

By: Chris Anderson, Community
Development

Information

Title

Adopt Resolution #22-026 Granting Final Plat Approval of River Crossing Second Addition (Project No. 22-102); Case of City of Ramsey

Purpose/Background:

A contingency of the Riverstone South Preliminary Plat approval was the extension of Riverdale Drive NW west to Bowers Drive. The Riverdale Drive extension impacts two parcels owned by Anoka County lying west of Llama Street and south of Highway 10 (PID #s: 29-32-25-24-0005 and 29-32-25-24-0006; legally described as Lots 1-2, Block 1 River Crossing Addition, the "Subject Properties").

This proposed Final Plat creates the necessary eighty (80) feet of public road right-of-way for the westward extension of Riverdale Drive. This extension of Riverdale Drive is needed to provide safe access to westbound Highway 10 for existing and new residents west of Llama Street via the Armstrong Boulevard interchange. The Bowers Drive access to Highway 10, as well as the Highway 10 median crossover at Bowers Drive, will be removed as part of the Riverdale Drive extension project in late summer/fall of 2022. Riverdale Drive will form the new access to Highway 10, with Bowers Drive teeing into Riverdale Drive south of Highway 10. However, traffic will be allowed to turn right onto eastbound Highway 10, though access will also be available at the Armstrong Boulevard interchange.

Municipal utilities will also be extended along this corridor in late spring/summer of 2022 under a separate improvement project, Improvement Project #22-05.

This Plat does not create any new, buildable lots; it's only purpose is to secure the necessary right-of-way and stormwater ponding area for the extension of Riverdale Drive.

Notification:

The City attempted to notify all property owners, as reflected in the Anoka County Property Records, within 700 feet of the Subject Property of the request by U.S. Mail. The Public Hearing notice was also posted in the City's Official Newspaper, the Anoka County UnionHerald.

Funding Source:

The hard costs for this case are being charged to the Riverstone South escrow, as that project is driving the need to process this Plat.

City costs to purchase the required right-of-way and stormwater ponding area total \$430,836.33. A portion of these costs are required to pay back RALF Funds used by Anoka County to purchase the southern parcel. City costs are proposed to be paid using a combination of Stormwater Funds and Anoka County HRA funds per attached Resolution #21-185 and the attached certificate of approval for Anoka County HRA funding.

Recommendation:

Staff recommends approving the Final Plat for River Crossing Second Addition.

Action:

Motion to adopt Resolution #22-026 approving the Final Plat of River Crossing Second Addition.

Attachments

Approved Cost Share Framework

Anoka County HRA Approval

Resolution 21-185 Riverdale Funding

Site Location Map

Final Plat: River Crossing Second Addition

Resolution #22-026: Final Plat

Form Review

Inbox

Bruce Westby

Brian Hagen

Kurt Ulrich

Form Started By: Chris Anderson

Final Approval Date: 01/20/2022

Reviewed By

Bruce Westby

Brian Hagen

Kurt Ulrich

Date

01/20/2022 01:11 PM

01/20/2022 01:27 PM

01/20/2022 01:29 PM

Started On: 01/13/2022 12:22 PM

Approved Framework 10.26.21 Res. #21-185 Solving for 350K Tree Preservation with HRA and PIR Funding

City/Grant Fully Funding County Parcel Project Costs (including ROW)

Area Description	Cost Allocation	Lineal Footage	%	City %	Capstone %	Pearson%
County Parcel	\$612,226	1532	35.89%	100%	0	0
County ROW DRAFT	\$283,000	0	0	100%		
Pearson Parcel	\$979,881	2452	57.44%	52.5%	0.0%	47.5%
Bowers Drive Modifications	\$113,893	285	6.68%	100%	0	0
Total	\$1,989,000	4269	100.00%			

Note: utilities not included - paid for by Trunk Fees

Sources of Funds						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
MnDOT Grant	\$612,000	\$0			\$612,000	30.8%
City Contribution (HRA)	\$283,226	\$514,242	52.5%	\$113,893	\$911,361	45.8%
Pearson Contribution		\$465,639	47.5%		\$465,639	23.4%
Capstone Contribution		\$0	0.0%		\$0	0.0%
	\$895,226	\$979,881	100.0%		\$1,989,000	100.0%

Uses (Project Costs)						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
Portion of Overall Project	35.9%	57.4%		6.7%	100.0%	
Road, Trail, Storm	\$612,226	\$979,881		\$113,893	\$1,706,000	
ROW	\$283,000				\$283,000	
	\$895,226	\$979,881		\$113,893	\$1,989,000	

County Parcel + ROW =

\$895,226

Funding Gap

\$0

1/3 of funding gap	\$0.00
--------------------	--------

Public vs. Private Dollars

Private (Capstone + Pearson)	\$465,639	23%
Public (City + MnDOT)	\$1,523,361	77%
	<u>\$1,989,000</u>	

Capstone / Pearson Agreement*	Party	Assessment Amt	%
Private Pearson Parcel Total	Capstone	\$239,875	34%
\$465,639	Pearson	\$465,639	66%

* Assessment amounts based on lineal footage along Riverdale Drive Pearson and Capstone

Capstone Tree Preservation Credit (Pearson)	\$ 239,875	HRA	Pay for Capstone Assessment (above)
Additional City Contribution (to Capstone)	\$ 110,125	PIR	Payment to Capstone
Tree Preservation Reconciliation	\$ 350,000		

Difference from 1.26.21

Total City Contribution**	\$ 911,361	\$235,841
Total Grant Contribution	\$ 612,000	\$(638,000)
ROW Cost Estimate	\$ 283,000	\$(667,000)
Project Costs Less County ROW	\$ 1,706,000	\$ 31,000

** This includes 350 K Tree Preservation

**ANOKA COUNTY
HOUSING AND REDEVELOPMENT AUTHORITY**

CERTIFIED MOTION

Trustee West made motion approving a resolution from the City of Ramsey for the use of HRA funds in the amount of \$950,000 for the Riverdale Drive Extension Project which includes the acquisition of a right-of-way, cost of construction and storm water. Trustee Gamache seconded the motion. Motion carried.

STATE OF MINNESOTA)

COUNTY OF ANOKA) SS

I, Karen Skepper, Executive Director, Anoka County Housing and Redevelopment Authority, Anoka County, Minnesota, hereby certify that I have compared the foregoing copy of the minutes of the county board of said county with the original record thereof on file in the Administration Office, Anoka County, Minnesota, as stated in the minutes of the proceedings of said authority at a meeting duly held on November 23, 2021, and that the same is a true and correct copy of said original record and of the whole thereof, and that said motion was duly passed by said authority at said meeting.

Witness my hand and sealed this 29th day of November 2021.


KAREN SKEPPER
Executive Director



Councilmember Riley introduced the following resolution and moved for its adoption:

RESOLUTION #21-185

RESOLUTION APPROVING REVISED COST SHARE FRAMEWORK FOR RIVERDALE DRIVE AND RIVERSTONE SOUTH AND AUTHORIZING APPLICATION TO ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

WHEREAS, Riverstone Development LLC, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

That part of Northwest Quarter of Northwest Quarter, Section 29, Township 32, Range 25 lying northeaster of northeasterly right of way line of Burlington Northern Rail Road and lying westerly and southerly of the north 60 feet of east 40 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Northwest Quarter of Southwest Quarter of Section 20, township 32, Range 25 except east 40 feet of said Quarter Quarter lying southerly of southerly right of way line of Alpine Drive NW and except north 40 feet of south 100 feet of west 40 feet of east 80 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25 lying west of east 40 feet thereof, except road subject to easement of record, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the City and Developer have been working on a long-range land use plan for the Subject Property since the end of 2019; and

WHEREAS, the City approved a cost share framework in concept for the extension of Riverdale Drive on March 24, 2020; and

WHEREAS, the City approved a revised cost share framework for the extension of Riverdale Drive on January 26, 2021; and

WHEREAS, the City adopted Resolution #21-101 directing staff to identify and seek outside funding sources assist with the cost of Riverdale Drive Extension and the Tree Preservation Credit; and

WHEREAS, the City applied for and received a grant award of \$612,000 from the MnDOT Local Partnership Program (LPP) which can only be used for construction costs for Riverdale Drive (not for tree preservation); and

WHEREAS, the City has identified the ACHRA Fund as a viable source for city contribution costs associated with the construction of Riverdale Drive (not for tree preservation); and

WHEREAS, the City has been unsuccessful in obtaining additional funding for Riverdale Drive and preservation of 7 Acres of Forest.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby approves a revised Cost Share Framework for the construction of Riverdale Drive and Riverstone South attached hereto as Exhibit A generally as follows:
 - a. Riverdale Drive – Developer and Property Owner’s contribution towards the Riverdale Drive Extension Project is currently estimated at \$352,757 for each party before a private assessment agreement allocation; subject to change based on final construction costs and associated lineal footage.
 - i. Detailed Cost Share Framework, including the private assessment agreement allocation agreed to by the developer and land owner is outlined on Exhibit A.
 - b. Tree Preservation – Developer shall convey a 7 acre parcel to preserve a portion of the existing forest as indicated on the Preliminary Plat.
 - i. The City will work credit \$350,000 towards Capstone’s contribution to Riverdale Drive in exchange for this conveyance. (ACHRA - \$239,875 and PIR \$110,125); subject to change based on final construction costs and associated lineal footage
 - ii. The City continues to not support an additional credit to Park Dedication Fees to fund this \$350,000 tree preservation expenditure.
2. That the Ramsey City Council hereby approves a funding request to the Anoka County Housing and Redevelopment Authority in the amount of \$950,000 towards the City’s contribution to Riverdale Drive Construction Project.
3. That the Ramsey City hereby approves the use of the PIR Fund to fund a portion of the tree preservation credit in an amount not to exceed \$150,000.
4. The City council Agrees that a city contribution to a collector road has broader public benefit and that the revised cost share framework attached hereto as Exhibit A is close to the (non-binding) framework approved by the City Council on January 26, 2021.

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

Mayor Kuzma
Councilmember Riley
Councilmember Specht
Councilmember Heineman
Councilmember Howell
Councilmember Musgrove
Councilmember Woestehoff

and the following voted against the same:

None

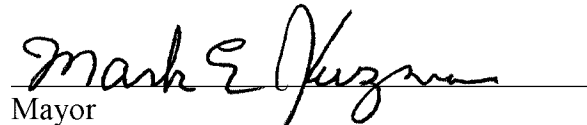
and the following abstained:

None

and the following were absent:


None

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 26th day of October, 2021.



Mayor

ATTEST:



City Clerk

Exhibit A Revised Cost Share Framework

10.19.21 PWC Presentation Solving for 350K Tree Preservation with HRA and PIR Funding

City/Grant Fully Funding County Parcel	Project Costs (including ROW)					
Area Description	Cost Allocation	Lineal Footage	%	City %	Capstone %	Pearson%
County Parcel	\$612,226	1532	35.89%	100%	0	0
County ROW DRAFT	\$283,000	0	0	100%		
Pearson Parcel	\$979,881	2452	57.44%	52.5%	0.0%	47.5%
Bowers Drive Modifications	\$113,893	285	6.68%	100%	0	0
Total	\$1,989,000	4269	100.00%			

Note: utilities not included - paid for by Trunk Fees

Sources of Funds						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
MnDOT Grant	\$612,000	\$0			\$612,000	30.8%
City Contribution (HRA)	\$283,226	\$514,242	52.5%	\$113,893	\$911,361	45.8%
Pearson Contribution		\$465,639	47.5%		\$465,639	23.4%
Capstone Contribution		\$0	0.0%		\$0	0.0%
	\$895,226	\$979,881	100.0%		\$1,989,000	100.0%

Uses (Project Costs)						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
Portion of Overall Project	35.9%	57.4%		6.7%	100.0%	
Road, Trail, Storm	\$612,226	\$979,881		\$113,893	\$1,706,000	
ROW	\$283,000				\$283,000	
	\$895,226	\$979,881		\$113,893	\$1,989,000	

County Parcel + ROW =	\$895,226					
				Funding Gap	\$0	1/3 of funding gap \$0.00

Public vs. Private Dollars		
Private (Capstone + Pearson)	\$465,639	23%
Public (City + MnDOT)	<u>\$1,523,361</u>	77%
	\$1,989,000	

Capstone / Pearson Agreement*	Party	Assessment Amt	%
Private Pearson Parcel Total	Capstone	\$239,875	34%
\$465,639	Pearson	\$465,639	66%

* Assessment amounts based on lineal footage along Riverdale Drive Pearson and Capstone

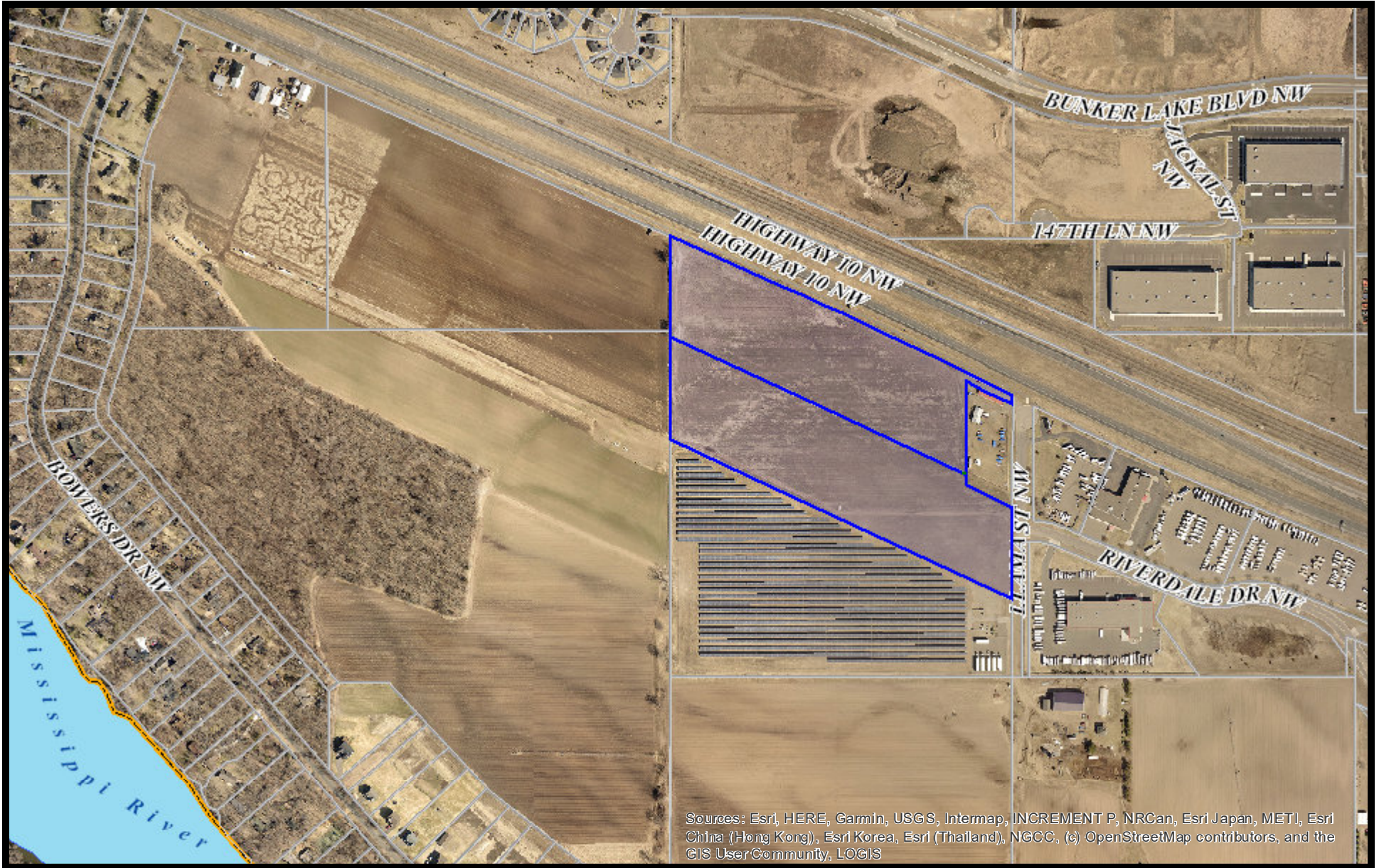
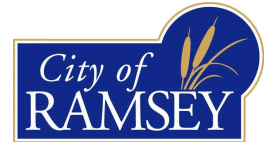
Capstone Tree Preservation Credit (Pearson)	\$ 239,875	HRA	Pay for Capstone Assessment (above)
Additional City Contribution (to Capstone)	\$ 110,125	PIR	Payment to Capstone
Tree Preservation Reconciliation	\$ 350,000		

Difference from 1.26.21			
Total City Contribution**	\$ 911,361		\$235,841
Total Grant Contribution	\$ 612,000		(638,000)
ROW Cost Estimate	\$ 283,000		(667,000)
Project Costs Less County ROW	\$ 1,706,000		\$ 31,000

** This includes 350 K Tree Preservation

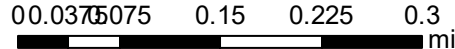
Site Location Map

River Crossing Second Addition



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS UserCommunity, LOGIS

1/13/2022, 10:32:30 AM



RIVER CROSSING SECOND ADDITION

CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 29, TWP. 32 N, RGE. 25 W

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the County of Anoka, a political subdivision under the laws of the State of Minnesota, owner of the following described property:

Lots 1 and 2, RIVER CROSSING ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVER CROSSING SECOND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Anoka County, a political subdivision under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this ____ day of _____, 20____.

ANOKA COUNTY

_____, (Signature) _____ (Signature)

_____, County Administrator _____, Chairperson
 Print Name Print Name

STATE OF MINNESOTA
 COUNTY OF ANOKA

This instrument was acknowledged before me this ____ day of _____, 20____, by _____, County Administrator, and _____, Chairperson of Anoka County, a political subdivision under the laws of the State of Minnesota, on behalf of the political subdivision.

_____, (Signature)

_____, (Print Name)

Notary Public, Anoka County, Minnesota
 My commission expires _____

SURVEYOR'S CERTIFICATION

I Andrew Hill do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Andrew L. Hill, Licensed Land Surveyor
 Minnesota License No. 57632

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Andrew L. Hill.

_____, (Signature)

_____, (Print Name)

Notary Public, _____ County, Minnesota
 My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVER CROSSING SECOND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By _____, Mayor

By _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

David M. Ziegler, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

Property Tax Administrator

By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
 County of Anoka, State of Minnesota

I hereby certify that this plat of RIVER CROSSING SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ .M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____, Deputy

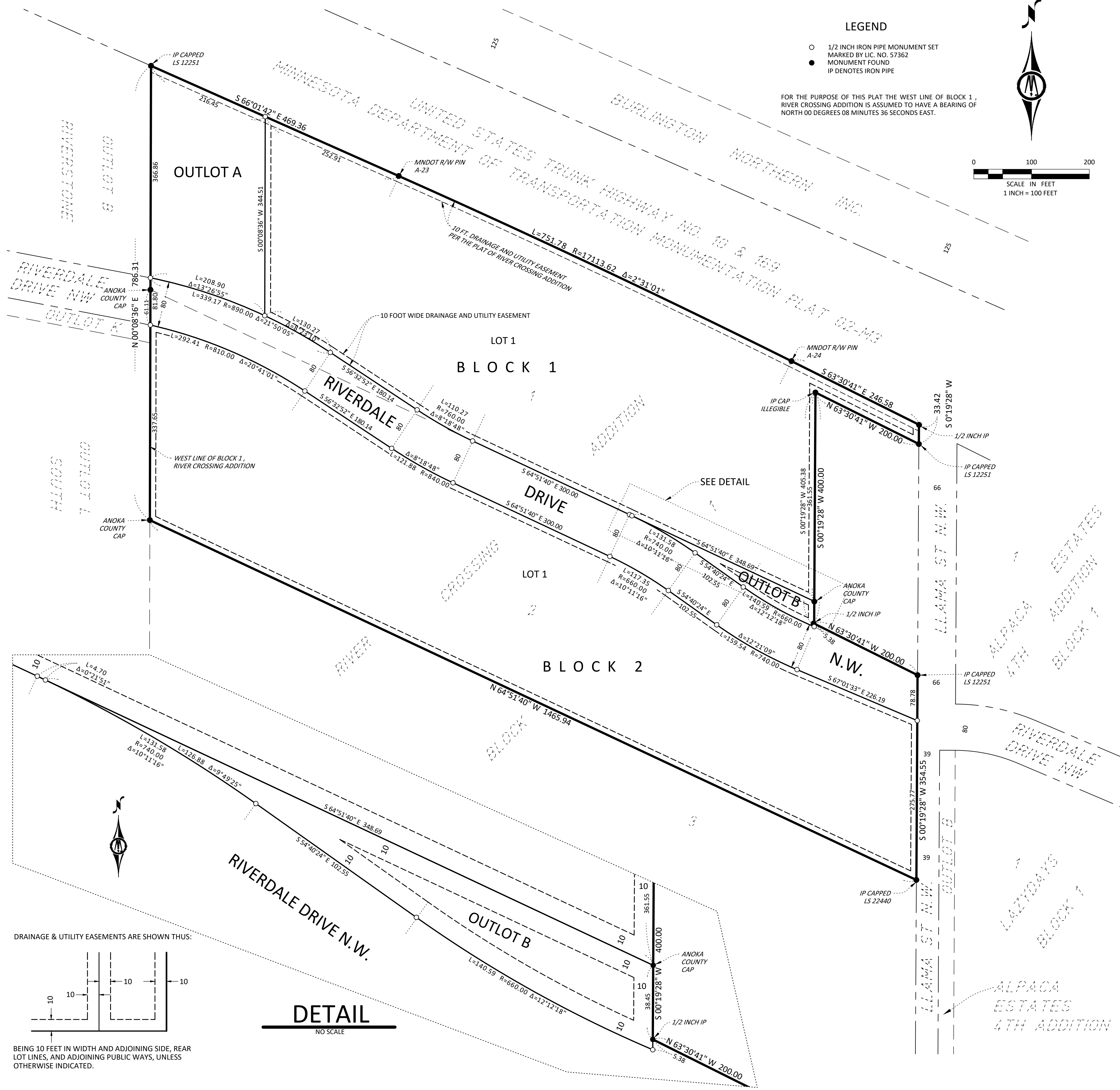
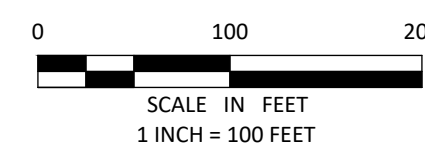
This Plat Prepared By:



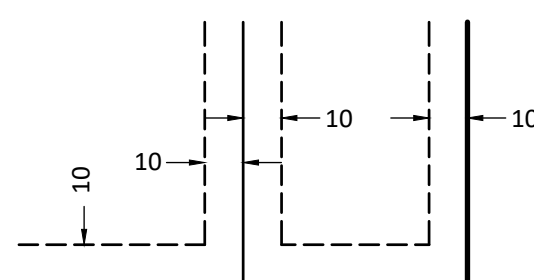
LEGEND

- 1/2 INCH IRON PIPE MONUMENT SET MARKED BY LIC. NO. 57362
- MONUMENT FOUND
- IP DENOTES IRON PIPE

FOR THE PURPOSE OF THIS PLAT THE WEST LINE OF BLOCK 1, RIVER CROSSING ADDITION IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 08 MINUTES 36 SECONDS EAST.



DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



DETAIL

NO SCALE

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

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-026

**RESOLUTION APPROVING A PLAT KNOWN AS
RIVER CROSSING SECOND ADDITION**

RECITALS

1. Anoka County properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Lots 1-2, Block 1 RIVER CROSSING ADDITION

-Or upon recording-

Lot 1, Block 1, Lot 1, Block 2, and Outlots A and B, RIVER CROSSING SECOND ADDITION

(the 'Subject Property');

2. The City Council reviewed the Final Plat on January 25, 2022.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants approval of the Final Plat known as RIVER CROSSING SECOND ADDITION in accordance with relevant City Codes, subject to the following conditions:
 - a) Final Plat subject to review and approval as to legal form by the City Attorney.
 - b) Subject to review and approval by the City Engineer

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of January, 2022.

Mayor

ATTEST:

City Clerk

Meeting Date: 01/25/2022

By: Chris Anderson, Community
Development

Information

Title

Adopt Resolution #22-027 Modifying the Water Efficiency Grant Program Making Energy Star Rated Washing Machines Eligible for a Rebate

Purpose/Background:

The purpose of this case is twofold. First, it is to provide City Council with an update on the Water Efficiency Rebate Program and secondly, it is to consider a program modification to include Energy Star rated clothes washing machines as an eligible rebate device.

For background purposes, the City was awarded \$28,000 in grant funds from the Metropolitan Council to implement a water efficiency grant/rebate program. The program will run through June 30, 2022 or until grant funds are exhausted, whichever comes first. The program currently allows for a rebate of up to \$200 per device (\$500 cap for household) to replace inefficient toilets and older, less efficient irrigation controllers in residential properties. The rebate for Commercial properties and Home Owners Associations (HOAs) is the same for toilets, but is up to \$700 per smart irrigation controller with a \$1,400 cap per property/HOA. Any property, commercial or residential, that is currently served by the City's water system is eligible to participate in this program.

Notification:

Notification is not required.

Observations/Alternatives:

The rebate program began in May of 2020. As of the writing of this case, there have been eighty (80) residential properties and one (1) HOA that have taken advantage of this program. The bulk of the rebates have been for smart irrigation controllers. More specifically, there have been fifty-nine (59) rebates for smart irrigation controllers; thirteen (13) rebates for WaterSense labeled toilets; and nine (9) rebates that have been for both smart irrigation controllers and WaterSense labeled toilets. The grant funds have covered \$14,287.02 worth of rebates with the City's contribution (per the Grant Agreement) covering \$4,762.35.

The grant program runs through June 30, 2022. There is just under half of the original grant allotment remaining (\$13,712.98). The program has been promoted through the Ramsey Resident newsletter, Facebook, the City's website, on the City's dynamic display sign along Highway 10, and Staff has attempted to contact all eligible HOAs to inform of this program and opportunity.

Considering there is only about five (5) months before the program ends, Staff is recommending adding Energy Star rated clothes washing machines as a rebate eligible device. The rebate amount would be \$200. Staff has verified with the Metropolitan Council that this addition is allowable and does not require any modification to the grant agreement. If approved by City Council, information will again be pushed out through the aforementioned media outlets for one final push before the program ends.

Funding Source:

Funding for the Water Efficiency Grant Program consists of three sources: \$28,000 from the Water Efficiency Grant from the Metropolitan Council, \$9,340 from the City's Water Fund (this is equivalent to the required 25% municipal contribution), and any rebate participant would cover the sales tax on the purchase of the device (thus satisfying the requirement for the rebate participant to have a financial contribution in the program) plus any amount that exceeds the per device cap.

Recommendation:

Staff recommends modifying the grant program to include Energy Star rated clothes washing machines as a rebate eligible device.

Action:

Motion to adopt Resolution #22-027 Modifying the Water Efficiency Grant Program to include Energy Star rated clothes washing machines as a rebate eligible device.

Attachments

Resolution #22-027

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/20/2022 10:10 AM
Brian Hagen	Brian Hagen	01/20/2022 10:15 AM
Kurt Ulrich	Kurt Ulrich	01/20/2022 10:29 AM
Form Started By: Chris Anderson		Started On: 01/18/2022 08:27 AM
Final Approval Date: 01/20/2022		

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-027

**RESOLUTION TO MODIFY THE WATER EFFICIENCY GRANT PROGRAM
MAKING ENERGY STAR RATED CLOTHES WASHING MACHINES ELIGIBLE FOR
A REBATE**

WHEREAS, the City of Ramsey owns and maintains a municipal water supply system which is essential to the quality of life, health and welfare of City residents and businesses; and

WHEREAS, the City of Ramsey currently relies on groundwater as the sole source of its municipal water supply system; and

WHEREAS, the City of Ramsey is planning to construct two new municipal water supply system groundwater wells to accommodate planned growth in the next ten years; and

WHEREAS, Minnesota Statutes 473.1565 directs the Metropolitan Council to undertake planning activities that emphasize conservation, inter-jurisdictional cooperation, and long-term sustainability; and

WHEREAS, the Metropolitan Council received an allocation of \$787,600 from the Clean Water Funds to assist local units of government by helping property owners pay for water saving audits and/or more water efficient appliances to conserve water; and

WHEREAS, the primary objective of the Water Efficiency Grant Program is to assist local units of government to conserve water to ensure long-term groundwater sustainability; and

WHEREAS, this grant program is consistent with the goals and objectives of the City's Strategic Action Plan; and

WHEREAS, the City has the capability to adequately fund its local cost share for this grant program through the water enterprise fund; and

WHEREAS, on September 24, 2019, the Ramsey City Council authorized staff to apply for grant funding up to \$50,000; and

WHEREAS, the City of Ramsey submitted an application for grant funds to offer rebates for WaterSense labeled smart irrigation controllers, irrigation audits, and WaterSense labeled toilets for water supply customers; and

WHEREAS, the Metropolitan Council received grant applications totaling \$1,393,527; and

WHEREAS, the City of Ramsey was one of forty (40) communities accepted into the grant program with a grant allocation of \$28,000; and

Resolution #22-027

Page 1 of 3

WHEREAS, to accept the grant funds, the City of Ramsey had to enter into a Clean Water Fund Grant Agreement with the Metropolitan Council; and

WHEREAS, the City of Ramsey received an inquiry from a Home Owners Association (HOA) about the potential for a separate rebate category for commercial/HOA properties due to the greater device costs and greater water demands (both due typically to the larger areas covered by the system); and

WHEREAS, the City of Ramsey's Environmental Policy Board (EPB) supported creating a separate rebate category for commercial/HOA properties, which would incentivize these property owners to upgrade their irrigation systems and thereby contribute toward the program goal of reducing demand on the City's water system; and

WHEREAS, on April 27, 2021, the Ramsey City Council approved modifying the rebate program to create a separate category for commercial/HOA properties; and

WHEREAS, there is still \$13,712.98 grant dollars available and the program will expire on June 30, 2022; and

WHEREAS, Staff is recommending expanding the rebate program to also include Energy Star rated clothes washing machines, to maximize Ramsey's ability to exhaust the grant funds before the deadline.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby authorizes modifying the Water Efficiency Grant Program making Energy Star rated clothes washing machines eligible for up to a \$200 rebate, or the cost of the device, whichever is less.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of January, 2022.

Mayor

ATTEST:

City Clerk

Meeting Date: 01/25/2022

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #22-031 Approving Listing Agreement for City Owned Land with CBRE

Purpose/Background:

The purpose of this case is to consider extending the listing agreement with CBRE for some of the the City owned land held for resale. The City currently lists some of its own property utilizing Costar/Loopnet and MNCAR through the Direct City and Anoka County access. City Staff has been satisfied with the work of Brian Pankratz with CBRE on the current listings. Covid-19 has slowed down many projects/retailers/restaurants but the City is still receiving inquiries generated from listings from CBRE and the City listings. The speed in which site selection and acquisition progressed has seemed to improve over the past few months and the City continues to entertain offers and interest. The City closed on three parcels in 2021 and has four others under a purchase agreement. The proposed listing agreement with CBRE would be from February 1, 2022 - January 31, 2023.

Notification:

Notification is not required.

Observations/Alternatives:

The term of the listing agreement is proposed to be extended 1 year to from January 31, 2022 to January 31, 2023. All other terms and conditions remain the same as the July 10, 2019 Listing Agreement. The following changes (and current status) have been made to the properties on the attached listing agreement below:

1. Parcel 50a - ~~28-32-25-41-0020~~ 28-32-25-41-0024 (O'Reilly site sold on 12/15/21 for \$228,900. Remnant parcel under contract with Java Companies for \$1,366,259)
2. ~~Parcel 47e - 28-32-25-31-0023~~ (Parcel sold to Stories Foundation on 12/29/21 for \$67,953.60)
3. Parcel 47e - ~~28-32-25-23-0018~~ 28-32-25-23-0020 (Gigi's Salon site sold on 7/21/21 for \$247,324. Remnant former Hotel Site on Market)
4. Parcel 46 - 28-32-25-22-0058 (Centra Homes interest in majority of site. Site on Market)
5. Parcel 42a - 7994 Sunwood Drive - 28-32-25-23-0012 (Under Purchase Agreement with RGH Ramsey for \$461,155)
6. Parcel 42b - 7990 Sunwood Drive - 28-32-25-23-0011 (Under Purchase Agreement with RGH Ramsey for \$461,155)
7. Parcel 42c - 7992 Sunwood Drive- 28-32-25-23-0013 (Under Purchase Agreement with RGH Ramsey for \$461,155)
8. Parcel 48a - 28-32-25-24-0017 (Site on the Market)
9. Parcel 48c - 28-32-25-31-0025 (Muni Plaza Retail - Site on Market)

Alternatives include, but are not limited to the following:

1. Adoption of Resolution #22-031 Approving Listing Agreement for City Owned Land with CBRE as presented (Recommended)
2. Something else.

Funding Source:

There is no immediate or initial up front costs. CBRE is only paid at time of sale, and a commission is deducted from the gross sales price rather than an hourly rate. In addition, Staff has negotiated a reduction of commission from 5% to 3% for City generated leads on CBRE listed property.

Recommendation:

The EDA met on January 13, 2022 and recommends approval of the extension of the Listing Agreement for City Owned Property with CBRE from February 1, 2022 - January 31, 2023.

Action:

Motion to adopt Resolution #22-031 Approving Listing Agreement for City Owned Land with CBRE as presented; subject to City Attorney Review

Attachments

[ACTION - Resolution #22-031](#)

[ACTION - 2022 CBRE Listing Agreement](#)

[Parcel Number COR Listing Map](#)

[CBRE Property Listing Activity](#)

[CBRE Sign locations](#)

[CBRE Listing Agreement \(Reference\)](#)

Form Review

Inbox

Sean Sullivan (Originator)

Brian Hagen

Kurt Ulrich

Form Started By: Sean Sullivan

Final Approval Date: 01/19/2022

Reviewed By

Sean Sullivan

Brian Hagen

Kurt Ulrich

Date

01/18/2022 05:25 PM

01/19/2022 10:27 AM

01/19/2022 03:10 PM

Started On: 01/18/2022 09:24 AM

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-031

RESOLUTION APPROVING LISTING AGREEMENT FOR CITY OWNED LAND WITH CBRE

WHEREAS, since 2014, the City has contracted with CBRE for commercial real estate brokerage services to sell available City Owned Land; and

WHEREAS, the current contract expires February 1, 2022; and

WHEREAS, the proposed contract only includes listings inside the COR; and

WHEREAS, the proposed contract maintains previous terms from the prior contract and does not add additional properties.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Ramsey City Council hereby approves the Amendment to Listing Agreement with CBRE for the period of February 1, 2022 through midnight January 31, 2023.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of January, 2022.

Mayor

ATTEST:

City Clerk



AMENDMENT TO LISTING AGREEMENT

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

January 3, 2022

This is an Amendment to the Exclusive Sales Listing Agreement ("Listing") dated July 10, 2019 between City of Ramsey ("Owner") and CBRE, INC. ("Broker") for the real property described as Multiple Land Parcels, City of Ramsey, Minnesota.

- 1. Parcel 50c - 28-32-25-41-0020-28-32-25-41-0024
2. Parcel 47c - 28-32-25-31-0023
3. Parcel 47e - 28-32-25-23-0018-28-32-25-23-0020
4. Parcel 46 - 28-32-25-22-0058
5. Parcel 42a -7994 Sunwood Drive - 28-32-25-23-0012
6. Parcel 42b - 7990 Sunwood Drive - 28-32-25-23-0011
7. Parcel 42c - 7992 Sunwood Drive- 28-32-25-23-0013
8. Parcel 48a -28-32-25-24-0017
9. Parcel 48c - 28-32-25-31-0025

Owner and Broker hereby agree to amend the Listing as follows:

- 1. That the Listing Term be extended for another period commencing February 1, 2022 and ending midnight January 31, 2023
2. All other terms and conditions remain the same.

As used herein the term "Owner" shall be deemed to include a tenant wishing to affect a sublease, lease assignment or lease cancellation.

Except as expressly set forth in this Amendment, the Listing shall remain in full force and effect.

BROKER:

OWNER:

CBRE, Inc.
Licensed Real Estate Broker

City of Ramsey

By: _____

By: _____

Jeffrey V. Giovanazzo

Kurtis G. Ulrich

Title: _____

Managing Director

Title: _____

City Administrator

Address: _____

Suite 1900

Address: _____

Ramsey, MN 55303

Minneapolis, MN 55402

Telephone: _____

(952) 924-4600

Telephone: _____

(763) 433-9845

Date: _____

Date: _____

Minnesota Sale/Lease Disclosures

Property: Multiple Land Parcels, City of Ramsey, Minnesota

Seller/Landlord Disclosure of Material Facts, Delivery of Reports, and Compliance with Laws. Sellers/landlords are hereby requested to disclose directly to buyers/tenants all facts known to sellers/landlords that materially affect the value or desirability of the Property and are not readily observable nor known to the buyer/tenant, including, but not limited to, facts regarding hazardous materials, zoning, construction, design, engineering, soils, title, survey, fire/life safety, proneness to natural hazards such as earthquakes, and other matters, and to provide buyers/tenants with copies of all reports in the possession of or accessible to sellers/landlords regarding the Property. Sellers/landlords and buyers/tenants must comply with all applicable federal, state and local laws, regulations, codes, ordinances and orders, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

Americans with Disabilities Act (ADA). The Americans With Disabilities Act (42 United States Code §12101 et seq.) and other federal, state and local requirements may require changes to the Property. Have your experts investigate and evaluate these matters.

Taxes. Sales, leases and other real estate transactions can have federal, state and local tax consequences. In sales transactions, Internal Revenue Code §1445 requires buyers to withhold and pay to the IRS 15% of the gross sales price within 20 days of the date of a sale unless the buyers can establish that the sellers are not foreigners, generally by having the sellers sign a Non-Foreign Seller Affidavit. Depending on the structure of the transaction, the tax withholding liability can exceed the net cash proceeds to be paid to sellers at closing. Have your experts investigate and evaluate these matters.

Flood Zones. Many lenders require flood insurance for properties located in flood zones, and government authorities may regulate development and construction in flood zones. Whether or not located in a flood zone, properties can be subject to flooding and moisture problems, especially properties on a slope or in low-lying areas. Buyers/tenants should have their experts confirm whether the Property is in a flood zone and otherwise investigate and evaluate these matters.

Fires. Properties, whether or not located in a fire hazard zone, are subject to fire/life safety risks and may be subject to state and local fire/life safety-related requirements, including retrofit requirements. Have your experts investigate and evaluate these matters.

Hazardous Materials and Underground Storage Tanks. Due to prior or current uses of the Property or in the areas or the construction materials used, the Property may have hazardous or undesirable metals (including but not limited to lead-based paint), minerals (including but not limited to asbestos), chemicals, hydrocarbons, petroleum-related compounds, or biological or radioactive/emissive items (including but not limited to electrical and magnetic fields) in soils, water, building components, above or below-ground tanks/containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. If the Property was built before 1978 and has a residential unit, sellers/landlords must disclose all reports, surveys and other information known to them regarding lead-based paint to buyers/tenants and allow for inspections (42 United States Code §4851 et seq.). Have your experts investigate and evaluate these matters.

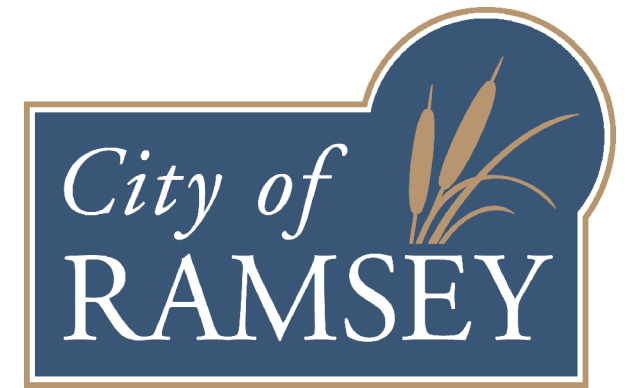
Property Inspections and Evaluations. Buyers/tenants should have the Property thoroughly inspected and all parties should have the transaction thoroughly evaluated by the experts of their choice. Ask your experts what investigations and evaluations may be appropriate as well as the risks of not performing any such investigations or evaluations. Information regarding the Property supplied by the real estate brokers has been received from third party sources and has not been independently verified by the brokers. Have your experts verify all information regarding the Property, including any linear or area measurements, the availability of all utilities, applicable zoning, and entitlements for the intended use. All work should be inspected and evaluated by your experts, as they deem appropriate. Any projections or estimates are for example only, are based on assumptions that may not occur, and do not represent the current or future performance of the property. Real estate brokers are not experts concerning, nor can they determine if any expert is qualified to provide advice on, legal, tax, design, ADA, engineering, construction, soils, title, survey, fire/life safety, insurance, hazardous materials, or other such matters. Such areas require special education and, generally, special licenses not possessed by real estate brokers. Consult with the experts of your choice regarding these matters.

CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. This form is not intended to substitute for any disclosures the law requires that the parties make to each other. These are questions for your attorney and financial advisors.

NOTICE: IF YOU RELIST WITH ANOTHER BROKER WITHIN THE OVERRIDE PERIOD AND THEN LEASE YOUR PROPERTY TO ANYONE WHOSE NAME APPEARS ON THIS LIST, YOU COULD BE LIABLE FOR FULL COMMISSIONS TO BOTH BROKERS. IF THIS NOTICE IS NOT FULLY UNDERSTOOD, SEEK COMPETENT ADVICE.

NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.

WHERE PERMITTED BY LAW, WE EACH KNOWINGLY AGREE TO WAIVE ANY AND ALL RIGHTS TO HAVE A DISPUTE ON ANY MATTER RELATING TO, OR ARISING FROM THIS AGREEMENT DETERMINED BY A JURY.

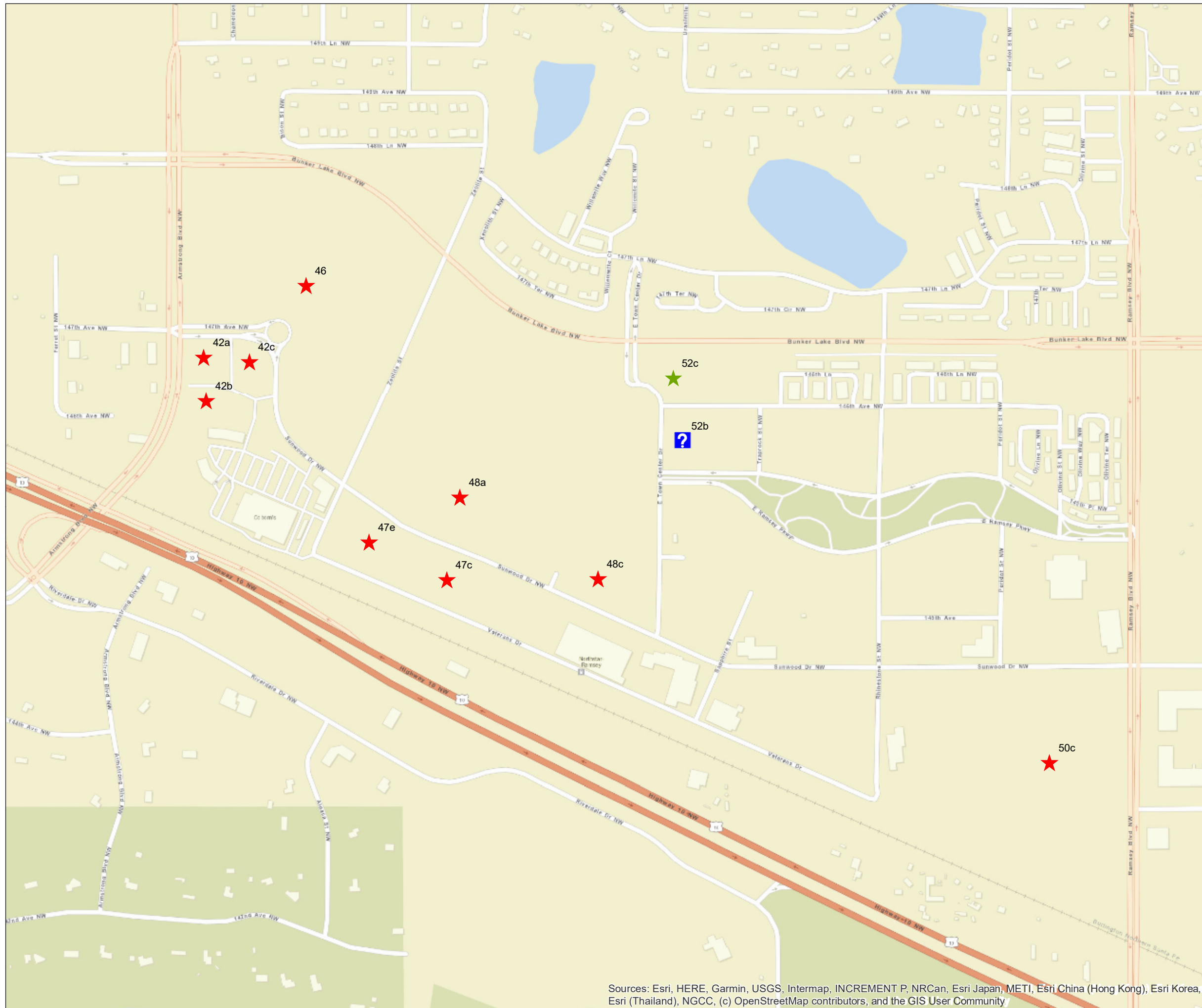


City Listings COR Area

Listings

Listings type

- ★ CBRE
- ★ City
- ❓ PENDING



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

January 2022 City of Ramsey Land Review

City of Ramsey-CBRE Closed Deals

1. Municipal Center NIK
2. Aeon
3. Centra Homes
4. Common Bond
5. Inland Development/Affinity
6. PSD, LLC
7. Coastal Living
8. Stone Brook Daycare
9. Purmort Homes
10. Muni Center-Meadow Creek
11. GiGi's Salon
12. Java Properties – O'Reilly
13. Stories Foundation

City of Ramsey-CBRE Under Contract/PA Status

1. Rob Hardy-PA (Parcel 42a, 42b, and 42c)
2. Java Properties-PA (Parcel 50c)

Prospects (sample list)

Prospect	Active or Met with City	Inactive met with City	CBRE Reach Out-No Response	CBRE Reach Out-Not Interested
Enclave Development- Looking for apartment sites				X
Kindercare				x
Discount Tire				x
Panera				X
Red Savoy				x
Pizza Luce				X
Public Storage			x	
Centra Homes	X			
Integrate Properties			X	
Scooters Coffee			X	
Casey's	x		X	

HJ Development			x	
Lennar	x			
DR Horton			x	
Pulte			x	
David Weekley Homes			x	
Vincent-apartments and townhomes			x	
LMC-apartments			x	
Sota Car Wash			X	
Zips Car Wash			X	
Border Foods			x	
Inland-Looking at 46 for housing	X			
Dunkin	X-Reviewing demo's, traffic counts, likes growth story			
Heartland Dental Group	x-Looking for expansion site. Want to be near grocery			
Kwik Trip	X			
Aldi	X			
Hy-Vee	X looking for Fast & Fresh Concept locations	x		
Starbucks	x-Looking for sites. Provided locations in COR			
Jimmy Johns			x	
NAPA			x	
Cub Foods				x-supplier to Coburns
Ryan Companies		X-potential for medical use		

Opus Companies		X		
IDP	X			
Hampton Companies		x-Opened facility south of Hwy 10		
PSD	X	x-under construction/completed industrial, apartment and retail in Ramsey		
Paxmar	X			
Dollar Tree	X	x		
Fourteen Foods-DQ franchisee				X
New Horizon				X
YMCA		X		
Speedway	X			
Holiday	X			
Abra/Caliber	X			
Oppidan	X			
United Properties for senior housing				X
Lifetime Fitness				X
Scannell Development				X
Ebbert Companies				X
Summit Development-senior housing				X
Charter School Fund		X		
Continental Properties	X-interested in non COR site for apartment development			
Excelsior Group				X
Mister Car Wash	X			
LGI Homes				X
Mills Fleet Farm				X

Wal-Mart				X
Metro Self Storage	X			
Platinum Development		X		
Willie McCoy's	X			
Culver's				X-Franchisee led
Noodles				X
Chipolte				X
Smashburger				X
Raising Canes				X
Chick Fil A				X
All American Car Wash				X
Panera Bread				X
Taco Bell				x

Monthly Blast of properties to 3000 prospects including brokers, builders, contractors, developers, investors, etc. Properties are posted on MnCAR/Catalyst, Loopnet, Costar, CBRE.com.

CITY OF RAMSEY PROPERTY SIGNS





1900 LaSalle Plaza
800 LaSalle Avenue
Minneapolis, MN 55402
+1 952 924 4600

July 10, 2019

BY ELECTRONIC MAIL

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Attention: Sean Sullivan and Kurt Ulrich

**Re: *Exclusive Sales Listing Agreement
Multiple Land Parcels, City of Ramsey, Minnesota ("Property")
Vacant Land Exhibit B***

Dear Sean and Kurt,

Thank you for selecting CBRE, Inc. ("CBRE") to represent you. The terms of our engagement are contained in this agreement ("Agreement").

1. This Agreement shall terminate six months from August 1, 2019 ("Term").
2. During the Term, you appoint us your exclusive agent with the right to list and market the Property for sale and to negotiate agreements for the sale of the Property (which includes portions thereof). If, during the Term, the Property is removed from the market because escrow is opened or an offer to purchase the Property is accepted, and if the sale is not consummated for any reason, then the Term will be extended by the longer of the number of days that (i) escrow was open or (ii) the Property was removed from the market, but in no event more than 180 calendar days in the aggregate.
3. We will commit the appropriate number of qualified and licensed professionals to this engagement. Your "Listing Team" is comprised of Brian Pankratz. We will have the right to change members of the Listing Team as necessary and appropriate. The Listing Team shall owe you duties of trust, confidence and loyalty.
4. We will offer the Property at an initial listing price that is per separate agreement and Acceptable to Owner, although the Property may be sold upon such other terms as you may agree. However, it is your right to: (a) approve, modify, reject or disapprove any and all proposals and offers as well as any prospective purchasers for the Property and (b) adjust the terms and conditions of any offer made, including but not limited to, adjusting the Property's listing price.
5. We will work with you to create and implement a sales strategy for the Property, including preparation of appropriate and customary marketing materials (such as an offering brochure). In developing the strategy, we will rely on (without requirement to verify) any information provided to us by you, your agents, affiliates and/or any of the Property's managers. However, we will not issue any written marketing materials without your prior written approval. Further, you authorize us to place one or more signs on the Property as we deem appropriate.
6. The success of this engagement relies, in part, on cooperation and communication between City of Ramsey and CBRE Listing Team. Therefore, you agree to: (i) provide us with all available information to assist us in marketing the Property; (ii) make CBRE Listing Team aware of all inquiries regarding CBRE listed properties; and (iii) work with CBRE Listing Team to conduct

negotiations with prospective purchasers as needed. If a prospective buyer is a City generated lead that has not had prior discussions with CBRE Listing Team, and CBRE services are not required, CBRE commissions will be reduced from 5% to 3%..

7. You represent that you either are the fee owner of or otherwise have control over the Property. You further represent that you have full authority to enter into this Agreement without violating anyone else's rights, or any other agreements or contractual obligations.
8. We will present all offers to you and assist you in developing and negotiating counteroffers until a PSA is signed and all contingencies are satisfied or waived. You agree that you and/or your legal counsel are solely responsible for determining the legal sufficiency of the documents related to this engagement and the tax consequences of any transaction. You are also responsible for evaluating any offers and determining with whom you will negotiate or enter into a transaction. While we may assist you in gathering reasonably available information, we cannot represent or warrant the creditworthiness of any prospect and/or their ability to satisfy their obligations under a purchase agreement. All final business and legal decisions shall be made solely by you. Notwithstanding any designation of us as "agent" in this Agreement, we will have no right, power, or authority to enter into any agreement with any prospective purchaser, real estate broker, or any other person in the name of, on behalf of, or otherwise binding upon you.
9. **NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.**
10. We will earn (and you agree to pay) a commission in accordance with this Agreement and the attached Commission Schedule (Exhibit "A") if either of the following occur:
 - (a) during the Term, you sell the Property to a purchaser, whether procured by us, you or anyone else; or
 - (b) within one hundred eighty (180) days after the expiration of the Term or after the Agreement otherwise terminates (the "Override Period"), the Property is sold to, or negotiations continue, resume or commence and thereafter continue leading to a sale of the Property to any person or entity (including his/her/its successors, assigns or affiliates) with whom, during the Term, CBRE either negotiated (either directly or through another broker or agent) or to whom the Property was submitted during the Term ("Existing Prospect"). You agree that CBRE is authorized to continue negotiations with Existing Prospects. We will submit to you a list of such Existing Prospects in a "Protective List" within seventy-two (72) hours following the expiration or termination of the Term as required by M.S.A. §82.66(1); provided, however, that if a written offer has been submitted prior to said expiration or termination date, then it shall not be necessary to include the offeror's name on the list. The protective list may include only persons who have, during the Term, either made an affirmative showing of interest in the property by responding to an advertisement, or by contacting the Broker or having been physically shown the property by the Broker.

NOTICE: IF YOU RELIST WITH ANOTHER BROKER WITHIN THE OVERRIDE PERIOD AND THEN SELL YOUR PROPERTY TO ANYONE WHOSE NAME APPEARS ON THIS LIST, YOU COULD BE LIABLE FOR FULL COMMISSIONS TO BOTH BROKERS. IF THIS NOTICE IS NOT FULLY UNDERSTOOD, SEEK COMPETENT ADVICE.

11. You agree that we are authorized to cooperate with and, if appropriate, share our commission with "Cooperating Brokers" (such as a broker representing a purchaser). We will be responsible for paying the fee or commission due to the Cooperating Broker (if any) provided the Cooperating Broker: (i) represents the prospective purchaser pursuant to a written agreement, a copy of which is furnished to us prior to the execution of the transaction; (ii) is properly licensed; and (iii) executes and delivers to us an acceptable cooperating brokerage agreement. Market conditions may exist whereby the Cooperating Broker receives an above-standard fee and/or broker bonus. If so, our commission shall be increased by (and you agree to pay) an amount such that we receive no less than 50% of the total fee in accordance with the Commission Schedule.

12. If you lease the Property to anyone during the Term or Post-Term, you agree to pay CBRE a lease commission in accordance with Exhibit A.
13. The Listing Team are your designated agents to the exclusion of all of CBRE's other licensees. All other CBRE licensees shall be referred to as "Non-Listing Team Agents" and shall be considered Cooperating Brokers. You acknowledge that we are an international brokerage firm and that we may represent prospective purchasers. You consent to the representation of such prospective purchasers by Non-Listing Team Agents and consent to any dual agency created by such representation. You acknowledge that Non-Listing Team Agents owe duties of trust, confidence and loyalty exclusively to their clients. The Listing Team and Non-Listing Team Agents shall not disclose the confidential information of one principal to the other.
14. Questions regarding environmental and zoning issues may arise during the course of our representation. CBRE is not obligated to perform, and has not made any investigation of the physical conditions or zoning issues relating to the Property. You agree to disclose to us and allow us to disclose to prospective purchasers everything you know (after reasonable inquiry by you) regarding present and future property issues including, but not limited to, structural, mechanical, hazardous materials, zoning and environmental matters affecting the Property and/or the Property's condition.
15. If the Property becomes the subject of foreclosure proceedings before the expiration of the Term, then in our sole and absolute discretion we may: (a) suspend this Agreement until we may elect to reinstate it or (b) terminate this Agreement and enter into a listing agreement with any receiver, party initiating foreclosure, party purchasing the Property at a foreclosure sale, or any other third party.
16. While we are confident that our relationship will be mutually satisfactory, if there is a dispute between us, then we agree to resolve it subject to the following:
 - (a) if either party institutes a legal proceeding against the other party relating to this Agreement, the prevailing party shall recover from the non-prevailing party all of its (i) reasonable attorneys' fees and costs, (ii) expert-related fees and costs and (iii) other related expenses. All past due amounts shall bear interest at twelve percent (12%) per annum or the maximum rate permitted in the state in which the Property is located. No party will be entitled to punitive, special and/or consequential damages, and we each waive all rights to and claims for relief other than for compensatory damages; and
 - (b) **WHERE PERMITTED BY LAW, WE EACH KNOWINGLY AGREE TO WAIVE ANY AND ALL RIGHTS TO HAVE A DISPUTE ON ANY MATTER RELATING TO, OR ARISING FROM THIS AGREEMENT DETERMINED BY A JURY.**
17. You and CBRE agree to comply with all applicable laws, regulations, codes, ordinances and administrative orders. Further, we both acknowledge that: (a) it is illegal to refuse to display or lease or sell to or from any person because of one's membership in a protected class, e.g.: race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by applicable law and (b) the Property will be offered in compliance with all applicable anti-discrimination laws.
18. This Agreement is our entire agreement and supersedes all prior understandings between us regarding this engagement and is governed by the laws of the state where the Property is located, without regard to its conflict of laws principles. This Agreement will be binding and inure to the benefit of our lawful representatives, heirs, successors, designees and assignees. It may not be altered or terminated except in a writing signed by both you and CBRE. Neither party's failure to exercise any of its rights under this Agreement will relieve the other party of its obligations hereunder. Nothing herein is or may be deemed a waiver or full statement of any of our rights or remedies, whether at law or in equity, all of which are expressly reserved. If any provision of this Agreement is unenforceable or void under applicable law, the remaining provisions will continue to be binding. This Agreement and the rights, interests or obligations created hereunder will not be assigned by either of the parties without the prior written consent of the other party. We each agree that we have both participated in the negotiation and drafting of this Agreement. You acknowledge that the person signing this Agreement on your behalf has your full authority to execute it. This

Agreement will be binding whether signatures are exchanged electronically or by hand, by mail, by fax, by electronic transfer or image, by photocopy or in counterparts.

19. Either party can cancel the Listing Agreement after 6 months with 30 day written notice.

Thank you again for this opportunity. We look forward to working with you.

Very truly yours,

CBRE, Inc.
Licensed Real Estate Broker

By: 
Name: Jeff Jiovanazzo
Title: Managing Director

Date: July 18, 2019

AGREED:

City of Ramsey

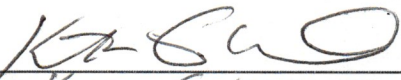
By: 
Name: Kurtis G. URICK
Title: CITY Administrator
Date: 7-29-19

EXHIBIT A – Commission Schedule

- A. *Sale.* As to sales of real property, CBRE's commission shall be five percent (5%) of the gross sales price. If a cooperating broker or salesperson procures the sale, the commission will be seven percent (7%) of the gross sales price. Gross sales price shall include any and all consideration received or receivable, in whatever form, including but not limited to assumption or release of existing liabilities. In the event this sale is in connection with a "build to suit" transaction, the commission shall be calculated on the gross sales price plus the gross construction cost of the building to be constructed on the Property. The commission shall be earned and paid on the date title to the Property is transferred to the purchaser; provided, however, that if the transaction involves an installment contract, then payment shall be made upon execution of such contract. In the event you contribute or convey the Property or any interest therein to a corporation, joint venture, partnership, or other business entity, the commission shall be calculated on the fair market value of the Property or the portion thereof that is so transferred, and shall be earned and paid at the time of the contribution or transfer. If you are a partnership, corporation, or other business entity, and an interest in the partnership, corporation or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property, and applicable law does not prohibit the payment of a commission in connection with such sale or transfer, the commission shall be calculated on the fair market value of the Property, rather than the gross sales price, multiplied by the percentage of interest so transferred, and shall be paid at the time of the transfer.
1. *Definitions.* Under this Agreement the terms "sell," "sale" or "sold" shall mean: (a) an exchange of the Property; (b) the granting of an option to purchase the Property; or (c) any other transfer, conveyance or contribution of a controlling interest in the Property or in the entity which owns the Property, including, but not limited to, situations where you are a corporation, partnership or other business entity and a controlling interest in such corporation, partnership or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property.
 2. *Option to Purchase.* If you grant an option to purchase the Property, you agree to pay us a commission in accordance with this Commission Schedule, on the price paid for the option and for any extensions when you receive payment for any such option and/or extensions. If the option is exercised, whether during the Term or after, we will earn a further commission in accordance with this Agreement. Notwithstanding the foregoing, to the extent that all or part of the price paid for the option or any extension thereof is applied to the sales price of the Property, then any commission previously paid by you to us on account of the option payments will be credited against the commission payable to us on account of the exercise of the option.
 3. Broker (CBRE) shall receive a minimum fee based on a sales price of \$1.50 per gross SF for the sale of any industrial or office land and a minimum fee of \$5,000.00 for the sale of any residential parcel of land \$5,000.00 for the sale of any residential parcel of land greater than \$45,000; and, a minimum fee of \$3,500.00 for the sale of any residential parcel of land less than or equal to \$45,000.
 4. If a potential prospect/buyer is generated by the City of Ramsey with no prior contact or discussions with/from CBRE than the commission will be reduced to 3% of the gross sales price to calculate commissions. If potential buyer generated by City of Ramsey has a cooperative broker the CBRE Listing Team commission will be equal to the cooperative broker and in no event will be no higher than 3.5%.

EXHIBIT B – Subject Parcels

1. Parcel 50a - 28-32-25-41-0020
2. Parcel 52b - AEON 2 Parcel-28-32-25-13-0092
3. Parcel 47c - 28-32-25-31-0023
4. Parcel 47e - 28-32-25-23-0018
5. Parcel 46 - 28-32-25-22-0058
6. Parcel 42a -7994 Sunwood Drive - 28-32-25-23-0012
7. Parcel 42b - 7990 Sunwood Drive - 28-32-25-23-0011
8. Parcel 42c - 7992 Sunwood Drive- 28-32-25-23-0013
9. Parcel 48a -28-32-25-24-0017
10. Parcel 48c - 28-32-25-31-0025

Owner Marketing Approval

Property Name:	City of Ramsey Land Parcels
Property Address:	Ramsey, MN
Broker(s):	Brian Pankratz

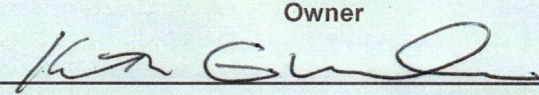
I hereby authorize CBRE to actively market the above-referenced property for signage, spec sheets, brochures, postcards, company web page, campaign logic, MNCAR, Co-Star & Loopnet:

TOTAL BUILDING SQUARE FOOTAGE:	
AVAILABLE SQUARE FOOTAGE:	
OFFICE SQUARE FOOTAGE:	
WAREHOUSE SQUARE FOOTAGE:	
LOT AREA:	66.27
CLEAR HEIGHT:	
LOADING:	
CONSTRUCTION:	
YEAR BUILT:	
SPRINKLERED:	
POWER:	
COLUMN SPACING:	
PARKING:	
LEASE RATES/SALE PRICE:	
EST. 2019 REAL ESTATE TAXES:	
EST. 2019 CAM:	
EST. 2019 TOTAL:	
COMMENTS:	

APPROVED this 29th day of July, 2019

City of Ramsey

Owner

By: 

Title: City Administrator

© 2018 CBRE, Inc. The information about this property has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Minnesota Sale/Lease Disclosures

Property: City of Ramsey Land

Seller/Landlord Disclosure of Material Facts, Delivery of Reports, and Compliance with Laws. Sellers/landlords are hereby requested to disclose directly to buyers/tenants all facts known to sellers/landlords that materially affect the value or desirability of the Property and are not readily observable nor known to the buyer/tenant, including, but not limited to, facts regarding hazardous materials, zoning, construction, design, engineering, soils, title, survey, fire/life safety, proneness to natural hazards such as earthquakes, and other matters, and to provide buyers/tenants with copies of all reports in the possession of or accessible to sellers/landlords regarding the Property. Sellers/landlords and buyers/tenants must comply with all applicable federal, state and local laws, regulations, codes, ordinances and orders, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

Americans with Disabilities Act (ADA). The Americans With Disabilities Act (42 United States Code §12101 et seq.) and other federal, state and local requirements may require changes to the Property. Have your experts investigate and evaluate these matters.

Taxes. Sales, leases and other real estate transactions can have federal, state and local tax consequences. In sales transactions, Internal Revenue Code §1445 requires buyers to withhold and pay to the IRS 15% of the gross sales price within 20 days of the date of a sale unless the buyers can establish that the sellers are not foreigners, generally by having the sellers sign a Non-Foreign Seller Affidavit. Depending on the structure of the transaction, the tax withholding liability can exceed the net cash proceeds to be paid to sellers at closing. Have your experts investigate and evaluate these matters.

Flood Zones. Many lenders require flood insurance for properties located in flood zones, and government authorities may regulate development and construction in flood zones. Whether or not located in a flood zone, properties can be subject to flooding and moisture problems, especially properties on a slope or in low-lying areas. Buyers/tenants should have their experts confirm whether the Property is in a flood zone and otherwise investigate and evaluate these matters.

Fires. Properties, whether or not located in a fire hazard zone, are subject to fire/life safety risks and may be subject to state and local fire/life safety-related requirements, including retrofit requirements. Have your experts investigate and evaluate these matters.

Hazardous Materials and Underground Storage Tanks. Due to prior or current uses of the Property or in the areas or the construction materials used, the Property may have hazardous or undesirable metals (including but not limited to lead-based paint), minerals (including but not limited to asbestos), chemicals, hydrocarbons, petroleum-related compounds, or biological or radioactive/emissive items (including but not limited to electrical and magnetic fields) in soils, water, building components, above or below-ground tanks/containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. If the Property was built before 1978 and has a residential unit, sellers/landlords must disclose all reports, surveys and other information known to them regarding lead-based paint to buyers/tenants and allow for inspections (42 United States Code §4851 et seq.). Have your experts investigate and evaluate these matters.

Property Inspections and Evaluations. Buyers/tenants should have the Property thoroughly inspected and all parties should have the transaction thoroughly evaluated by the experts of their choice. Ask your experts what investigations and evaluations may be appropriate as well as the risks of not performing any such investigations or evaluations. Information regarding the Property supplied by the real estate brokers has been received from third party sources and has not been independently verified by the brokers. Have your experts verify all information regarding the Property, including any linear or area measurements, the availability of all utilities, applicable zoning, and entitlements for the intended use. All work should be inspected and evaluated by your experts, as they deem appropriate. Any projections or estimates are for example only, are based on assumptions that may not occur, and do not represent the current or future performance of the property. Real estate brokers are not experts concerning, nor can they determine if any expert is qualified to provide advice on, legal, tax, design, ADA, engineering, construction, soils, title, survey, fire/life safety, insurance, hazardous materials, or other such matters. Such areas require special education and, generally, special licenses not possessed by real estate brokers. Consult with the experts of your choice regarding these matters.

CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. This form is not intended to substitute for any disclosures the law requires that the parties make to each other. These are questions for your attorney and financial advisors.

CC Regular Session

5. 11.

Meeting Date: 01/25/2022

Submitted For: Grant Riemer, Engineering/Public Works

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #22-032 Authorizing Partial Payment #16 to RJM Construction for Improvement Project 20-07 New Public Works Facility

Purpose/Background:

Resolution and Pay Estimate #16 attached.

Observations/Alternatives:

Checks are made payable and addressed to contractors, payments will be sent to RJM Construction, LLC for disbursement as listed in the attached Resolution #22-032.

Funding Source:

Funding for this this item was budgeted as part of the public works building project.

Recommendation:

The Public Works Superintendent has inspected the completed work and recommends approving partial payment #16 in the amount of \$812,348.04 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Action:

Motion to adopt Resolution #22-032 authorizing partial payment #16 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Attachments

Pay Application

Resolution

Form Review

Inbox

Kurt Ulrich

Form Started By: Grant Riemer

Final Approval Date: 01/20/2022

Reviewed By

Kurt Ulrich

Date

01/20/2022 11:55 AM

Started On: 01/19/2022 07:58 AM

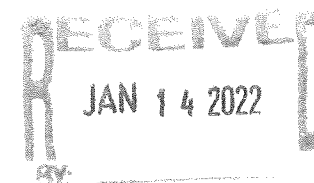
CC 1-25-22

PAYMENT SUMMARY
FOR PERIOD ENDING 12-31-2021
PROJECT: City of Ramsey Public Works
Job #19520-0180

CONTRACT PAYMENTS

*Checks are to be made payable and address to the contractors. Payments should then be sent to RJM Construction, LLC for disbursement.

Contractor	Application #	Certified Amount
Professional Service Industries	16	2,084.99
Midwest Specialty Maintenance	16	2,568.35
Hakanson Anderson Associates	16	1,911.00
Donlar Construction Company	16	4,962.55
Steenberg-Watrud Construction	16	11,371.55
Northland Concrete	16	67,957.68
Molin Concrete Products	16	75,429.95
Thornberg Steel	16	42,338.70
Met-Con Construction	16	16,468.34
Ebert Construction	16	7,145.85
Distinctive Cabinet Design	16	2,732.50
Herzog Coatings	16	2,200.00
Atomic Sheet Metal	16	10,122.19
Granite City Roofing	16	43,025.95
Bredemus Hardware	16	5,252.70
Twin City Garage Door	16	1,078.75
Won-Door Corp	16	1,013.65
Twin City Garage Door	16	9,827.90
Top Lite Contract Glazing	16	5,980.75
W. L. Hall Company	16	3,980.10
RTL Construction	16	12,003.10
Tim's Construction Group LLC	16	1,636.04
Acoustics Associates	16	1,490.60
Swanson & Youngdale	16	7,996.45
Spectrum Sign Systems	16	931.10
Construction Supply	16	753.22
Acoustics Associates	16	974.85
Olympus Lockers	16	2,585.90
Pump & Meter Service	16	13,280.56



Miner LTD dba Star Equipment	16	334.75
Lube-Tech & Partners	16	52,877.71
American Drapery Systems	16	1,026.55
Midwest Lift Works LLC	16	33,052.70
Brothers Fire & Security	16	6,915.00
Klamm Mechanical Contractors	16	50,557.78
Architect Mehcanical	16	63,288.29
Wolf River Electric	16	45,423.32
Minnesota Utilities & Excavating	16	31,688.08
Northland Paving	16	31,430.98
Stapf Concrete	16	7,431.52
Midwest Fence & Mfg. Co.	16	15,217.10
Peterson Companies	16	3,337.29
Jacon LLC	16	35,456.60
Aero Material Handling	16	4,167.40
RJM Construction	16	75,010.30
Totals		816,320.64

Will be offset by \$(4,750) credit *(entered credit as receivable)*

(Net \$30,831.48 with \$(856.60) credit from last month)

(Net \$32,340.60 with \$(3,116.00) credit from last month)

816,320.64
 - 856.60 Dec credit
 - 3116.00 Dec credit
812,348.04 payment total

8722.60 Dec credits pushed to Jan
 - 856.60 credit Jan
 - 3116.00 credit Jan
 \$ 4750.00 accounts receivable Jan



CONSTRUCTION

APPLICATION AND CERTIFICATE FOR PAYMENT

To City of Ramsey
 Owner: 7550 Sunwood Drive NW
 Ramsey, MN 55303

Project: 19520-0180 City of Ramsey Public Works

Architect:

Invoice #: 0180-16
 Application No.: 16
 Application Date: 12/31/2021
 Period From:
 To:

Distribution to :
 Owner
 Architect
 Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$16,361,624.00
2. Net Change By Change Order	-\$1,644,262.64
3. Contract Sum To Date	\$14,717,361.36
4. Total Completed and Stored To Date	\$14,717,361.36
5. Retainage:	
a. 0.00% of Completed Work	\$0.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$0.00
6. Total Earned Less Retainage	\$14,717,361.36
7. Less Previous Certificates For Payments	\$13,901,040.72
8. Current Payment Due	\$816,320.64
9. Balance To Finish, Plus Retainage	\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **RJM Construction LLC**
 By: DocuSigned by: Curtis Sell Date: 12/28/2021
8A488F860CE72A8...

State of: _____ County of: _____
 Subscribed and sworn to before me this _____ day of _____
 Notary Public:
 My Commission expires: _____

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

ARCHITECT'S CERTIFICATE FOR PAYMENT

AMOUNT CERTIFIED \$ 816,320.64

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
 By: Andrew Cooper Date: 01/14/2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$1,644,262.64
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$1,644,262.64
Net Changes By Change Order	-\$1,644,262.64	

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 16

Application Date : 12/31/21

To:

Architect's Project No.:

Invoice # : 0180-16

Contract : 19520-0180 City of Ramsey Public Works

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
1	City of Ramsey Public Works	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1A	Special Inspections	41,699.75	41,699.75	0.00	0.00	41,699.75	100.00%	0.00	0.00
1B	Survey	22,963.00	22,160.00	803.00	0.00	22,963.00	100.00%	0.00	0.00
1C	Final Cleaning	51,367.00	51,367.00	0.00	0.00	51,367.00	100.00%	0.00	0.00
3A	Concrete	1,367,119.50	1,367,119.50	0.00	0.00	1,367,119.50	100.00%	0.00	0.00
3B	Architectural Precast Concrete	1,508,599.00	1,508,599.00	0.00	0.00	1,508,599.00	100.00%	0.00	0.00
3C	Polished and Sealed Concrete	91,285.00	91,285.00	0.00	0.00	91,285.00	100.00%	0.00	0.00
4A	Masonry	227,431.00	227,431.00	0.00	0.00	227,431.00	100.00%	0.00	0.00
5A	Structural Steel/Misc. Metals - Material	846,773.90	846,773.90	0.00	0.00	846,773.90	100.00%	0.00	0.00
5B	Structural Steel/Misc. Metals - Erection	329,366.57	329,366.57	0.00	0.00	329,366.57	100.00%	0.00	0.00
6A	Carpentry Materials and Install	142,917.00	142,917.00	0.00	0.00	142,917.00	100.00%	0.00	0.00
7A	Waterproofing & Weatherproofing	44,000.00	44,000.00	0.00	0.00	44,000.00	100.00%	0.00	0.00
7B	Architectural Metal Panels	202,443.72	202,443.72	0.00	0.00	202,443.72	100.00%	0.00	0.00
7C	EPDM Roofing	860,519.00	860,519.00	0.00	0.00	860,519.00	100.00%	0.00	0.00
7D	Joint Sealants	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
8A	Doors, Frames, and Hardware - Materials	105,054.00	105,054.00	0.00	0.00	105,054.00	100.00%	0.00	0.00
8B	Overhead Coiling Doors	21,575.00	21,575.00	0.00	0.00	21,575.00	100.00%	0.00	0.00
8C	Accordion Security Doors	20,273.00	20,273.00	0.00	0.00	20,273.00	100.00%	0.00	0.00
8D	Sectional Overhead Doors	196,558.00	196,558.00	0.00	0.00	196,558.00	100.00%	0.00	0.00
8E	Aluminum Framed Storefronts & Entrances	119,615.00	119,615.00	0.00	0.00	119,615.00	100.00%	0.00	0.00
8F	Translucent Wall Panels	79,602.00	79,602.00	0.00	0.00	79,602.00	100.00%	0.00	0.00
9A	Gypsum Board Assemblies	240,061.80	240,061.80	0.00	0.00	240,061.80	100.00%	0.00	0.00
9B	Tiling	32,720.80	32,720.80	0.00	0.00	32,720.80	100.00%	0.00	0.00
9C	Acoustical Ceilings	29,812.00	29,812.00	0.00	0.00	29,812.00	100.00%	0.00	0.00
9D	Carpet and Resilient Base	12,232.20	12,232.20	0.00	0.00	12,232.20	100.00%	0.00	0.00
9E	Painting	159,929.00	159,929.00	0.00	0.00	159,929.00	100.00%	0.00	0.00
10A	Signage	18,622.00	18,622.00	0.00	0.00	18,622.00	100.00%	0.00	0.00
10B	Specialties Materials	15,064.50	15,064.50	0.00	0.00	15,064.50	100.00%	0.00	0.00
10C	Lockers	51,718.00	51,718.00	0.00	0.00	51,718.00	100.00%	0.00	0.00
10D	Operable Partitions	19,497.00	19,497.00	0.00	0.00	19,497.00	100.00%	0.00	0.00
11A	Vehicle Wash Equipment	52,877.71	0.00	52,877.71	0.00	52,877.71	100.00%	0.00	0.00

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 16

Application Date : 12/31/21

To:

Architect's Project No.:

Invoice # : 0180-16

Contract : 19520-0180 City of Ramsey Public Works

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
11B	Vehicle Fueling System	265,611.00	265,611.00	0.00	0.00	265,611.00	100.00%	0.00	0.00
11C	Loading Dock Equipment	6,695.00	6,695.00	0.00	0.00	6,695.00	100.00%	0.00	0.00
12A	Window Treatments	20,531.00	20,531.00	0.00	0.00	20,531.00	100.00%	0.00	0.00
12B	Casework Materials	54,650.00	54,650.00	0.00	0.00	54,650.00	100.00%	0.00	0.00
14A	Vehicle Lifts	281,054.00	261,054.00	20,000.00	0.00	281,054.00	100.00%	0.00	0.00
21A	Fire Supression Systems	138,300.00	138,300.00	0.00	0.00	138,300.00	100.00%	0.00	0.00
22A	Plumbing Systems	1,011,155.73	1,011,155.73	0.00	0.00	1,011,155.73	100.00%	0.00	0.00
23A	HVAC Systems	1,265,766.08	1,265,766.08	0.00	0.00	1,265,766.08	100.00%	0.00	0.00
26A	Electrical Systems	908,466.29	908,466.29	0.00	0.00	908,466.29	100.00%	0.00	0.00
31A	Earthwork	633,761.48	633,761.48	0.00	0.00	633,761.48	100.00%	0.00	0.00
32A	Asphalt Paving	628,619.66	628,619.66	0.00	0.00	628,619.66	100.00%	0.00	0.00
32B	Site Concrete	148,630.44	148,630.44	0.00	0.00	148,630.44	100.00%	0.00	0.00
32C	Fences and Gates	304,342.00	304,342.00	0.00	0.00	304,342.00	100.00%	0.00	0.00
32D	Landscaping	66,745.77	66,745.77	0.00	0.00	66,745.77	100.00%	0.00	0.00
33A	Site Utilities	487,782.00	476,132.00	11,650.00	0.00	487,782.00	100.00%	0.00	0.00
41A	Overhead Crane System	83,348.00	83,348.00	0.00	0.00	83,348.00	100.00%	0.00	0.00
01-00	General Conditions & Requirements	1,027,318.46	1,027,318.46	0.00	0.00	1,027,318.46	100.00%	0.00	0.00
01-80	Preconstruction	19,985.00	19,985.00	0.00	0.00	19,985.00	100.00%	0.00	0.00
90-40	Building Permit	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
90-50	General Liability Insurance	184,462.00	184,462.00	0.00	0.00	184,462.00	100.00%	0.00	0.00
90-65	Construction Contingency	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
99-99	Contractors Fee	268,441.00	268,441.00	0.00	0.00	268,441.00	100.00%	0.00	0.00
Grand Totals		14,717,361.36	14,632,030.65	85,330.71	0.00	14,717,361.36	100.00%	0.00	0.00

Councilmember XXX introduced the following resolution and moved for its adoption:

RESOLUTION #22-032

RESOLUTION AUTHORIZING PARTIAL PAYMENT #16 TO RJM CONSTRUCTION AND ITS CONTRACTORS FOR THE NEW RAMSEY PUBLIC WORKS FACILITY, IMPROVEMENT PROJECT #20-07

WHEREAS, the City of Ramsey has planned for a new public works facility and added it to our Capital Improvement Plan in 2006; and

WHEREAS, the property for the new public works facility was purchased in 2008 adjacent to the current facility and that purchase was finalized in 2013; and

WHEREAS, a third-party architectural firm (BKV Group) was hired in 2015 to perform a space needs analysis to determine the size of facility needed to serve the public works departments needs for now and 30-50 years into the future.; and

WHEREAS, the old facility consists of three buildings and multiple off-site storage locations, the new site will contain all public works functions and equipment at one centralized location; and

WHEREAS, on September 10th 2019 Ramsey City Council entered into a contract with RJM Construction to provide construction management services for the new Ramsey public works facility; and

WHEREAS, as of January 14th , 2021 \$13,901.040.72 has been paid to date; and

WHEREAS, the Public Works Superintendent has inspected the completed work and recommends authorizing partial payment #16 to RJM Construction for Improvement Project #20-07, New Ramsey Public Works Facility; and

WHEREAS, checks are made payable and addressed to contractors, payments will be sent to RJM Construction, LLC for disbursement as listed below:

CONTRACTOR	PAY REQUEST AMOUNT
Professional Service Industries	2,084.99
Midwest Specialty Maintenance	2,568.35
Donlar Construction Company	4,962.55
Steenberg-Watrud Construction	11,371.55
Met-Con Construction	16,468.34
Bredemus Hardware	5,252.70
Top Lite Contract Glazing	5,980.75
W. L. Hall Company	3,980.10
Tim's Construction Group LLC	1,636.04

Acoustics Associates	974.85
Hakanson Anderson Associates	1,911.00
Swanson & Youngdale	7,996.45
Spectrum Sign Systems	931.10
Construction Supply	753.22
Acoustics Associates	1,490.60
Pump & Meter Service	13,280.56
Miner LTD dba Star Equipment	334.75
Northland Concrete	67,957.68
Moline Concrete Products	75,429.95
Wolf River Electric	45,432.32
Northland Paving	16,430.98
Midwest Fence & Mfg. Co	15,217.10
Jacon LLC	30,456.60
RJM Construction	75,010.30
Thornberg Steel	42,338.70
Ebert Construction	7,145.85
Herzog Coatings	2,200.00
Atomic Sheet Metal	10,122.19
Granite City Roofing	43,025.95
Twin City Garage Door	1,078.75
Won-Door Corp	1,013.65
Twin City Garage Door	9,827.90
RTL Construction	12,003.10
Olympus Lockers	2,585.90
Lube Tech and Partners	52,877.71
American Drapery Systems	1026.55
Midwest Lift Works LLC	33,052.70
Brothers Fire & Security	6,915.00
Klamm Mechanical Contractors	50,557.78
Architect Mechanical	63,288.29
Stapf Concrete	7,431.52
Peterson Companies	3,337.29
Aero material Handling	4,167.40
Distinctive Cabinet Design	2,732.50
Midwest Utilities and Excavating	31,688.08
Total	\$812,348.04

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) The City Council authorizes partial payment #16 to RJM Construction for disbursement for Improvement Project #20-07, New Public Works Facility, in the amount of \$812,348.04.
- 2) The City Council hereby authorizes the Mayor or City Administrator to sign the release from for payment.
- 3) That the total amount of this payment is included in resolutions approving payment of bills for the date of January 25th , 2022.
- 4) That the City of Ramsey Finance Department will be given a signed copy of this resolution.

That the motion for the adoption of the forgoing resolution was duly seconded by XXXX and upon vote being taken thereon, the following voted in favor:

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the .

Mayor

ATTEST:

City Clerk

Meeting Date: 01/25/2022

By: Mark Riverblood, Engineering/Public Works

Information

Title

Adopt Resolution #22-034, Declaring Play Equipment at Two Parks Surplus Property for Removal and Disposal

Purpose/Background:

At the regular January Park and Recreation Commission meeting, the Commission acknowledged the two playgrounds recommended for removals pursuant to the recently adopted Playground Replacement Policy. The attached resolution declares the two play equipment structures surplus property, which is the proper administrative form to dispose of public property.

Separate from these two parks, the Commission also directed Staff to mail an invitation to 89 neighbors of Rabbit Park to ascertain their desires for the removal, and potential replacement of the play equipment there, thus implementing the new policy. Further action on Rabbit Park to come.

Funding Source:

Removal of the play equipment to be disposed will be handled by parks maintenance staff as time allows.

Recommendation:

Staff recommends adopting Resolution #22-034.

Action:

Motion to adopt Resolution #22-034 Declaring Play Equipment at Two Parks Surplus Property for Removal and Disposal.

Attachments

Resolution #22-034

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	01/20/2022 02:31 PM
Brian Hagen	Brian Hagen	01/20/2022 03:37 PM
Form Started By: Mark Riverblood		Started On: 01/20/2022 11:47 AM
Final Approval Date: 01/20/2022		

Councilmember _____ introduced the following resolution and moved for its adoption.

RESOLUTION #22-034

RESOLUTION ACKNOWLEDGING THE IMPLEMENTATION OF THE PLAYGROUND REPLACEMENT POLICY, AND DECLARING THE OBSOLETE PARK PLAY EQUIPMENT AT AUTUMN HEIGHTS AND SHAWN ACRES PARKS, SURPLUS PROPERTY FOR REMOVAL

WHEREAS, the play equipment at Autumn Heights and Shawn Acres Park’s is several decades old, is no longer used by children and the Playground Replacement Policy calls for their removals, without replacement; and

WHEREAS, the Park and Recreation Commission acknowledged the two playground removals at the regular January meeting, and also directed Staff to mail an invitation to 89 neighbors of Rabbit Park to ascertain their desires for the removal, and potential replacement of the play equipment there; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA:

That, the existing play equipment within Autumn Heights and Shawn Acres Parks be declared surplus property and that staff is hereby directed to dispose of it in the most fiscally responsible manner possible.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of January, 2022.

Mayor

ATTEST:

City Clerk

Meeting Date: 01/25/2022

By: Chris Anderson, Community
Development

Information

Title:

Adopt Ordinance #22-01 Vacating Portions of Dolomite Street Right-of-Way and Drainage and Utility Easement at 6650 Highway 10 (Project No. 22-100); Case of City of Ramsey

Purpose/Background:

In support of the Ramsey Gateway Highway 10 Plan, Dolomite Street, between Riverdale Drive and Highway 10, has been removed. However, the public road right-of-way still exists. By adopting Ordinance #22-01, the public road right-of-way will be officially vacated. Per State Statute, that land is to be equally divided amongst the adjacent parcels, which are 6650 and 6710 Highway 10 (the "Subject Properties"). One of the two adjacent parcels is owned by the City and is currently vacant (6710 Highway 10). Due to the current configuration, it poses some challenges to redevelopment. Thus, City Staff are also processing a Minor Plat concurrent with this ordinance that would still equally split the land between both adjacent parcels, but would also 'square off' both properties. The Final Plat was approved on January 11, 2022 (Resolution #22-003) contingent upon adoption of Ordinance #22-01.

Notification:

The City attempted to send a mailing via standard U.S. mail to property owners within 350 feet of the Subject Properties, as noted in the Anoka County Property Records, notifying them of the public hearing that the City Council held on January 11, 2022. The notice was also published in the Anoka County Union Herald.

Time Frame/Observations/Alternatives:

Vacation of Right-of-Way

Dolomite Street has already been physically removed and thus, the public road right-of-way is no longer needed. When public road right-of-way is vacated, the land is to be equally split and attached to the adjacent properties. The right-of-way consists of about 20,247 square feet. Therefore, the Subject Properties will each gain about 10,124 square feet (~0.23 acres). There are no utilities within the right-of-way.

Vacation of Drainage and Utility Easement

There are existing ten (10) foot drainage and utility easements along the western boundary of 6650 Highway 10 and the eastern boundary of 6710 Highway 10. Ideally, both would be vacated along with the right-of-way. However, based on the locates that were performed, there is existing Centerpoint and CenturyLink infrastructure in the drainage and utility easement along the eastern boundary of 6710 Highway. So, that easement will remain for now (if/when that parcel is developed, those utilities will need to be relocated, presumably into the new easement created with this plat, at the developer's expense, and the easement could then be vacated). While the locates did not indicate any utilities within the western drainage and utility easement on 6650 Highway, Staff has requested utility maps through the locate system, which would definitively indicate whether any utilities are present. Assuming none are present, Staff is proposing this easement be vacated (we should have this information no later than January 7, 2022).

Minor Plat

A Minor Plat has been prepared that will reconfigure the Subject Properties, creating more regularly shaped parcels. Both parcels will gain about 10,124 square feet. 6650 Highway 10 is approximately 57,447 square feet and, after completion of the vacation and recording of the plat, will be approximately 67,571 square feet (~1.55 acres). 6710 Highway 10 is approximately 53,848 square feet and, after completion of the vacation and recording of the plat, will be approximately 63,971 square feet (~1.47 acres).

The realignment of the new, shared property boundary between the Subject Properties, squares them off and provides more flexibility for potential development of 6710 Highway 10. Drainage and utility easements will be dedicated along the new common boundary line as well as along the western boundary of 6710 Highway 10 (none exists there currently).

Alternatives

Alternative 1: Adopt Ordinance #22-01 vacating road right-of-way and a portion of drainage and utility easement on 6650 Highway 10 NW. The segment of Dolomite Street has been physically removed in support of the Ramsey Gateway Highway 10 plan and the remaining right-of-way is no longer needed. The plat reconfigures the two lots adjacent to the right-of-way and creates more flexibility for development of the vacant parcel (6710 Highway 10 NW). Staff supports this alternative.

Alternative 2: Do not adopt Ordinance #22-01. If the Ordinance is not adopted, this segment of right-of-way remains with no apparent purpose and the Final Plat reconfiguring the two adjacent lots would be rendered null and void. Staff does not support this alternative.

Funding Source:

The City is responsible for all costs involved in the vacation process as well as the Minor Plat.

Recommendation:

City Staff recommends adopting Ordinance #22-01 vacating the Dolomite Street road right-of-way between Riverdale Drive and Highway 10 and a portion of drainage and utility easement on 6650 Highway 10.

Outcome/Action:

Motion to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #22-01 vacating a segment of Dolomite Street public road right-of-way and a portion of drainage and utility easement on 6650 Highway 10 NW.

Roll Call Vote:

Councilmember Heineman
Councilmember Woestehoff
Councilmember Riley
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Mayor Kuzma

Attachments

Site Location Map

Final Plat

Existing Utilities Exhibit

Ordinance #22-01: Vacation of Right-of-Way and Drainage and Utility Easement

Resolution #22-003 (Adopted January 11, 2022): Final Plat

Form Review

Inbox
Brian Hagen

Reviewed By
Brian Hagen

Date
01/19/2022 10:26 AM

Kurt Ulrich
Form Started By: Chris Anderson
Final Approval Date: 01/19/2022

Kurt Ulrich

01/19/2022 03:08 PM
Started On: 01/12/2022 12:04 PM

RIVERSIDE WEST REARRANGEMENT

CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 34, TWP. 32 N, RGE. 25 W

SURVEYORS CERTIFICATION

I Andrew Hill do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Andrew L. Hill, Licensed Land Surveyor
 Minnesota License No. 57632

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Andrew L. Hill.

Notary Public, _____ County, Minnesota

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That City of Ramsey, a municipal corporation under the laws of the State of Minnesota, owner of the following described property:

Lot 4, Block 1, RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota.
 AND
 That part of vacated Dolomite Street NW, as dedicated and delineated on RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota, lying westerly of the centerline of said Dolomite Street NW, northerly of the easterly extension of the southerly line of Lot 4, Block 1, said RIVERSIDE WEST, and southerly of the easterly extension of the northerly line of Lot 4, Block 1, said RIVERSIDE WEST

AND

That KJ Power Properties, LLC, a corporation under the laws of the State of Minnesota, owner of the following described property:

Lot 1, Block 2, RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota.
 AND
 That part of vacated Dolomite Street NW, as dedicated and delineated on RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota, lying easterly of the centerline of said Dolomite Street NW, northerly of the easterly extension of the southerly line of Lot 4, Block 1, said RIVERSIDE WEST, and southerly of the easterly extension of the northerly line of Lot 4, Block 1, said RIVERSIDE WEST

Have caused the same to be surveyed and platted as RIVERSIDE WEST REARRANGEMENT and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said City of Ramsey, a municipal corporation under the laws of the State of Minnesota, has caused

these presents to be signed by its _____ and its _____

this ____ day of _____, 202____.

CITY OF RAMSEY

Mark E. Kuzma, Mayor
 Kurt Ulrich, City Administrator

STATE OF MINNESOTA
 COUNTY OF ANOKA

This instrument was acknowledged before me this ____ day of _____, 202____, by Mark E. Kuzma, Mayor and Kurt Ulrich, City Administrator, on behalf of and for the City of Ramsey.

Notary Public, _____ County, Minnesota

In witness whereof said KJ Power Properties, LLC, a corporation under the laws of Minnesota, has caused these presents to be signed by Kelly Power, its Chief Manager, this

____ day of _____, 202____.

KJ Power Properties, LLC.

Kelly Power, Chief Manager

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 202____, by Kelly Power, Chief Manager of KJ Power Properties, LLC, a corporation under the laws of Minnesota, on behalf of KJ Power Properties, LLC.

Notary Public, _____ County, Minnesota

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSIDE WEST REARRANGEMENT was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this ____ day of _____, 202____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By _____, Mayor

Mark Kuzma

By _____, Clerk

Colleen Lasher

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

David M. Ziegemeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

Property Tax Administrator

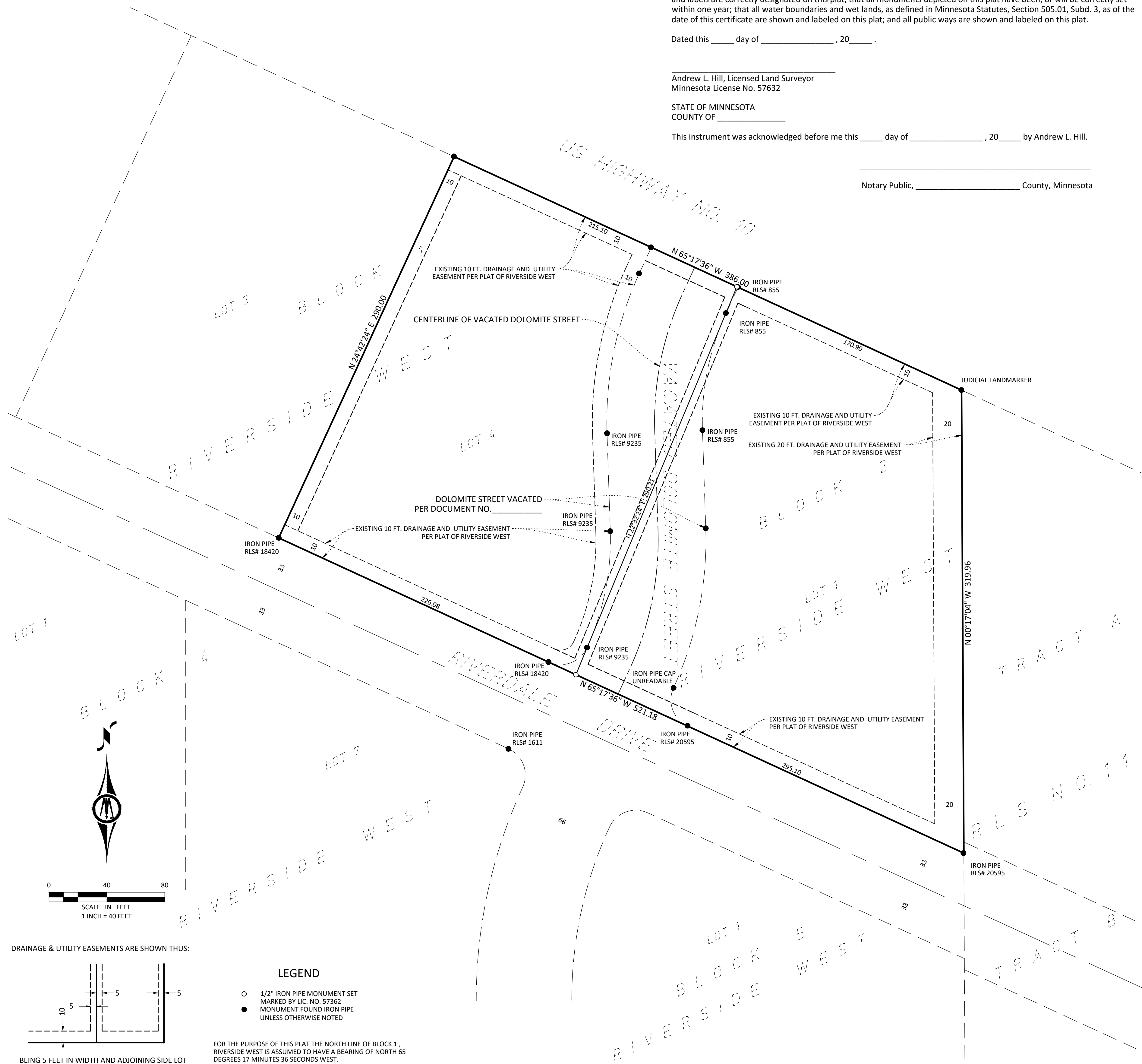
By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
 County of Anoka, State of Minnesota

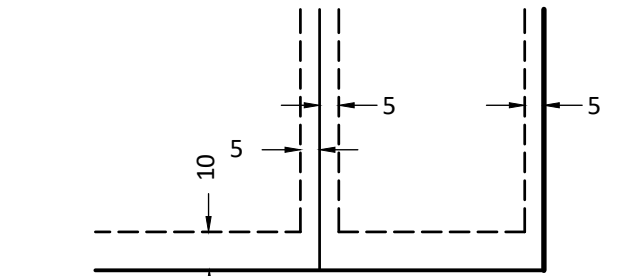
I hereby certify that this plat of RIVER CROSSING SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____, Deputy



DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



LEGEND

- 1/2" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 57362
- MONUMENT FOUND IRON PIPE UNLESS OTHERWISE NOTED

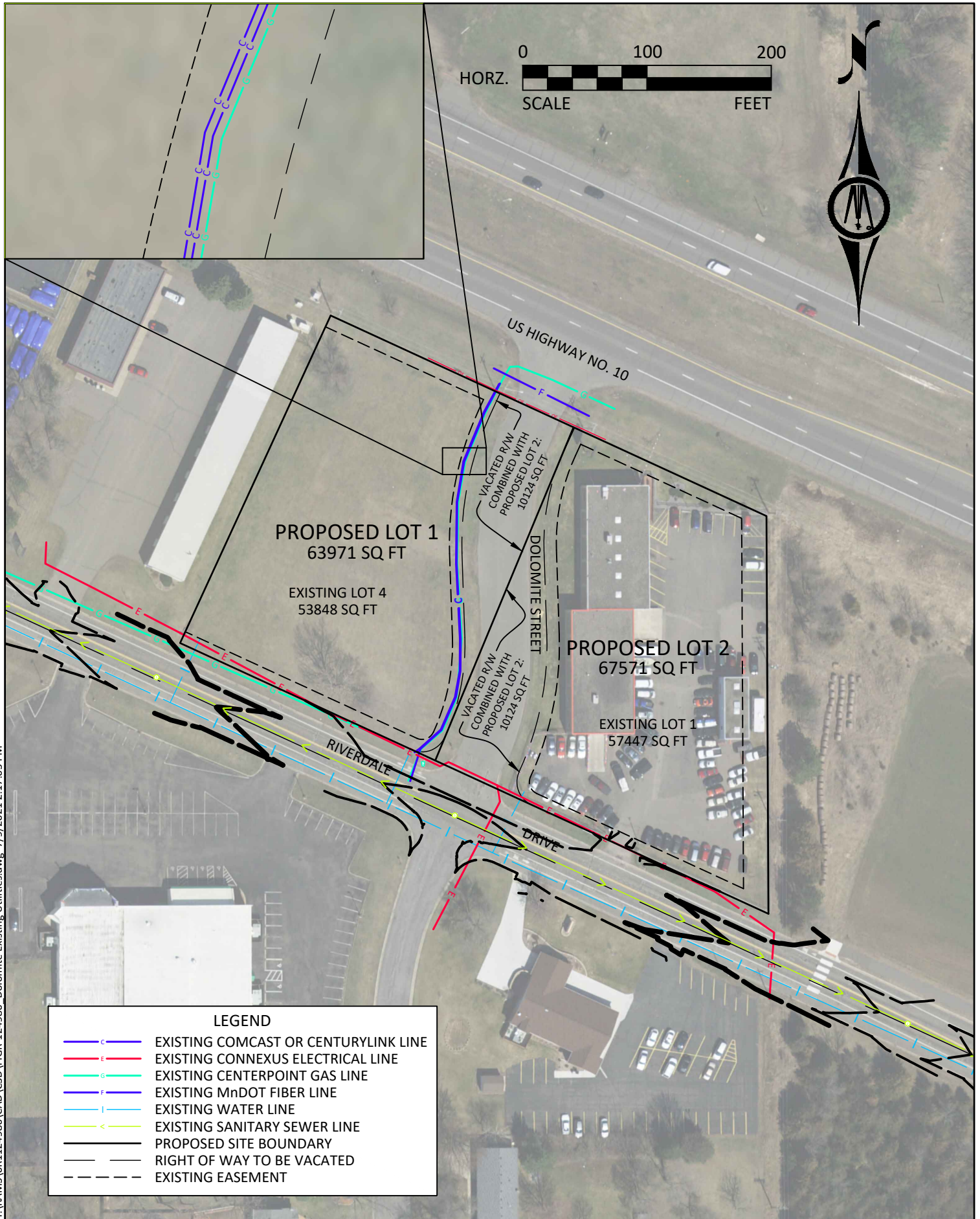
FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF BLOCK 1, RIVERSIDE WEST IS ASSUMED TO HAVE A BEARING OF NORTH 65 DEGREES 17 MINUTES 36 SECONDS WEST.

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED.



This Plat Prepared By:

BOLTON & MENK



H:\RAMS\0R1124986\CAD\FIGR-124986 Dolomite Existing Utilities.dwg 7/9/2021 2:17:05 PM

LEGEND	
	EXISTING COMCAST OR CENTURYLINK LINE
	EXISTING CONNEXUS ELECTRICAL LINE
	EXISTING CENTERPOINT GAS LINE
	EXISTING MnDOT FIBER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SITE BOUNDARY
	RIGHT OF WAY TO BE VACATED
	EXISTING EASEMENT

ORDINANCE NO. 22-01

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

AN ORDINANCE VACATING A PORTION OF PLATTED RIGHT-OF-WAY AND A PORTION OF AN EASEMENT FOR DRAINAGE AND UILITY PURPOSES IN THE CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

The City of Ramsey Ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.06 and Minnesota Statutes 412.851

SECTION 2. VACATION

The following described platted right-of-way is hereby vacated, to-wit (also see Exhibit A):

That part of Dolomite Street NW, as dedicated and delineated on RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota, lying northeasterly of a line parallel with and 33.00 feet northeasterly of the centerline of 138th Ave. N.W, as dedicated and delineated on said RIVERSIDE WEST, now known as Riverdale Drive N.W, as measured at right angles to said centerline.

-and-

The following described drainage and utility easement is hereby vacated, to-wit (also see Exhibit A):

That part of the drainage and utility easement, as dedicated and delineated over Lot 1, Block 2, RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota, lying westerly of a line lying 43.00 feet easterly of and parallel with the centerline of Dolomite Street NW, as dedicated and delineated on said RIVERSIDE WEST, as measured at right angles to said centerline, lying southwesterly of a line lying 10.00 feet southwesterly of and parallel with the northeasterly line of said Lot 1, as measured at right angles to said northeasterly line, and lying northeasterly of a line lying 10.00 feet northeasterly of and parallel with the southwesterly line of said Lot 1 and its northwesterly extension, as measured at right angles to said southwesterly line.

SECTION 3. EFFECTIVE DATE

This Ordinance becomes effective thirty (30) days after its publication subject to the City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey this the 25th day of January, 2022.

Mayor

ATTEST:

City Administrator

Introduction Date:

Posting Dates:

Adoption Date:

Publication Date:

Effective Date:

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-003

**RESOLUTION APPROVING A PLAT KNOWN AS RIVERSIDE WEST
REARRANGEMENT**

RECITALS

1. The City of Ramsey, hereafter referred to as “Developer”, properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Lot 4, Block 1 and Lot 1, Block 2 RIVERSIDE WEST

(the "Subject Property")

-Or upon recording-

Lots 1-2, Block 1, RIVERSIDE WEST REARRANGEMENT

(the ‘Subject Property’);

2. The City Council introduced Ordinance #22-01, vacating Dolomite Street right-of-way between Riverdale Drive and Highway and a portion of drainage utility easement on 6650 Highway 10, on January 11, 2022.
3. The City Council reviewed the Final Plat on January 11, 2022.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

1. That the Ramsey City Council hereby grants approval of the Final Plat RIVERSIDE WEST REARRANGEMENT in accordance with relevant City Codes, subject to the following conditions:
 - a) Adoption of Ordinance #22-01; and
 - b) Final Plat subject to review and approval as to legal form by the City Attorney.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 11th day of January, 2022.

Mayor

ATTEST:

City Clerk

CC Regular Session

7. 2.

Meeting Date: 01/25/2022

By: Chris Anderson, Community
Development

Information

Title:

Adopt Ordinance #22-02 Vacating a Drainage and Utility Easement at 6815 McKinley Street NW (Project No. 21-136); Case of Cullinan Rigging

Purpose/Background:

Cullinan Rigging (the "Applicant") is proposing a building expansion project at 6815 McKinley Street NW (the "Subject Property"). The expansion would add approximately 37,000 square feet to their existing facility. The Applicant is also pursuing an Administrative Subdivision to acquire approximately 2.5 acres from Molin Concrete to accommodate the expansion. There is a drainage and utility easement along the common lot line between the Subject Property and Molin Concrete that needs to be vacated (any utilities within the easement would need to be relocated as well, at the cost of the Applicant). New drainage and utility easements are proposed along the realigned boundaries.

Notification:

The City attempted to send a mailing via standard U.S. mail to property owners within 350 feet of the Subject Properties, as noted in the Anoka County Property Records, notifying them of the public hearing that the City Council held on January 11, 2022. The notice was also published in the Anoka County UnionHerald.

Time Frame/Observations/Alternatives:

There is a ten (10) foot wide drainage and utility easement along the northern boundary of the Subject Property. The Applicant is requesting that this easement be vacated so their building expansion can proceed. The submittal package includes a legal description of a new, ten (10) foot wide drainage and utility easement that would be centered over the realigned common boundary between the Subject Property and Molin Concrete, as well as along the east and west boundaries of the land being acquired. The attached Administrative Subdivision exhibit shows the roughly 2.5 acres being purchased by the Applicant (Parcel A on attachment).

The building expansion itself meets the criteria for an Administrative Site Plan review, as the addition does not exceed the square footage of the originally approved building, meets all bulk standards, and will match the exterior finish of the existing building. Thus, the Applicant's next step (assuming the easement is vacated) is to complete the land acquisition and apply for a Building Permit.

The City Council held a Public Hearing on this request on January 11, 2022. There were no written or verbal comments received. Per the City Charter, Ordinance #22-02 is now eligible for adoption. At that same meeting, the City Council also adopted Resolution #22-004, contingent upon adoption of Ordinance #22-02, accepting new drainage and utility easements on the Subject Property.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommends adopting Ordinance #22-02 vacating a drainage and utility easement on the Subject Property.

Outcome/Action:

Motion to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #22-02 vacating a drainage and utility easement on the Subject Property.

Roll Call Vote:

Councilmember Howell
Councilmember Riley
Councilmember Musgrove
Councilmember Specht
Councilmember Woestehoff
Councilmember Heineman
Mayor Kuzma
-and-

Motion to adopt Resolution #22-004 accepting new drainage and utility easements on the Subject Property.

Attachments

Site Location Map

Administrative Subdivision Exhibit

Easement Vacation Exhibit

Site Plan

Exhibit of Drainage and Utility Easement to be Granted to City

Ordinance #22-02: Vacating Drainage and Utility Easement

Resolution #22-004 (Adopted on January 11, 2022): Accepting New Drainage and Utility Easements

Form Review

Inbox

Chris Anderson (Originator)
Brian Hagen
Kurt Ulrich
Form Started By: Chris Anderson
Final Approval Date: 01/19/2022

Reviewed By

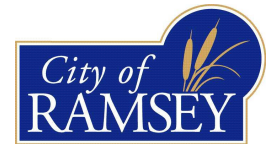
Chris Anderson
Brian Hagen
Kurt Ulrich

Date

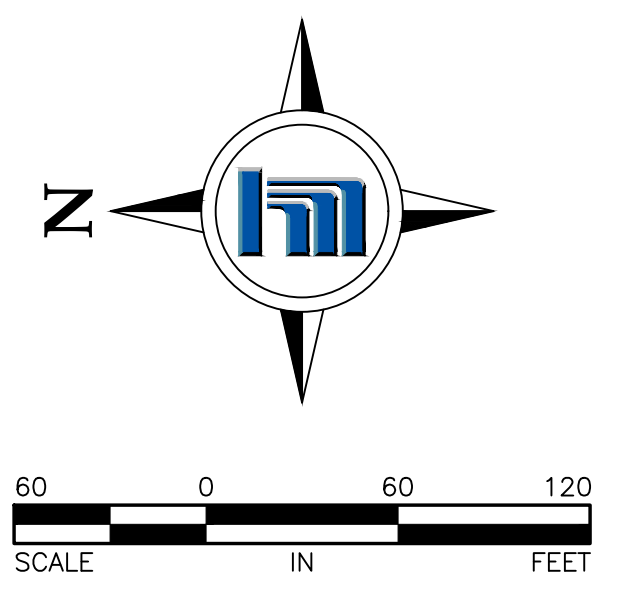
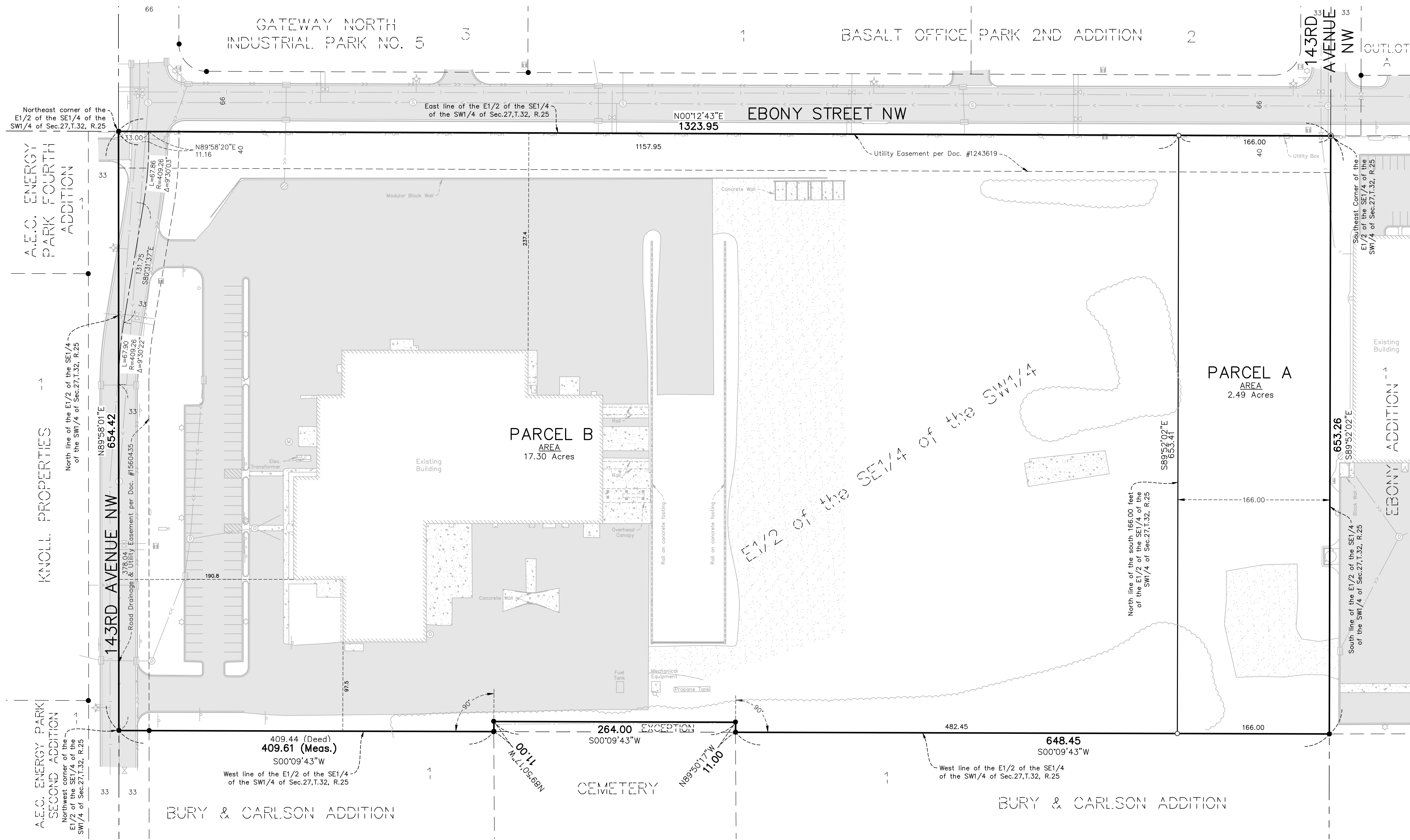
01/19/2022 08:29 AM
01/19/2022 10:26 AM
01/19/2022 03:08 PM
Started On: 01/12/2022 11:50 AM

Site Location Map

6815 McKinley St NW
Cullinan Rigging



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



LEGEND

- DENOTES GATE VALVE
- DENOTES HYDRANT
- DENOTES WATER LINE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SANITARY SEWER LINE
- DENOTES CATCHBASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES STORM SEWER LINE
- DENOTES ELECTRIC TRANSFORMER
- DENOTES LIGHT POLE
- DENOTES UTILITY POLE
- DENOTES GUY WIRE
- DENOTES OVERHEAD ELECTRIC
- DENOTES HAND HOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES SIGN
- DENOTES EDGE OF WOODS
- DENOTES FOUND IRON MONUMENT
- DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 49138
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

DESIGNED BY	BP
DRAWN BY	MSS
CHECKED BY	BP
BOOK	
PAGE	
SCALE	1"=60'
DATE	09/XX/21
FILE NO.	3244.14

REVISION	
DATE	

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

John P. Anderson
 John P. Anderson
 MN License No. 49138
 Date 09/15/21

Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Highway 101, Anoka, MN 55303
 763-427-5860, FAX 763-427-0520
 www.haa-inc.com

The E1/2 of the SE1/4 of the SW1/4 of Sec.27, T.32, R.25
 ANOKA COUNTY, MINNESOTA
 Subject to easements of record, if any.

Certificate of Survey
 ~ for ~
 Sharp & Associates

EXISTING PROPERTY DESCRIPTION: (Per Limited Warrant Deed #2004634.001) (PID#27-32-25-34-0007)

The East 1/2 of the Southeast Quarter of the Southwest 1/4 of Section 27, Township 32, Range 25, Anoka County, Minnesota, except that part described as follows:

Commencing at the Northwest corner of said East 1/2 of the Southeast 1/4 of the Southwest 1/4; thence South along the West line of the said East 1/2 of the Southeast 1/4 of the Southwest 1/4, 409.44 feet to the point of beginning; thence East at right angles 11 feet; thence South at right angles 264 feet; thence West at right angles to the West line of said East 1/2 of the Southeast 1/4 of the Southwest Quarter; thence North along said West line to the point of beginning.

PROPOSED PARCEL A DESCRIPTION: (2.49 Acres)

The south 166.00 feet of the East 1/2 of the Southeast Quarter of the Southwest 1/4 of Section 27, Township 32, Range 25, Anoka County, Minnesota.

PROPOSED PARCEL B DESCRIPTION: (17.30 Acres)

The East 1/2 of the Southeast Quarter of the Southwest 1/4 of Section 27, Township 32, Range 25, Anoka County, Minnesota, except that part described as follows:

Commencing at the Northwest corner of said East 1/2 of the Southeast 1/4 of the Southwest 1/4; thence South along the West line of the said East 1/2 of the Southeast 1/4 of the Southwest 1/4, 409.44 feet to the point of beginning; thence East at right angles 11 feet; thence South at right angles 264 feet; thence West at right angles to the West line of said East 1/2 of the Southeast 1/4 of the Southwest Quarter; thence North along said West line to the point of beginning.

ALSO EXCEPT:

The south 166.00 feet of said East 1/2 of the Southeast Quarter of the Southwest 1/4.

NOTES:

- In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Total Square footage of property is 862,129 sq. ft. or 19.79 acres.
- This property is in Section 27, Township 32, Range 25.
- Bearings based on the Anoka County Coordinate System.

E1/2 of the SE1/4 of the SW1/4

North line of Lot 1,
Block 1, EBONY ADDITION

BASALT OFFICE
PARK 2ND
ADDITION

143RD
AVENUE
NW

BURY &
CARLSON
ADDITION

EBONY ADDITION

1

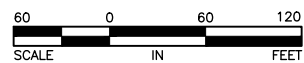
GATEWAY
NORTH
INDUSTRIAL
PARK
NO. 5

GATEWAY
NORTH
INDUSTRIAL
PARK
OUTLOT B

EBONY STREET NW

OUTLOT A

TRACT B
R.L.S. NO. 236



Denotes Drainage & Utility Easement to be Vacated

DESCRIPTION OF DRAINAGE AND UTILITY EASEMENT TO BE VACATED:

That part of the Drainage and Utility Easement as dedicated on the recorded plat of EBONY ADDITION, Anoka County, Minnesota lying 10.00 feet southerly of the north lot line of Lot 1, Block 1, said EBONY ADDITION, except the east and west 10.00 feet of said Lot 1.

Area of drainage & utility easement to be vacated = 6,333 sq. ft. or 0.15 acres

DATE	REVISION

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

Brian Person
Brian Person MN License No. 49138

DESIGNED BY:
BRP
DRAWN BY:
MSS
CHECKED BY:
BRP



Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

Easement Vacation Exhibit
for
Sharp and Associates

DATE 09/15/21 FILE NO. 3244.14

SHEET
1
OF
1
SHEETS

Filename: CULLINAN RIGGING ADDITION II\CULLINAN RIGGING ADDITION II-A1

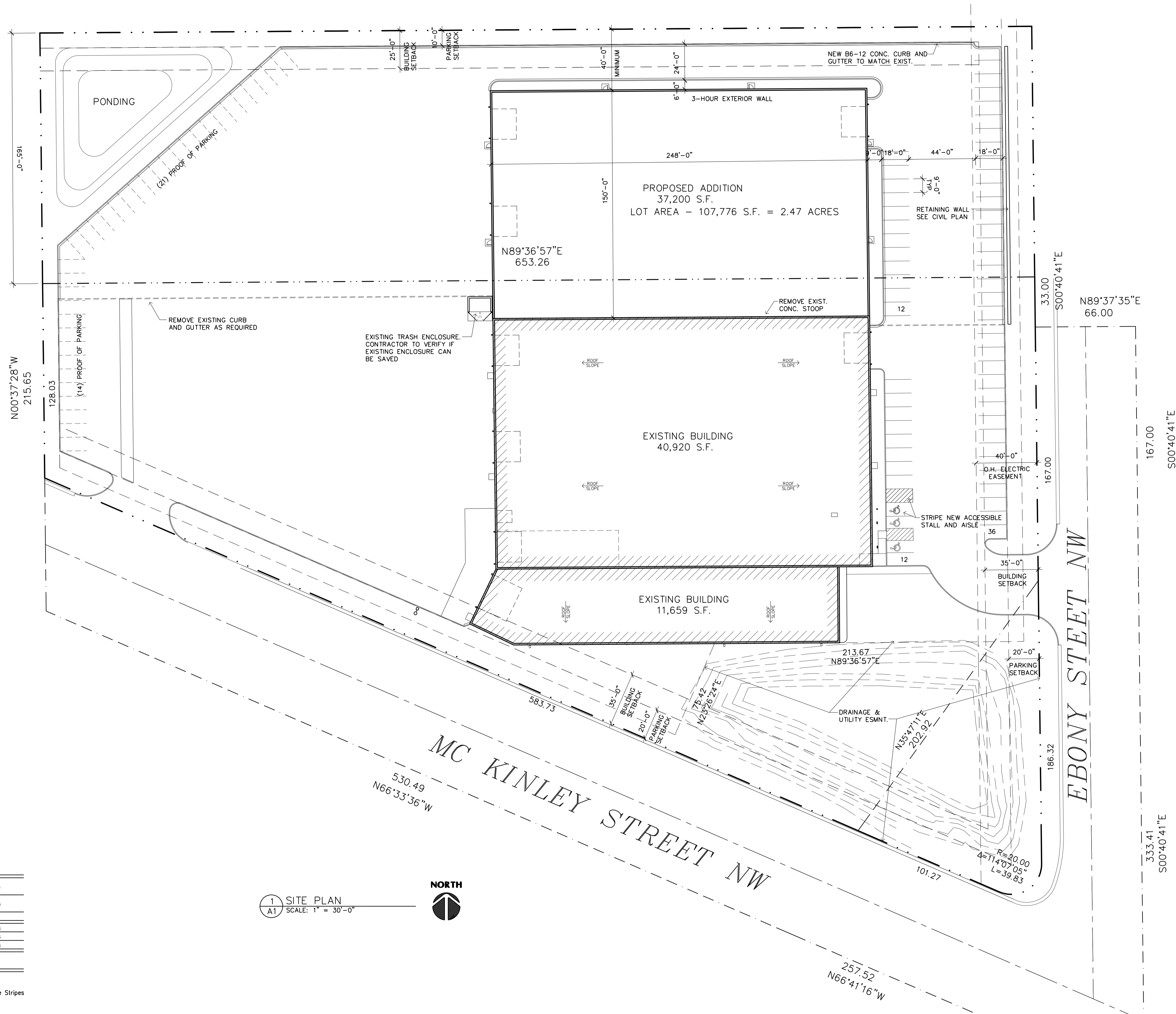
SITE DATA

EXIST. LOT	- 177,892 S.F.	4.08 ACRES
LOT ADDITION	- 107,776 S.F.	2.47 ACRES
TOTAL SIZE	- 285,668 S.F.	6.55 ACRES
EXIST. BLDG	- 52,579 S.F.	
BLDG. ADDITION	- 37,200 S.F.	
TOTAL SIZE	- 89,779 S.F.	

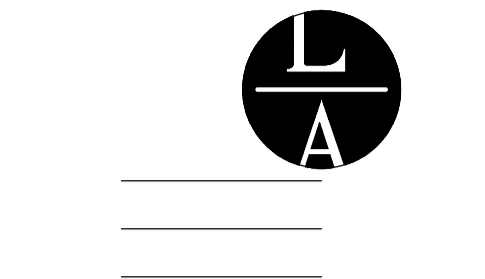
PARKING DATA

OFFICE	2,112 s.f. At 1/300 s.f.	7 Stalls
INDUSTRIAL	87,667 s.f. At 1/1,000 s.f.	88 Stalls
Total Stalls Required		95 Stalls
Total Stalls Provided		60 Stalls
Total Proof Of Parking		35 Stalls
Accessible Requirement Per 60 Stalls (IBC Table 1106.1)		3 Stalls

2. Stall Size - 9'-0" x 18'-0" 3. Aisle Size - 24'-0" 4. Striping - 4" White Stripes



1 SITE PLAN
A1 SCALE: 1" = 30'-0"



LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT 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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

CULLINAN RIGGING ADDITION II
6815 McKinley St NW, Ramsey, MN

Copyright 2021
Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

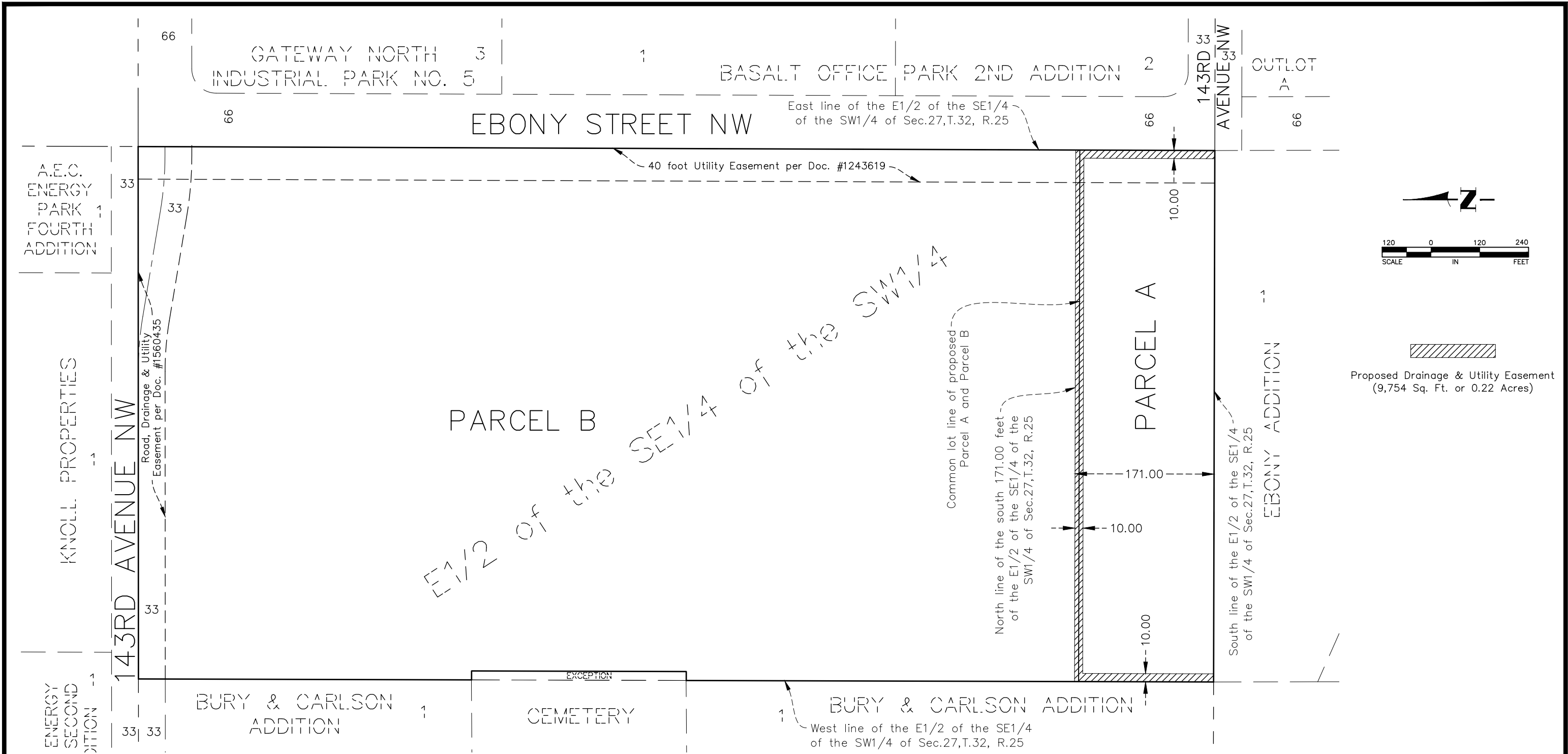
7/6/21	PRELIMINARY
9/29/21	CITY SUBMITTAL

SITE PLAN

Sheet Number

A1

Project No. 210518-3



PROPOSED DRAINAGE AND UTILITY EASEMENT:

A permanent easement for drainage and utility purposes over, under and across the north 10.00 feet, the east 10.00 feet and the west 10.00 feet of the south 171.00 feet of the East Half of the Southeast Quarter of the Southwest Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota.

DATE	REVISION

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

Brian Person
 Brian Person MN License No. 49138

DESIGNED BY: BRP
 DRAWN BY: MSS
 CHECKED BY: BRP



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520

Easement Exhibit for Sharp and Associates		SHEET 1 OF 1 SHEETS
DATE	09/15/21	FILE NO. 3244.14

ORDINANCE #22-02

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE VACATING A PORTION OF DRAINAGE AND UTILITY EASEMENT
ON LOT 1 BLOCK 1 EBONY ADDITION.**

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.06 and Minnesota Statutes 412.851.

SECTION 2. VACATION

The following described drainage and utility easements, as indicated in Exhibit A attached, are hereby vacated, to-wit:

That part of the Drainage and Utility Easement as dedicated on the recorded plat of EBONY ADDITION, Anoka County, Minnesota lying 10.00 feet southerly of the north lot line of Lot 1, Block 1, said EBONY ADDITION, except the east and west 10.00 feet of said Lot 1.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the 25th day of January, 2022.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:
Adoption date:
Publication date:
Effective date:

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-004

RESOLUTION ACCEPTING NEW DRAINAGE AND UTILITY EASEMENTS RELATED TO AN ADMINISTRATIVE SUBDIVISION AND BUILDING EXPANSION PROJECT FOR CULLINAN RIGGING AT 6815 MCKINLEY STREET NW

WHEREAS, O’Cullinan Properties, LLC, hereafter referred to as “Developer”, properly applied for an Administrative Subdivision involving the following described properties located in the City of Ramsey:

Lot 1, Block 1 EBONY ADDITION, Anoka County, Minnesota

AND

The East 1/2 of the Southeast Quarter of the Southwest 1/4 of Section 27, Township 32, Range 25, Anoka County, Minnesota, except that part described as follows:

Commencing at the Northwest corner of said East 1/2 of the Southeast 1/4 of the Southwest 1/4; thence South along the West line of the said East 1/2 of the Southeast 1/4 of the Southwest 1/4, 409.44 feet to the point of beginning; thence East at right angles 11 feet; thence South at right angles 264 feet; thence West at right angles to the West line of said East 1/2 of the Southeast 1/4 of the Southwest Quarter; thence North along said West line to the point of beginning.

(the ‘Subject Properties’);

WHEREAS, the City of Ramsey received an application for an Administrative Subdivision from the Developer on December 10, 2021; and

WHEREAS, new drainage and utility easements are proposed along the new common lot line between the Subject Properties and along the eastern and western boundaries of Parcel A, as outlined in Exhibit A, which is being transferred from Molin Concrete Products Company to O’Cullinan Properties, LLC.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY , STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby accepts the proposed drainage and utility easements as shown on the plans prepared by Hakanson Anderson and dated September 15, 2021 and as outlined in Exhibit A below, contingent upon successful adoption of Ordinance #22-02.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

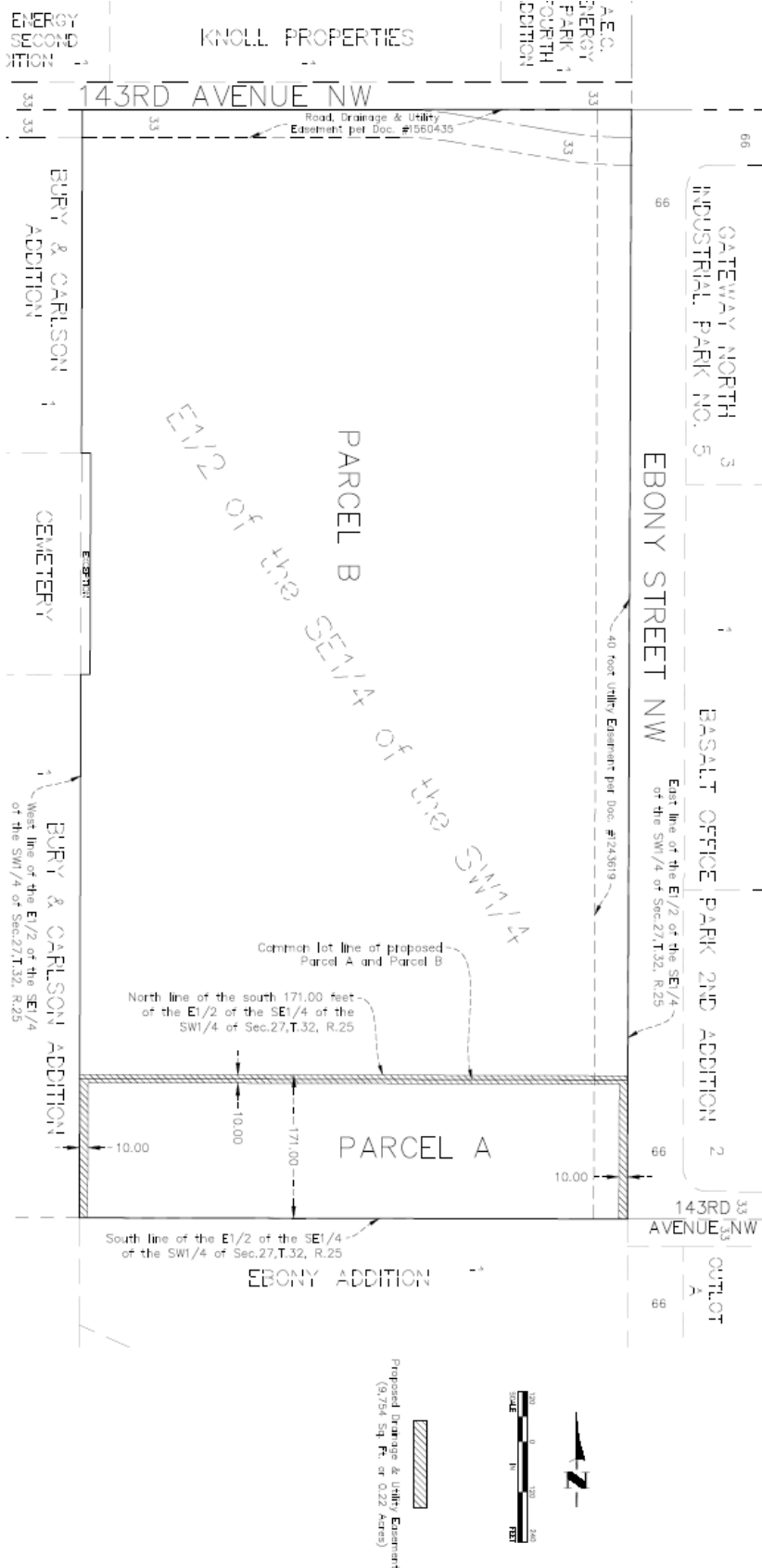
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 11th day of January, 2022.

Mayor

ATTEST:

City Clerk

Exhibit A



PROPOSED DRAINAGE AND UTILITY EASEMENT:

A permanent easement for drainage and utility purposes over, under and across the north 10.00 feet, the east 10.00 feet and the west 10.00 feet of the south 171.00 feet of the East Half of the Southeast Quarter of the Southwest Quarter of Section 27, Township 32, Range 25, Atoka County, Minnesota.

Meeting Date: 01/25/2022

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #22-033 Rejecting Bids for Water Treatment Plant Trunk Watermain Improvements, Improvement Project #21-08

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #22-033 to reject bids for the Water Treatment Plant Trunk Watermain Improvements, Improvement Project #21-08.

In addition, Staff is requesting City Council authorization to work with SEH, Inc. to revise the approved trunk watermain plans to reduce project costs based on bid results and feedback received from bidders and material suppliers, and to monitor the bidding environment to identify the most favorable time to bid the project again to receive additional and lower bids.

Background:

On March 9, 2021, the Ramsey City Council adopted attached Resolution #21-061 awarding a contract to SEH Inc. to prepare plans and specifications for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements. A copy of this resolution is attached.

Plans were prepared with a base bid (Schedule 1) and an alternate bid (Schedule 2).

- Base bid – Specifies a combination of construction methods whereby open trenching of plastic (PVC) watermain is specified along the south side of Bunker Lake Boulevard and the north side of 143rd Avenue, while directional drilling of plastic (PVC) watermain is specified at intersections, through Cottonwood Park, under Sunwood Drive, and under the stormwater pond between Hoya and Anderson Dahlen north of 143rd Avenue.
- Alternate bid – Specifies directional drilling of plastic (PVC) watermain across as much of the project area as feasible.

Copies of the title sheet and general layout from the approved plans are attached for reference. The general layout shows all locations of the proposed open trenching and directional drilling for the base bid (Schedule 1).

Bids were publicly opened on Tuesday, January 4, 2022, at 10:00 a.m. A total of two (2) bids were received. Bids ranged from a high of \$8,391,994.66 to a low of \$6,737,287.45 across two bid schedules. Schedule 1 reflected the base bid (combination of open trench and horizontal directional drilling (HDD) installation methods), while Schedule 2 reflected the alternate bid (only HDD installation method). Below is a table showing the two bids received.

Contractor	Total Schedule 1 Bid	Total Schedule 2 Bid
Park Construction Co.	\$6,737,287.45	\$7,059,102.16
Forest Lake Contracting, Inc.	\$7,652,529.55	\$8,391,994.66
<i>Engineer's Estimate</i>	<i>\$4,875,068.50</i>	<i>\$4,916,194.50</i>

The low bid received is reflected in the Schedule 1 bid and was submitted by Park Construction Company, of Minneapolis, MN in the amount of \$6,737,287.45. This bid was approximately 38% higher than the Engineer's Estimate of \$4,875,068.50 due mainly to highly inflated PVC pipe costs, which is reflected in both bids.

Notification:

Bids were advertised in Finance and Commerce and in the Anoka Union Herald on Friday, October 29, 2021, and on November 5, 2021. Bids were also advertised online on QuestCDN.

Time Frame/Observations/Alternatives:

Observations:

The bidding environment for utility pipes has grown increasingly volatile since 2020. This is due to an overall shortage of pipe and appurtenant materials for various material types. The 2020 winter ice storms caused refineries in Texas to shut down for an extended period of time, which resulted in a shortage of resin needed to manufacture plastic pipe that continues to this day. In addition, a general shortage of pipe and appurtenant materials exists due to continued supply chain disruptions caused primarily by a shortage of drivers resulting from the pandemic, as well as from previous shipping lane blockages and extreme weather events. All this is resulting in inflated pipe costs and long delays between the time materials are ordered and the time they are delivered.

The attached memo from SEH's project manager further details the reasons for the volatile pipe bidding environment and goes on to say that at this time it is not known when this volatile bidding environment may subside.

This project was ultimately bid to allow an extended bidding window of 2 months, and to allow bidders to substantially complete their work by mid-2023 so the trunk watermain will be operational before the new Water Treatment Plant is proposed to be commissioned in October of 2023. This was done to allow bidders as much time as possible to work with materials suppliers to receive the best bid prices possible.

Unfortunately, both bids received were significantly higher than the engineer's estimate, with the low bid being \$1,862,218.95 (38-percent) higher. Because of this and the other reasons noted in the attached bid rejection recommendation letter, the design engineer recommends rejecting both bids and not awarding a contract at this time to allow material and construction costs to be monitored during 2022 in anticipation that bidding the project again later in 2022 or in early 2023 will present more favorable bids and additional bidders to help reduce project costs.

Since bids came in high for this project it is not unreasonable to expect inflated bids for the Water Treatment Plant as well. Staff therefore believes it is prudent to work to reduce costs for the both the Trunk Watermain Improvements and the Water Treatment Plant projects to avoid a need to further spend down existing sewer and water enterprise funds, or increase the amount we may need to bond for a portion of the improvements.

Alternatives:

Alternative #1 – Motion to adopt Resolution #22-033 rejecting bids for the Water Treatment Plant Trunk Watermain Improvements, Improvement Project #21-08, and authorizing Staff to work with SEH, Inc. to revise the approved plans to reduce project costs and to monitor the bidding environment to identify the most favorable time to bid the project again.

Alternative #2 – Motion of other.

Funding Source:

SEH's fees for designing the trunk watermain improvements and preparing plans and specifications = \$235,895.

The preliminary construction cost estimate per the feasibility study was \$3,424,750.

Construction cost estimates based on final plans and specifications for the base and alternate bids are;

- Base bid = \$ 4,875,068.50
- Alternate bid = \$ 4,916,194.50

The \$1.4+M difference in costs between the preliminary construction cost estimate and estimated construction costs based on final plans and specification is due to the inflated unit bid prices for PVC pipe materials.

Funding for this project is proposed to come from sewer and water enterprise funds. For almost two decades, municipal water users have been contributing to a future water treatment plant, which includes off-site trunk watermain improvements required to provide the plant with raw water, and to transport treated (finished) water out to the distribution mains.

Recommendation:

Staff and SEH, Inc. recommend approving alternative #1.

On January 18, 2022, the Public Works Committee recommended City Council approval to reject bids and authorize Staff to work with SEH, Inc. to revise the approved plans to reduce project costs and to monitor the bidding environment to identify the most favorable time to bid the project again.

Outcome/Action:

Motion to adopt Resolution #22-033 rejecting bids for the Water Treatment Plant Trunk Watermain Improvements, Improvement Project #21-08, and authorizing Staff to work with SEH, Inc. to revise the approved plans to reduce project costs and to monitor the bidding environment to identify the most favorable time to bid the project again.

Attachments

- [ACTION Resolution #22-033](#)
- [Plan Title Sheet and General Layout](#)
- [SEH Elevated Bids Memo](#)
- [SEH Bid Recommendation Memo](#)
- [Resolution #21-061](#)
- [Resolution #21-303](#)

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	01/20/2022 03:35 PM
Brian Hagen	Brian Hagen	01/20/2022 03:41 PM
Form Started By: Bruce Westby		Started On: 01/19/2022 10:24 AM
Final Approval Date: 01/20/2022		

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-033

RESOLUTION REJECTING BIDS FOR WATER TREATMENT PLANT TRUNK WATERMAIN IMPROVEMENTS, IMPROVEMENT PROJECT #21-08

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for the purpose of analyzing the City’s municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City’s municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-061 adopted March 9, 2021, a professional services contract was awarded to SEH, Inc. for all design and construction services needed to allow the trunk watermain improvements needed to support the centralized water treatment plant to be designed, bid, and constructed before the water treatment plant is constructed; and

WHEREAS, funds required to pay for the trunk watermain improvements have been collected from municipal water supply users and are available to fund the proposed improvements, and

WHEREAS, pursuant to Ramsey City Council Resolution #21-303 adopted October 26, 2022, the final plans and specifications prepared by SEH, Inc. were approved and advertisements for bids were authorized for said improvements, and

WHEREAS, bids were advertised on QuestCDN, an online bidding platform, and in the Anoka Union Herald and in Finance and Commerce on October 29 and November 5, 2021; and

WHEREAS, bids were received, opened, and tabulated on January 4, 2022, and the following bids were found to comply with the advertisement for bids; and

CONTRACTOR	TOTAL SCHEDULE 1 BID	TOTAL SCHEDULE 2 BID
Park Construction Co.	\$6,737,287.45	\$7,059,102.16
Forest Lake Contracting, Inc.	\$7,652,529.55	\$8,391,994.66
<i>Engineer’s Estimate</i>	<i>\$4,875,068.50</i>	<i>\$4,916,194.50</i>

WHEREAS, all bids received for the total schedule 1 bid and the total schedule 2 bid were in accordance with the approved plans and specifications and advertisement for bids but exceeded the engineer’s estimate by 38-percent or more, which is more than the City can reasonably fund at this time so all bids are hereby rejected.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) The Ramsey City Council hereby rejects all bids for the making of such improvements.
- 2) The Ramsey City Council hereby authorizes Staff to work with SEH, Inc. to revise the approved plans to reduce project costs and to monitor the bidding environment to identify the most favorable time to bid the project again.
- 3) The City Administrator is hereby authorized and directed to immediately return forthwith to all bidders the deposits made with their bids.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of January, 2022.

Mayor

ATTEST:

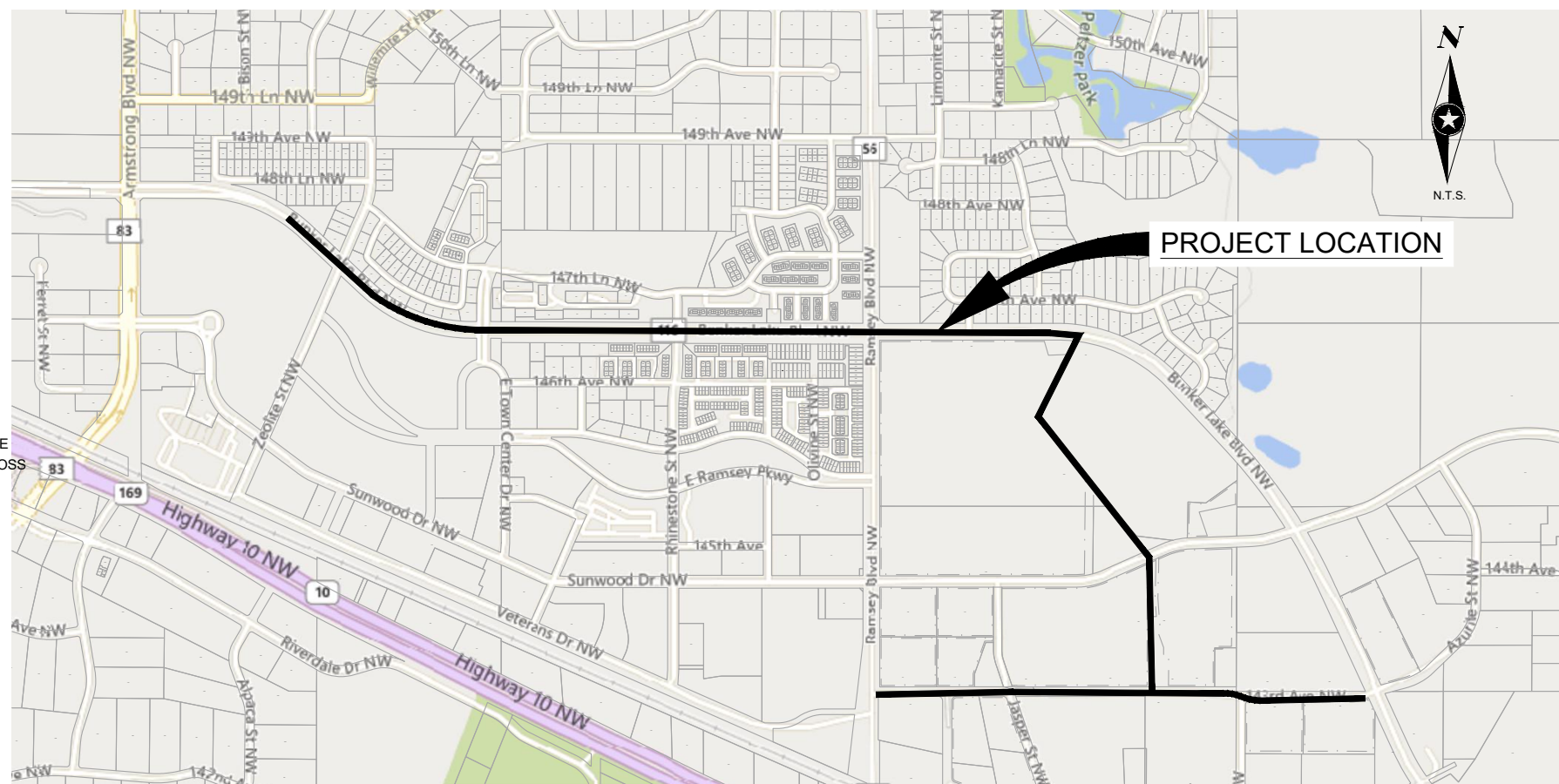
City Clerk

CITY OF RAMSEY, MINNESOTA

CONSTRUCTION PLANS FOR

WATER MAIN INSTALLATION, EXCAVATION, HORIZONTAL DIRECTIONAL DRILLING, GRADING, BITUMINOUS PAVING, & RESTORATION WATER TREATMENT PLANT TRUNK WATER MAIN IMPROVEMENTS

CITY PROJECT NO. 21-08



GOVERNING SPECIFICATIONS
THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.

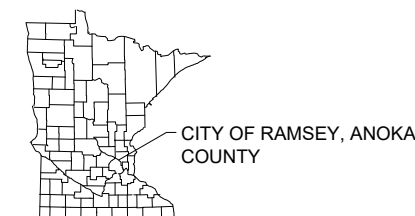
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PROJECT OVERVIEW
3	CONSTRUCTION NOTES
4-7	DETAILS
8-15	REMOVAL PLAN
16-30	WATER MAIN PLAN AND PROFILE
31	COTTONWOOD TRAIL PLAN AND PROFILE
32-39	EROSION CONTROL AND TURF ESTABLISHMENT
40-41	SWPPP
42-44	TRAFFIC CONTROL PLAN
45	PAVEMENT MARKING AND SIGNING PLAN

THIS PLAN CONTAINS 45 SHEETS.

PROJECT LOCATION



RAMSEY, MINNESOTA

SEH
PHONE: 651.490.2000
3535 VADNAIS CENTER DRIVE
ST. PAUL, MN 55110-5196
www.sehinc.com

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

Stephen R. Prall
Signature
Stephen R. Prall

Date: 10-01-2021 Lic. No. 54949

FILE NO.

Ramsy159783

1

of 45

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



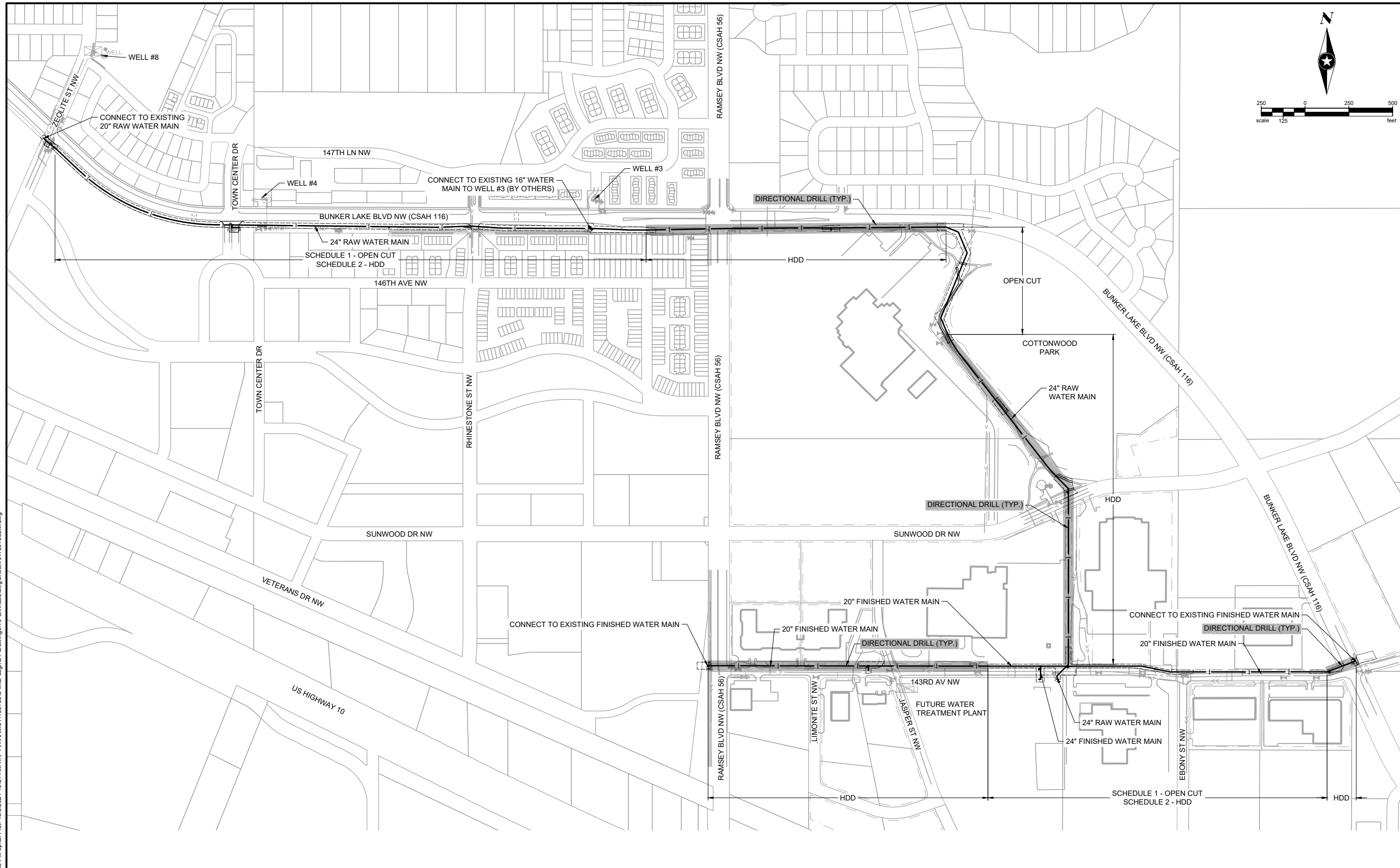
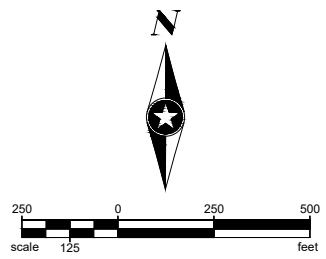
Know what's below.
Call before you dig.

EXISTING

- RIGHT OF WAY
- PERMANENT EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- PROPERTY LINE
- △ XX HORIZONTAL CONTROL POINT
- × BM BENCHMARK
- SURVEY MARKER
- SOIL BORING
- LIFT SANITARY SEWER AND MANHOLE
- FM FORCE MAIN AND LIFT STATION
- SANITARY SEWER SERVICE & CLEANOUT
- WATER MAIN, HYDRANT, VALVE AND MANHOLE
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- GAS MAIN, VALVE, VENT AND METER
- HANDHOLE
- FO BURIED FIBER OPTIC CABLE AND MANHOLE
- T-BUR BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- TV-BUR BURIED TV CABLE, PEDESTAL AND MANHOLE
- P-BUR BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- ==== RAILROAD TRACKS
- DECIDUOUS AND CONIFEROUS TREE
- BUSH / SHRUB AND STUMP
- ~~~~ EDGE OF WOODED AREA
- WET WETLAND
- BUILDING
- X FENCE (UNIDENTIFIED)
- XC BARBED WIRE FENCE
- XE CHAIN LINK FENCE
- XWD ELECTRIC WIRE FENCE
- XWW WOOD FENCE
- WOVEN WIRE FENCE
- PLATE BEAM GUARDRAIL
- CABLE GUARDRAIL
- POST / BOLLARD
- RETAINING WALL


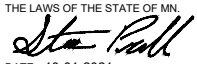
PROPOSED

- 6+00 STREET CENTERLINE
- RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- FM SANITARY SEWER, BULKHEAD AND MANHOLE
- FORCE MAIN
- SANITARY SERVICE AND CLEANOUT
- WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
- WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- DRAIN TILE
- DITCH / SWALE
- RIPRAP
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RETAINING WALL



Save: 10/12/2021 1:53 PM sprall Plot: 10/6/2021 10:21 AM X:\PT\RAMSY\159783\5-final-dsgn\5-1-drawings\10-Civil\cad\dwg\sheet\RA159783.LM.dwg

SEH Project	Ramsy159783	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	JRB, SRP	.			.		
Designed By	KLK	.			.		
Checked By	CES	.			.		


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

 Stephen R. Prall
 LICENSE NO. 54949
 DATE 10-01-2021

WATER TREATMENT PLANT
TRUNK WATER MAIN IMPROVEMENTS
 Ramsey, Minnesota

PROJECT OVERVIEW



Building a Better World
for All of Us®

MEMORANDUM

TO: Mr. Bruce Westby

FROM: Chad Setterholm, PE (Lic.MN))

DATE: January 12, 2022

RE: Water Treatment Plant Trunk Watermain Improvements - Elevated Bid Costs
SEH No. RAMSY 159783 14.00

On Tuesday, January 4, 2022, at 10:00 a.m., two (2) bids were received for the above-referenced project. The bids ranged from a high of \$8,391,994.66 to a low of \$6,737,287.45 across two bid schedules. Schedule 1 reflected a combination of open cut and horizontal directional drilling (HDD) installation methods for PVC watermain construction while Schedule 2 reflected only the HDD installation method.

	Contractor	Total Schedule 1 Bid	Total Schedule 2 Bid
1	Park Construction Co.	\$6,737,287.45	\$7,059,102.16
2	Forest Lake Contracting, Inc.	\$7,652,529.55	\$8,391,994.66
	Engineer's Estimate	\$4,875,068.50	\$4,916,194.50

The low bid received was reflected in the Schedule 1 bid and was submitted by Park Construction Company, of Minneapolis, MN in the amount of \$6,737,287.45. This bid was approximately 38% higher than the Engineer's Estimate of \$4,875,068.50, mainly due to highly inflated PVC pipe costs reflected in both bids.

Due to current volatility within the supply chain for components such as resin used for manufacturing PVC pipe and a lingering shortage of pipe extruder labor as manufacturing scaled down due to chemical shortages of available components needed for making PVC pipe. Resin shortages are largely associated with chemical plant shutdowns in Texas and Louisiana during the severe freezing temperatures in early 2021 which also affected pipe manufacturing plant operations. This scenario and the ongoing pandemic drove pipe material and construction costs up substantially by the end of 2021.

If costs continue to rise in 2022, it will increase the likelihood of change orders as contractors pursue claims to recover unforeseen costs not recognized in their bids. This will add additional fiscal challenges for the project.

The low number of bids received was likely reflective of the highly inflated pipe material costs adding to the fiscal risk of prime contractor bonding for the high cost associated with the work being performed by the subcontractor performing the horizontal directional drilling component of the watermain installation. This may have caused some contractors to not submit bids if it reduced the bond capacity available for other projects they were pursuing or were currently under contract.

Accordingly, we recommend the project not be awarded at this time to allow material and construction costs to be monitored during 2022 with the anticipation a rebid for late 2022 or early 2023 will present more favorable bids and additional bidders for 2023 construction of the improvements. While it is difficult

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507

651.490.2000 | 800.325.2055 | 888.908.8166 fax | sehinc.com

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to predict future trends with the construction market, waiting to rebid allows time for supply chain and pandemic issues possibly work themselves out and influence costs to a lesser degree.

It is also recommended to evaluate the economics of utilizing ductile iron pipe (DIP) as material alternate for areas of the project associated with open cut installation of the water main along with the feasibility of increasing the amount of open cut pipe installation to evaluate any additional cost savings.

Also note, DIP pipe has a current lead time of approximately 30 weeks. If it is determined DIP pipe will be included in the rebid, lead times will need to be evaluated at that time to allow a bid opening date to be set that allows for timely delivery of pipe materials.

ces

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Building a Better World
for All of Us®

January 12, 2022

RE: City of Ramsey, Minnesota
Water Treatment Plant Trunk
Watermain Improvements
SEH No. RAMSY 159783 14.00

Honorable Mayor & City Council
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Mayor & City Council Members:

On Tuesday, January 4, 2022, at 10:00 a.m., two (2) bids were received for the above-referenced project. The bids ranged from a high of \$8,391,994.66 to a low of \$6,737,287.45 across two bid schedules. Schedule 1 reflected a combination of open cut and horizontal directional drilling (HDD) installation methods for PVC watermain construction while Schedule 2 reflected only the HDD installation method.

	Contractor	Total Schedule 1 Bid	Total Schedule 2 Bid
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	Engineer's Estimate	\$4,875,068.50	\$4,916,194.50

The low bid received was reflected in the Schedule 1 bid and was submitted by Park Construction Company, of Minneapolis, MN in the amount of \$6,737,287.45. This bid was approximately 38% higher than the Engineer's Estimate of \$4,875,068.50, mainly due to highly inflated PVC pipe costs reflected in both bids.

Current volatility within the supply chain for components such as resin used for manufacturing PVC pipe and labor challenges due to the pandemic drove pipe material and construction costs up substantially by the end of 2021. If costs continue to rise in 2022, it will increase the likelihood of change orders as contractors pursue claims to recover unforeseen costs not recognized in their bids. This will add additional fiscal challenges for the project. The low number of bids received was likely reflective of the highly inflated pipe material costs adding to the fiscal risk of prime contractor bonding for the work being performed by a subcontractor performing the horizontal directional drilling component of the watermain installation.

Accordingly, we recommend the project not be awarded at this time to allow material and construction costs to be monitored during 2022 with the anticipation a rebid will present more favorable bids and additional bidders.

Sincerely,

Chad E. Setterholm, PE
Project Manager
(Lic. MN)

ah

x:\ptr\ramsy\159783\6-bid-const_no recommendation of award letter.docx

Councilmember Musgrove introduced the following resolution and moved for its adoption:

RESOLUTION #21-061

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR IMPROVEMENT PROJECT #21-08, WATER TREATMENT PLANT TRUNK WATERMAIN IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for the purpose of analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, SEH, Inc. has completed the tasks required by the contract such that all required off-site trunk watermain improvements needed to serve the proposed water treatment plant have been identified well enough to complete preliminary and final design efforts; and

WHEREAS, to ensure that the required off-site trunk watermain improvements can be constructed as cost-effectively as possible the City must complete construction of the trunk watermain improvements along Bunker Lake Boulevard before Anoka County begins construction of their proposed Bunker Lake Boulevard interim improvements project on or after September 7, 2021; and

WHEREAS, at the request of City Staff, SEH, Inc. submitted a proposal for design and construction services to allow the necessary trunk watermain improvements to be designed, bid, and constructed in 2021; and

WHEREAS, funds required to pay for the trunk watermain improvements have been collected from municipal water supply users and are available to fund the improvements in 2021; and

WHEREAS, City Staff recommends accepting the professional services proposal from SEH, Inc. based on the value the City will receive by completing construction of the trunk watermain improvements along Bunker Lake Boulevard before Anoka County begins construction of their proposed Bunker Lake Boulevard interim improvements project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with SEH for said professional services for and on behalf of the City of Ramsey.

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

Mayor Kuzma
Councilmember Musgrove
Councilmember Howell
Councilmember Heineman
Councilmember Riley
Councilmember Specht
Councilmember Woestehoff

and the following voted against the same:

None


and the following abstained:

None

and the following were absent:


None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of March, 2021.



Mayor

ATTEST:



City Clerk

Councilmember Riley introduced the following resolution and moved for its adoption:

RESOLUTION #21-303

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #21-08, WATER TREATMENT PLANT TRUNK WATERMAIN IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for the purpose of analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-061 adopted March 9, 2021, a professional services contract was awarded to SEH, Inc. for all design and construction services needed to allow the trunk watermain improvements needed to support the centralized water treatment plant to be designed, bid, and constructed before the water treatment plant is constructed; and

WHEREAS, funds required to pay for the trunk watermain improvements have been collected from municipal water supply users and are available to fund the proposed improvements, and

WHEREAS, SEH, Inc. completed plans and specifications for the purpose of advertising for bids for the same improvements.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) The Ramsey City Council hereby approves the final plans and specifications prepared by SEH, Inc. for the making of such improvements, and authorizes the advertisement of bids for the same improvements.

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

Mayor Kuzma
Councilmember Musgrove
Councilmember Howell
Councilmember Heineman
Councilmember Riley
Councilmember Specht
Councilmember Woestehoff

and the following voted against the same:

None

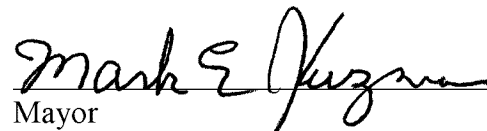
and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of October, 2021.



Mayor

ATTEST:



City Clerk